



# Agenda

## Council Meeting

7.00pm, Tuesday 19 April 2022

Ms Teams



## 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 Sophie Wade	Mayor
• Cr Edward Crossland	Deputy Mayor
• Cr Stephen Jolly	Councillor
• Cr Anab Mohamud	Councillor
• Cr Claudia Nguyen	Councillor
• Cr Bridgid O’Brien	Councillor
• Cr Amanda Stone	Councillor

#### Council officers

• Chris Leivers	Interim Chief Executive Officer
• Brooke Colbert	Group Manager Advocacy and Engagement
• Malcolm Foard	Director Community Wellbeing
• Ivan Gilbert	Group Manager Chief Executive’s Office
• Geoff Glynn	Director City Works and Assets
• Gracie Karabinis	Group Manager People and Culture
• Diarmuid McAlary	Director Corporate, Business and Finance
• Bruce Phillips	Director Planning and Place Making
• Mel Nikou	Governance Officer

#### Municipal Monitor

• Yehudi Blacher	Municipal Monitor
------------------	-------------------

#### Leave of absence

• Cr Gabrielle de Vietri	Councillor
• Cr Herschel Landes	Councillor

## 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 29 March 2022 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	Draft Budget 2022/23 and Draft Long Term Financial Plan 2022/23 to 2031/32	9	13	Wei Chen – Chief Financial Officer
8.2	Amendment C269yara - Rewrite of Local Policies (Panel Report)	166	194	Joerg Langeloh – Senior Coordinator Strategic Planning
8.3	Proposed declaration and consent to closure of the roads abutting 592-600 Smith Street, Clifton Hill	1173	1177	Bill Graham – Coordinator Valuations
8.4	Sportsgrounds and Facilities Allocation Policy	1229	1233	Sally Jones – Manager Recreation and Leisure Services
8.5	Guidelines and budget for the 2023 Annual Grants, 2022-23 Small Project Grants and 2022-23 Room to Create Grants	1240	1246	Michael Van Vliet – Community Grants Team Leader
8.6	Disability Advisory Committee - Membership and Terms of Reference	1288	1293	Adrian Murphy – Manager Aged and Disability Services
8.7	Victorian Heritage Restoration Fund: Heritage Facade Conservation Grants for Yarra's Activity Centres	1296	1301	Richa Swarup – Senior Advisor City Heritage
8.8	LGBTIQA+ Strategy 2021-2024: Report on Year One Actions; Proposal for Year Two	1308	1314	Malcolm McCall – Manager Social Strategy and Community Development

## 9. Notices of motion

Item		Page	Rec. Page	Report Presenter
9.1	Notice of Motion No. 5 of 2022 - Fossil Fuel Advertising on Council Property	1342	1343	Amanda Stone - Councillor
9.2	Notice of Motion No. 6 of 2022 - Major Tram Works and Provision of Level-Access Stops	1344	1346	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 Draft Budget 2022/23 and Draft Long Term Financial Plan 2022/23 to 2031/32

---

<b>Reference</b>	D22/81955
<b>Author</b>	Wei Chen - Chief Financial Officer
<b>Authoriser</b>	Director Corporate, Business and Finance

---

### Purpose

1. To consider Council's Draft Budget 2022/23 and the Draft Long Term Financial Plan (LTFP) 2022/23 to 2031/32, and to resolve to place these documents on public exhibition.

### Critical analysis

#### History and background

2. Section 94 of the Local Government Act 2020 provides that Council must prepare and adopt a Budget for each financial year and the subsequent 3 financial years.
3. Section 96 of the Local Government Act 2020 provides that Council must develop the budget in accordance with its community engagement policy.
4. The external consultation below is the second stage of the community engagement plan which is developed in accordance with Council's community engagement policy 2020.
5. Section 91 of the Local Government Act 2020 provides that Council must develop, adopt and keep in force a Long-Term Financial Plan for period of at least the next 10 financial years in accordance with its deliberative engagement practices.
6. Yarra has a policy to update its Long-Term Financial Plan annually and release it in conjunction with its budget.

#### Discussion

7. Yarra enters this financial plan with significant challenges, as its operating environment and financial position has been impacted significantly by the COVID-19 pandemic with a loss in excess of \$50 million. While Council has sufficient funds at present, our draft updated Long Term Financial Plan highlights the potential strain on available and unrestricted cash in future years. There is a need for urgent and meaningful change now, to ensure we can keep providing for our community in the future.
8. To continue to deliver the breadth and quality of services, as well as continuing to deliver on our strategic vision, the Council and community may need to make some tough decisions. To ensure our financial sustainability now and into the future, consideration has to be given to improving our operations and making them as efficient as possible, managing costs, attracting external funding and expanding opportunities to generate revenue.
9. Council expects to deliver financial improvements and efficiencies over the next 10 years of at least \$23 million. In addition to this, Council is currently undertaking a strategic review of its operations, which will be reported back to the community and seek their feedback.
10. Council will also be commencing a significant IT investment which will enhance and improve its customer experience, providing the community with online access to Council services, anywhere, at any time.



11. This year Council is proposing to increase metered parking fees. This is the first time in six years metered parking fees have increased in Yarra. We are moving towards a more demand driven parking model that considers demand for parking spaces in price setting. For example, the hourly metered price in some streets will remain as low as \$2.50 per hour, while in other higher demand areas it may increase from \$4 to \$5 per hour. This increase in parking revenue will help Council to continue to provide the services and projects the community wants us to invest in.
12. Council is also proposing to increase parking permit fees and will introduce a fee for Tradesperson parking permits and replacement parking permits.
13. The cost of Yarra's resident parking permits will remain among the lowest in inner-city Melbourne. For example, residents with two non-concession parking permits would continue to pay less than residents in Melbourne or Port Phillip and an almost identical amount to Moreland. Council is also maintaining its concession discounts (including retaining a free first parking permit for concession holders).
14. Trades persons parking in residential streets can often have significant impact on availability of parking for other residents and City of Yarra has, until this proposal, been the only inner-city Council to offer free Trades parking permits.
15. Council is also proposing a new fee structure for Yarra's leisure facilities. Yarra Leisure's membership structure has become difficult to manage and is an outlier to the industry. It requires modification and modernisation to meet customer needs and expectations. Council has benchmarked against industry and is proposing the new fee structure, which is a concise and comparatively easy to interpret structure for the customer. The proposed fees and charges adjustments will continue to ensure that vulnerable groups and segments within the community are provided subsidised fees for entry and membership to Yarra Leisure facilities, programs, and services.

#### Options

16. There are no alternative options.

### Community and stakeholder engagement

17. Significant community engagement was undertaken in November and December 2021 inviting the community to share their priorities and aspirations for the future of Yarra. The community engagement was facilitated via online Your Say Yarra page and pop-up in person events. It was also prompted via e-mail campaign, Yarra Life eNews, social media and postcards at all neighbourhood houses. We heard from approximately 376 participants and the results have assisted the in development of this Draft Budget.
  - (a) Participants were invited to vote for their top 5 service area priorities from a pre-defined list of 16. Approximately 278 participants voted, and the following top 5 service area priorities account for 55% of the votes recorded:
    - (i) Environment and sustainability 12%;
    - (ii) Parks, reserves and other open spaces 12%;
    - (iii) Cycling and pedestrian infrastructure 11%;
    - (iv) Cleaning and maintenance public space 10%;
    - (v) Recycling and waste 10%; and
  - (b) 98 pieces of written feedback were received, and they were grouped by the Council Plan Strategic Objectives and themed under service areas. The top 5 service areas are:
    - (i) Parks, reserves and other open spaces (37 mentions);
    - (ii) Cycling and pedestrian infrastructure (26 mentions);
    - (iii) Recycling and waste management (22 mentions);

- (iv) Environment and sustainability (19 mentions);
- (v) Roads and traffic and parking management (16 mentions);

The top 5 themes are:

- (i) Waste and recycling (21 mentions);
- (ii) Pedestrian infrastructure (13 mentions);
- (iii) Cycling infrastructure (13 mentions);
- (iv) Community safety (13 mentions); and
- (v) Trees and greening (13 mentions).

18. A further public exhibition period seeking feedback on the Draft Budget and the Draft LTFP will occur upon adoption in principle of these documents.
19. Engagement during the exhibition period will be facilitated online, in person and via email and hard copy. The following methods will encourage and facilitate the Yarra community engaging in our budget consultation process:
  - (a) **[yoursayyarra.com.au/budget2223](https://yoursayyarra.com.au/budget2223)** – Feedback tool – Go live: Friday 22 April 2022;
  - (b) Mayor's video – Introducing the Budget – Available via **[yoursayyarra.com.au/budget2223](https://yoursayyarra.com.au/budget2223)**;
  - (c) Hard copy draft budgets available at town halls and posted if requested; and
  - (d) Three information sessions will be promoted to the broad community. They include an online webinar, one in person session and another in person session dedicated for youth. The webinar will be recorded so our community can watch in their own time during the exhibition period.
20. The draft budget and the opportunity for community feedback will be promoted through the following:
  - (a) Yarra News (delivered to all households);
  - (b) News item and banner on Yarra Corporate website;
  - (c) Events pages on the corporate website promoting the individual draft Budget information sessions;
  - (d) Direct email campaign to community organisations, groups, neighbourhood houses and local schools;
  - (e) Materials displayed in Public Housing foyers (including translated panels);
  - (f) Community radio including translated briefs for CALD radio;
  - (g) Yarra life eNews;
  - (h) Regular social media promotion throughout the exhibition period; and
  - (i) Direct emails to all Yarra advisory group members.
21. At the Council Meeting to be held on Tuesday 31 May 2022, Councillors will hear from community members wanting to speak to their feedback.
22. Any alterations to the Draft Budget or the Draft LTFP that are resolved by Council, as a result of the consultative process, will be incorporated into the resolution at the adoption of the Budget at the Council Meeting on Tuesday 21 June 2022.
23. The Draft Budget has been developed through a rigorous process of review by Council and Council Officers. Council has placed an emphasis on the continuation of service delivery for our community and support for our residents.

## Policy analysis

### Alignment to Community Vision and Council Plan

24. Council has adopted its first Community Vision on 20 July 2021, in accordance with the *Local Government Act 2020*. The Vision – Yarra 2036 - identifies the long-term aspirations and priorities of the community and provide a future lens to guide planning and decision making.
25. The Council Plan 2021-25, formally adopted on 19 October 2021 in accordance with the *Local Government Act 2020*, addresses Yarra 2036 Community Vision and outlines six Strategic Objectives, representing Council's direction for the next four years.
26. The Draft Budget and Draft LTFP incorporate the financial resources necessary to implement the Council Plan objectives and strategies over the next 4 years and to work towards achieving the Community Vision over the next 10 years.

### Climate emergency and sustainability implications

27. The Draft Budget and the Draft LTFP supports Council's climate emergency and sustainability policies and objectives.

### Community and social implications

28. The Draft Budget and the Draft LTFP supports Council's social policies and services.

### Economic development implications

29. Council's Budget and LTFP has wide-ranging economic implications for Yarra's citizens, particularly those reliant on Council infrastructure, services, and funding, as well as those people that benefit from Council's strategic advocacy role.

### Human rights and gender equality implications

30. There are no human rights and gender equality implications

## Operational analysis

### Financial and resource impacts

31. The ongoing financial viability of Council will depend on its ability to generate additional revenue, and to continue to tightly control cost pressures and operating expenditure.
32. Within the Draft Budget and Draft LTFP, operating expenditure is provided for operations and core services, at the same high-quality service levels as 2021/22.
33. The proposed Capital Works Program is a comprehensive asset renewal and upgrade works program of \$38.9 million.

### Legal Implications

34. The annual budget process is a statutory process as specified in the Local Government Act 2020.

## Conclusion

35. Council endorsement of the Draft Budget and the Draft LTFP commences the public advertising and consultation process, and it is recommended that Council adopt the Draft Budget and the Draft LTFP for that purpose.

## RECOMMENDATION

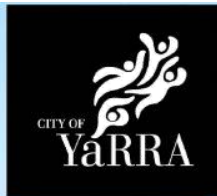
1. That Council:
  - (a) adopts, for the purpose of public exhibition, the Draft Budget 2022/23 at Attachment One as a draft of the budget prepared for the purpose of section 94 of the *Local Government Act 2020*;
  - (b) adopts, for the purpose of public exhibition, the Draft Long Term Financial Plan 2022/23 to 2031/32 at Attachment Two;
  - (c) notes that a meeting of Council will be held on Tuesday 31 May 2022 to hear feedback in relation to the Draft Budget 2022/23 and the Draft Long Term Financial Plan 2022/23 to 2031/32; and
  - (d) notes that a final decision on the Draft Budget 2022/23 and Draft Long Term Financial Plan 2022/23 to 2031/32 will be made at a Council meeting on Tuesday 21 June 2022.

## Attachments

**1** [↓](#) Attachment 1 - Draft Budget 2022-23

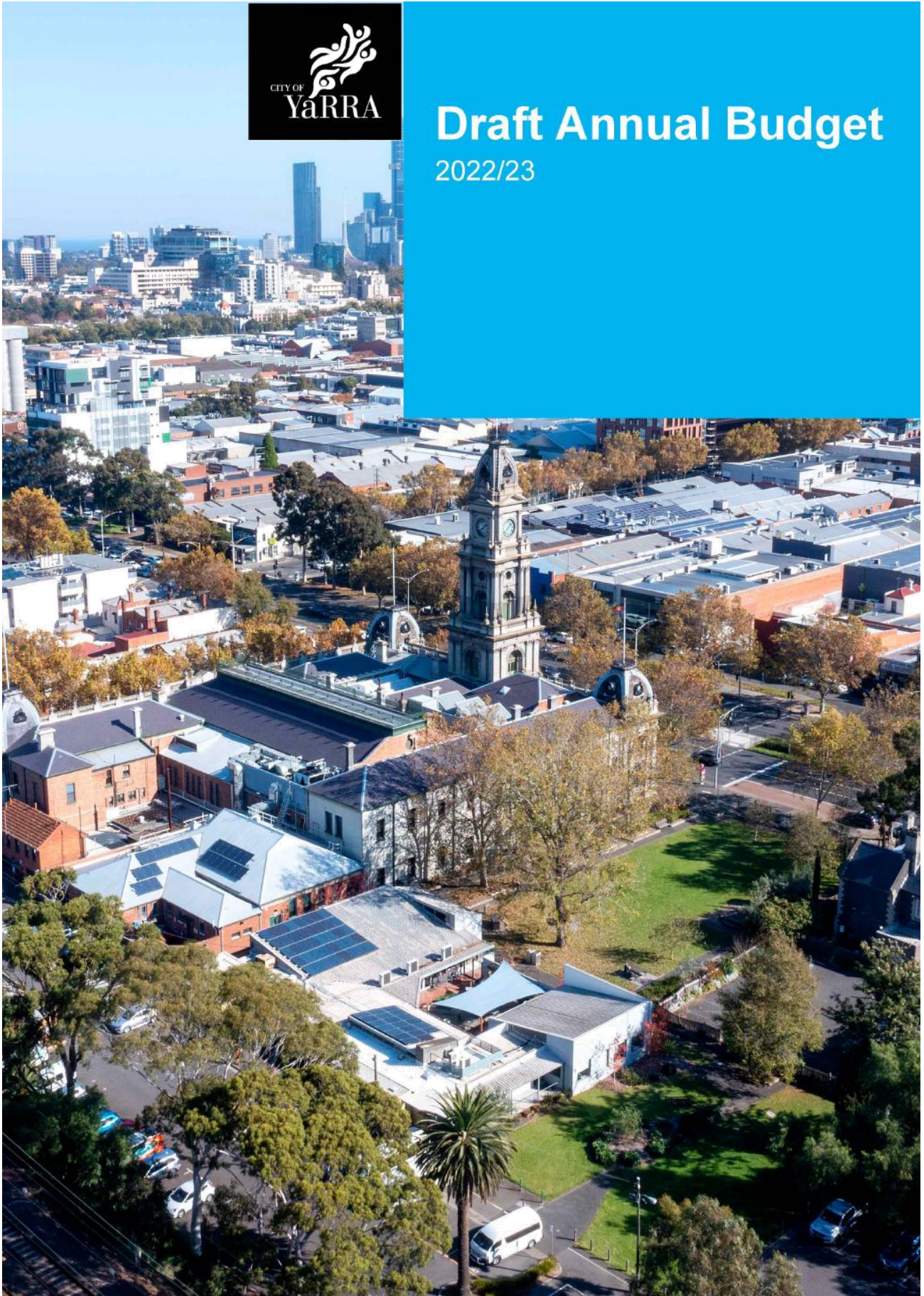
**2** [↓](#) Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32





# Draft Annual Budget

2022/23



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

### Contents

Message from the Mayor	03
Executive Summary	05
Budget Influences	09

### Budget Reports

1. Link to the Council Plan	10
2. Services and service performance indicators	12
3. Financial statements	24
4. Notes to the financial statements	33
5. Financial Performance Indicators	55
6. Schedule of fees and charges	56



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

### Message from the Mayor

We are pleased to invite you to view our draft Budget for 2022/23.

This document sets out our priorities for the future and reflects the challenging environment we are currently operating in.

It also recognises the need for us to make some tough decisions now to ensure we can continue to deliver what our community wants and expects in the future.

Like all Councils across Victoria, Yarra has been impacted financially by the COVID-19 pandemic, both through increased spending to support our local community and businesses and loss of revenue.

We made a deliberate and considered decision to step up and assist our community, and businesses during the pandemic. This included significantly expanding our rates hardship policy, waiving all footpath and outdoor trading fees to support Yarra businesses, and providing more than \$1.5m in additional grants. As a result, our operating environment and financial position has been impacted with losses in excess of \$50 million.

In addition to this, we have had to manage the financial challenges associated with a growing population, ageing infrastructure, rate capping, cost-shifting and the need to repay debt and build cash reserves in the short to medium term.

In order to continue to deliver what our community wants and expects, as well as continuing to deliver on our vision, we need to make some strategic decisions. Urgent consideration has been given to improving operational efficiencies, managing costs, attracting external funding and expanding opportunities to generate revenue.

Our draft Budget 2022-23 focuses on addressing our current and future priorities, whilst also being realistic about our financial position.

Council expects to deliver financial improvements and efficiencies over the next 10 years of at least \$23 million.

In addition to this we are currently undertaking a strategic review of our operations, which we will report back to the community and seek their feedback.

Council is also seeking to maximise the public value of its existing assets.

Despite the challenging times we are in, I am proud to present a draft Budget that has a strong focus on sustainability, both in terms of our fiscal responsibilities and the types of infrastructure we are delivering.

This is a draft Budget that focuses on improving efficiencies while still delivering what our community needs and expects.

We have worked hard to provide a draft Budget which aligns with our Council Plan 2021-25. It looks at ensuring we achieve our strategic direction in the areas of climate and the environment, social equity and health, local economy, place and nature, transport and movement and democracy and governance. It continues to support the provision of a wide range of high-quality services and outlines a range of projects and initiatives that will help us achieve our community's vision for Yarra.

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Council will continue to support its more vulnerable community members through its Hardship Policy and Pensioner Rebate, and we will support the broader community through the following projects:

- Continuing to transition Council buildings off gas, including making significant progress in relation to getting our Town Halls off gas.
- Collingwood College Early Childhood Centre development (funded primarily by the Department of Education, in partnership with Collingwood College). Council will deliver a refurbished building and outdoor area for the purpose of Council operating three and four-year-old funded kindergarten, playgroups and occasional care.
- Designing a new pocket park in Charlotte Street, Richmond which will be delivered the following year.
- A range of improvements across Yarra's bicycle network.
- Road safety improvements in Carlton North, Fitzroy North, Clifton Hill, Abbotsford and Richmond.
- Delivering programs to support households and businesses to reduce carbon emissions to work towards a zero carbon Yarra.
- Master planning for Inner Circle Linear Parklands including community consultation.
- The introduction of a CALD digital literacy learning program. Council is engaging officers with community language skills, particularly Cantonese, Mandarin, Vietnamese and Somali, to support our ongoing community and digital learning programs.
- Acceleration of Yarra's tree planting program to support the planting of an additional 500 trees to the approximate 1000 trees we already plant each year.

In addition, we will also be commencing a significant IT investment which will enhance and improve our customer experience, providing our community with online access to Council services, anywhere, at any time.

The draft Budget includes a rate increase of 1.75 per cent which is in line with the 2022-23 rate cap implemented by the Victorian Government, which the Essential Services Commission set based on CPI.

Now we want to hear from you.

The draft Budget is available to view on our Your Say Yarra site or you can attend one of our draft Budget information sessions. Visit [Budget 2022/23 | Your Say Yarra](#) to find out more.

The draft Budget will be out for community feedback until Friday, 6 May.

Thank you for taking the time to view our draft Budget. We welcome and value your feedback and look forward to hearing from you.

Warm regards,

**Mayor Cr Sophie Wade**  
**Yarra City Council**



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

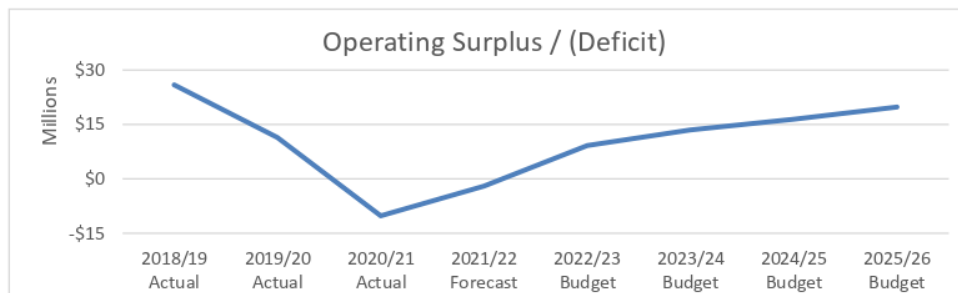
### Executive Summary

The draft Budget 2022/23 focuses on addressing our current and future priorities, whilst also being realistic about the challenging financial environment we are currently operating in.

Key statistical information and analysis is provided below comparing the 2021/22 Forecast to the 2022/23 Budget. The 2021/22 financial year continues to be significantly impacted by COVID-19. While this budget assumes a return to some degree of economic normality for 2022/23, it is recognised that this assumption remains a risk to our budget projections.

The projected forecast for 2021/22 will be \$2.0m deficit whilst the 2022/23 budget returns us to a modest \$9.2m surplus. This surplus is necessary in future years in order to fund our capital works and other programs in the future.

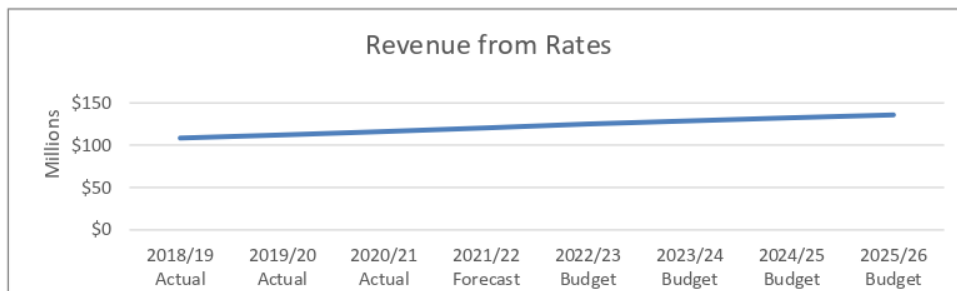
#### 1. Operating Result



The expected operating result for the 2022/23 year is a surplus of \$9.2m, which is an improvement of \$11.2m from the 2021/22 Forecast. This is partly due to the assumption of a return to pre COVID activities in 2022/23. The impact of COVID on Council finances is clearly demonstrated in the graph above, as loss of revenue and importantly our investment in COVID support and relief packages for the community has seen a marked effect on our financial results in the past three years.

#### 2. Rates and Charges

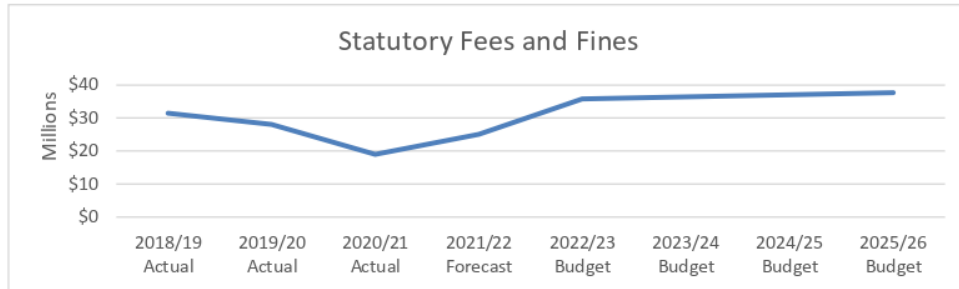
Total revenue from rates and charges is projected to be \$125.1m which incorporates the average rate increase of 1.75%. This is in line with the Fair Go Rates System (FGRS) which caps rates increase by Victorian councils for the 2022/23 financial year.



It is important to note, the actual rate increases experienced by individual ratepayers may differ from the 1.75% increase due to revaluations. Rate increases are impacted by the average rate increase (1.75%) and the property valuation increases (or decreases) of individual properties relative to the average across the municipality. If your property value increased by less than the average for the Council your rates will increase by less than 1.75% and may in fact reduce from the previous year. If your property increased in value by more than the average, your rates will increase by more than 1.75%.

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

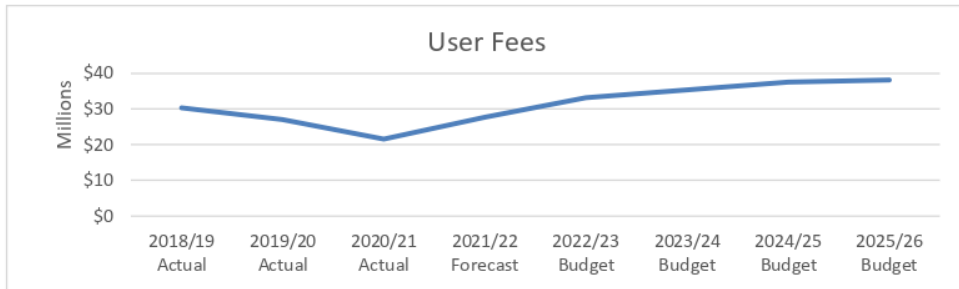
### 3. Statutory Fees and Fines



Revenue from Statutory Fees and Fines are expected to be \$35.8m which is an increase of 43% on the 2021/22 Forecast. This reflects the drop in revenue from 2019/20 to 2021/22 (particularly parking revenue) due to COVID-19 and a budgeted return to pre COVID activities in 2022/23.

Council is proposing to increase metered parking and permit fees in 2022/23. The cost of Yarra's resident parking permits will remain among the lowest in inner-city Melbourne, and we are also maintaining our significant concession discounts (including retaining a free first permit for concession holders). This is the first time in six years metered parking fees have increased in Yarra. We are moving towards a more demand driven parking model that considers demand for parking spaces in price setting. This increase in parking revenue will help Council to continue to provide the services and projects the community wants us to invest in.

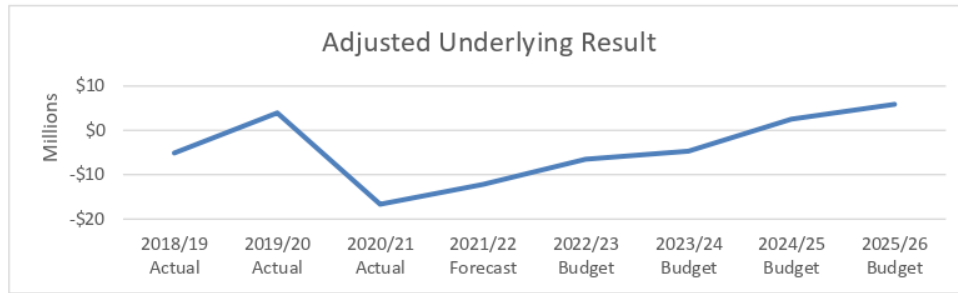
### 4. User Fees



Revenue from User Fees are expected to be \$33.2m which is an increase of 20% on the 2021/22 Forecast. This is again related to the assumption of a return to pre COVID activity levels in 2022/23.

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

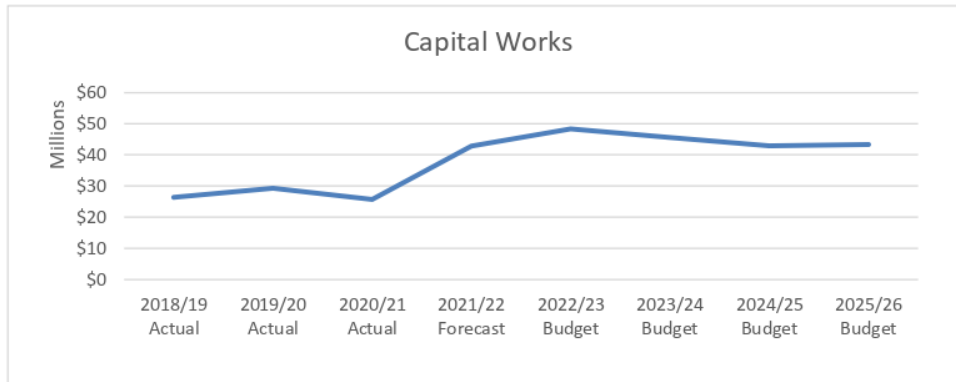
### 5. Financial Sustainability



The adjusted underlying result is the surplus/deficit for the year adjusted for capital grants and contributions. This is a measure of financial sustainability, and it shows a marginal improvement over the term of the Budget.

The budget has been prepared for the four year period ending 30 June 2026. It is set within a Financial Plan, which assists Council adopting a budget within a longer term financial framework. The key objective of the Financial Plan is to maintain financial sustainability in the medium to long term, while still achieving the Council's strategic objectives.

### 6. Capital Works



Our Capital works spend has been impacted over the past three financial years by COVID-19. We are pleased to provide a budget that shows a major lift in capital investment across the next four years. Our 2022/23 capital investment comprises \$38.9m of new projects (as detailed throughout this budget document). We are also expecting a further \$9.5m carried forward projects from the 2021/22 financial year.

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

### 7. Borrowing

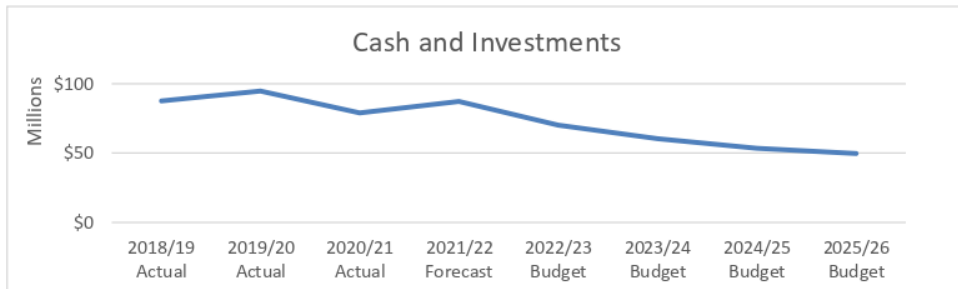
Council recognises that long term borrowings can be a useful tool for funding renewal of existing and major new assets. It also recognises that while borrowings enhance the capacity of Council's short term capital program, debt repayment and borrowing costs may potentially limit the capacity of future capital programs. It is, therefore, important that the utilisation of debt as a funding tool is applied judiciously.

Council borrowed \$32.5m in 2013/14 to settle the Vision Super unfunded defined benefit liability and fund major capital projects. This borrowing was interest only and the full principal amount was refinanced in February 2022.

In addition to the \$32.5m refinancing, the 2021/22 budget also allowed capacity for Council to borrow up to \$20 million in late 2021/22 to support Council in delivering our significant program of capital works. This budget document assumes the borrowing to take place in June 2022 as per the 2021/22 budget.

This budget provides that Council will repay principal and interest on all borrowed funds (new and renewed) on an annual basis with a long term reduction in borrowings across the next ten years. Our principal repayments will allow us, depending on prevailing circumstances in the future, to have capacity to borrow further in later years, should that be required.

### 8. Cash and Investments



Cash and investments, including term deposits, are expected to decrease by \$17.1m during the year to \$70.2m as at 30 June 2023. It will continue to decline as council expands its capital works program as well as repaying its debts.

Council must maintain a reasonable amount of cash to meet the requirements of Council business. This ensures all accounts can be paid during times of low income. Council also hold funds for trust and reserves. This ensures all reserves can be accessed at any time to fund the purpose of the reserve. Our open space reserve is an example with funds received from developers specifically set aside for future investment in open spaces within our municipality. Council's unrestricted cash reserves comprise \$17m of the \$70.2m described above.



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

### Budget Influences

The four years represented within the Budget are 2022/23 through to 2025/26. In preparing the 2022/23 budget, a number of influences have been taken into consideration. These are outlined below:

- The City of Yarra is a vibrant inner metropolitan municipality which is home to a diverse community.
- Population Growth – As of 2020, the resident population was estimated at around 103,000 residents living across 40,000 households. The average household size is 2.1 people. Half of households rent their home, well above the Greater Melbourne average (29%). 10% of Yarra's residents live in public housing, well above the Greater Melbourne average (2.6%). Almost 4 in 10 Yarra households are in the highest income quartile earning over \$2,395 per week. 1 in 5 households are in the lowest quartile group earning up to \$740 per week. 29% of Yarra's residents were born overseas. Yarra's population is predicted to grow by 37% between 2020 and 2035, to reach 142,000.
- Location – Yarra's 19.5 square kilometres include the suburbs of: Abbotsford, Alphington (south of Heidelberg Road), Burnley, Carlton North, Clifton Hill, Collingwood, Cremorne, Fairfield (south of Heidelberg Road), Fitzroy, Fitzroy North, Princes Hill and Richmond.
- Superannuation – Council has an ongoing obligation to fund any investment shortfalls in the Defined Benefits Scheme, which has been closed to new members since 1993. The last call on Local Government was in the 2012-2013 financial year where Council was required to pay \$11.3m to top up its share of the Defined Benefits Scheme. The amount and timing of any liability is dependent on the global investment market. At present the actuarial ratios are at a level that additional calls from Local Government are not expected in the next 12 months.
- Financial Assistance Grants – The largest source of government funding to Council is through the annual Victorian Grants Commission allocation. The overall state allocation is determined by the Federal Financial Assistance Grant.
- Capital Grant Funding – Capital grant opportunities arise continually.
- Cost shifting - this occurs where Local Government provides a service to the community on behalf of the State and Federal Government. Over time, the funds received by Local Governments does not increase in line with real cost increases, such as school crossing or library services, resulting in a further reliance on rate revenue to meet service delivery expectations.
- Enterprise Agreement (EA) – Council successfully negotiated the 2022 enterprise agreement (EA). The impacts of the EA have been included in current and future budgets.
- Rate Capping – The Victorian State Government continues to apply a cap on rate increases. The cap for 2022/23 has been set at 1.75%. The budget assumes the rate cap to remain the same in future years, noting that a new cap will be announced each year.
- Supplementary Rates – Supplementary rates are additional rates received after the budget is adopted each year, for the part of the year when a property value increases in value (e.g. due to improvements made or change in land class), or new residents become assessable. Importantly, supplementary rates recognises that new residents require services on the day they move into the municipality and Council is committed to providing these. Supplementary rates income is based on historical and forecast data and is set at anticipated levels. Supplementary rates become part of the general rates in the following year.
- Waste Disposal Costs – The Environment Protection Agency (EPA) regulation has a sustained impact on Council with regards to compliance with existing and past landfills sites. Waste disposal costs are also impacted by industry changes such as levies and negotiation of contracts e.g. recycling sorting and acceptance. For example, effective 01 July 2021, the State Government waste levy (formerly landfill levy) has increased by \$40.00 per metric tonne (from \$65.90 to \$105.90). A further \$20.00 increase is planned for 2022/23.
- Development Contributions – The rate of growth and flow of development contributions income depends on land sales and the desire of developers to construct new developments within the municipality. As Yarra's Development Contribution scheme only formally commenced in early 2021, development contributions income is based on forecast data and is set at anticipated levels.
- Coronavirus – COVID-19 has presented a fast-evolving significant challenge to businesses, households, and the economy worldwide. Council has acted in the interest of keeping our community, residents and workforce safe. Council's financial position has been impacted significantly by the COVID-19 pandemic with a loss in excess of \$50 million.

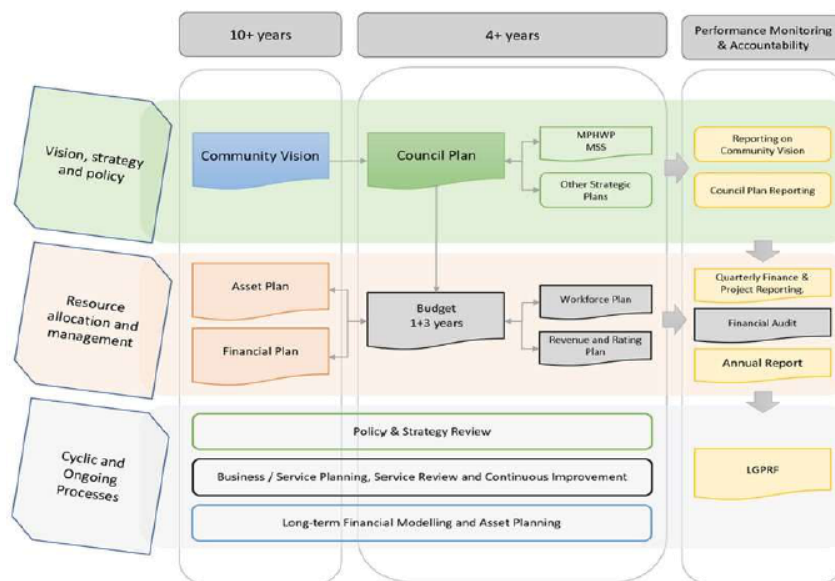
## Attachment 1 - Attachment 1 - Draft Budget 2022-23

### 1. Link to the Integrated Strategic Planning and Reporting Framework

This section describes how the Budget links to the achievement of the Community Vision and Council Plan within an overall integrated strategic planning and reporting framework. This framework guides the Council in identifying community needs and aspirations over the long term (Community Vision and Financial Plan), medium term (Council Plan, Workforce Plan, and Revenue and Rating Plan) and short term ( Budget) and then holding itself accountable (Annual Report).

#### 1.1 Legislative planning and accountability framework

The Budget is a rolling four-year plan that outlines the financial and non-financial resources that Council requires to achieve the strategic objectives described in the Council Plan. The diagram below depicts the integrated strategic planning and reporting framework that applies to local government in Victoria. At each stage of the integrated strategic planning and reporting framework there are opportunities for community and stakeholder input. This is important to ensure transparency and accountability to both residents and ratepayers.



Source: Department of Jobs, Precincts and Regions

The timing of each component of the integrated strategic planning and reporting framework is critical to the successful achievement of the planned outcomes.

Council adopted Yarra 2036 Community Vision on 20 July 2021 in accordance with the Local Government Act 2020. Yarra's first Community Vision sets out our community's hopes, aspirations and priorities for a 15 year period. It provides a future lens to guide Council's planning and decision making. The Vision is the product of an extensive two staged engagement approach which started with broad community engagement in November 2020, and a community panel in May 2021.

The Council Plan 2021-25 addresses Yarra 2036 Community Vision and was adopted by Council on 19 October 2021 in accordance with the Local Government Act 2020. The annual budget 2022/23 has been structured according to the Strategic Objectives in the Council Plan 2021-25.

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

### 1.1.2 Key planning considerations

#### Service level planning

Although councils have a legal obligation to provide some services— such as animal management, local roads, food safety and statutory planning—most council services are not legally mandated, including some services closely associated with councils, such as libraries, building permits and sporting facilities. Further, over time, the needs and expectations of communities can change. Therefore councils need to have robust processes for service planning and review to ensure all services continue to provide value for money and are in line with community expectations. In doing so, councils should engage with communities to determine how to prioritise resources and balance service provision against other responsibilities such as asset maintenance and capital works. Community consultation needs to be in line with a councils adopted Community Engagement Policy and Public Transparency Policy.

### 1.2 Our purpose

#### Our Vision

Yarra is a vibrant, safe and inclusive environment. We celebrate and embrace our diversity and connection to each other and the land. Our community is empowered to work together and support one another with respect and trust.

#### Our values

We aim to achieve the greatest outcomes for the community through delivering our Council Plan and working with, and for, all in Yarra. Our values guide our conduct and working relationships with colleagues and the community.

#### ACCOUNTABILITY

We own what we do and expect others to as well.

#### RESPECT

We include all. Diversity is our strength.

#### COURAGE

We are intentional in our actions. We seek the brave path.

### 1.3 Strategic objectives

Council delivers services and initiatives across a number of Branches and Business Units. Each contributes to the achievement of one of the Strategic Objectives as set out in the Council Plan incorporating the Municipal Public Health and Wellbeing Plan for the years 2021-25.

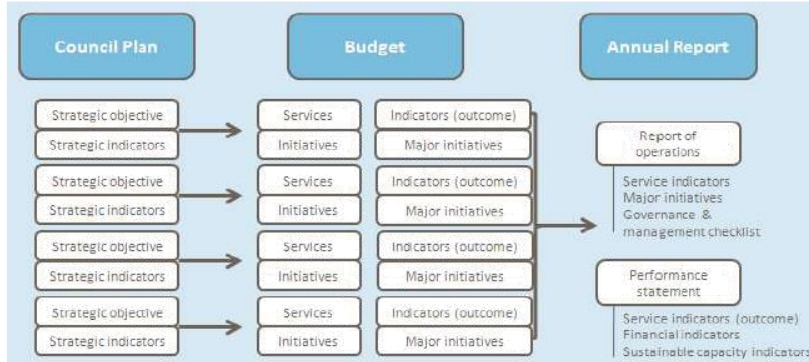
The following table lists the six Strategic Objectives as described in the Council Plan 2021-25.

Strategic Objective	Description
1 Climate and environment	Yarra urgently mitigates climate change while also adapting to its impacts and developing resilience in everything we do. The community, business and industry are supported and encouraged to do the same.
2 Social equity and health	Yarra's people have equitable access and opportunities to participate in community life. They are empowered, safe and included.
3 Local economy	Yarra's neighbourhoods and major activity centres, nightlife and employment precincts are thriving, accessible and connected. They support and inspire diverse creative communities, cultural activities, businesses, and local employment.
4 Place and nature	Yarra's public places, streets and green open spaces bring our community together. They are planned to manage growth, protect our unique character and focus on people and nature.
5 Transport and movement	Yarra's transport network is sustainable and recognises that streets are important shared public spaces. Transport and movement is accessible, safe and well connected.
6 Democracy and governance	Yarra is smart, innovative and sustainable. Our decisions and advocacy are built on evidence and meaningful engagement. Good governance is at the heart of our processes and decision-making.

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

## 2. Services and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2022/23 year and how these will contribute to achieving the strategic objectives outlined in the Council Plan. It also describes several initiatives and service performance outcome indicators for key areas of Council's operations. Council is required by legislation to identify major initiatives, initiatives and service performance outcome indicators in the Budget and report against them in their Annual Report to support transparency and accountability. The relationship between these accountability requirements in the Council Plan, the Budget and the Annual Report is shown below



Source: Department of Jobs, Precincts and Regions

## 2.1 Strategic Objective 1

## Climate and environment:

Yarra urgently mitigates climate change while also adapting to its impacts and developing resilience in everything we do. The community, business and industry are supported and encouraged to do the same.

## Services

Service area	Description of services provided		2020/21 Actual \$'000	2021/22 Forecast \$'000	2022/23 Budget \$'000
Sustainability Services	Sustainability Services delivers overarching environment and sustainability policy, programs, engagement and communications, focused strongly on responding to the climate emergency.	<i>Inc</i>	25	-	170
		<i>Exp</i>	3,153	3,981	4,017
		<b>Surplus / (deficit)</b>	<b>(3,128)</b>	<b>(3,981)</b>	<b>(3,847)</b>
City Works	City Works oversees the delivery of all waste services and waste minimisation. Key Services: • Waste and recycling services, policy and planning • Waste minimisation	<i>Inc</i>	585	142	-
		<i>Exp</i>	24,263	26,084	26,279
		<b>Surplus / (deficit)</b>	<b>(23,678)</b>	<b>(25,942)</b>	<b>(26,279)</b>

## Major Initiatives

## 1) Transition Council buildings off gas (\$3.6M)

Council is renewing HVAC (Heating, ventilation and air conditioning) systems at Fitzroy and Richmond Town Halls to transition Council buildings from gas to electricity from renewable sources as part of Council's commitment to urgent action to respond to the global climate emergency.

## Other Initiatives

## 2) Support transition to zero carbon households and business (\$272K)

Council is delivering targeted programs and engagement to support households and businesses to reduce carbon emissions.

## Service Performance Outcome Indicators

Service	Indicator	2020/21 Actual	2021/22 Forecast	2022/23 Budget
Waste collection*	Waste diversion	33.03%	33.03%	33.03%

\* refer to table at end of section 2.6 for information on the calculation of Service Performance Outcome Indicators

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

### 2.2 Strategic Objective 2

#### Social equity and health

Yarra's people have equitable access and opportunities to participate in community life. They are empowered, safe and included.

#### Services

Service area	Description of services provided	2020/21 Actual \$'000	2021/22 Forecast \$'000	2022/23 Budget \$'000
Aboriginal Partnerships	<p>The Aboriginal Partnerships team connects Yarra City Council to the Yana Ngargna Advisory Group, the Wurundjeri Woi Wurrung and the broader Aboriginal and Torres Strait Islander community, brokering relationships and embedding Aboriginal community concerns in Council policy. The partnerships team implements and oversees the development of plans and ensures that Council supports, respects and maintains ongoing conversations with the Aboriginal community.</p> <p>Key services:</p> <ul style="list-style-type: none"> <li>•Development and implementation of the Yana Ngargna Plan</li> <li>•Administration of Yana Ngargna Advisory Group and other networks</li> <li>•Facilitation of internal RAP Working Group</li> <li>•Promotion and celebration of Aboriginal culture</li> </ul>	<p><i>Inc</i> 15</p> <p><i>Exp</i> 268</p>	<p>-</p> <p>294</p>	<p>-</p> <p>301</p>
	<b>Surplus/ (deficit)</b>	<b>(253)</b>	<b>(294)</b>	<b>(301)</b>
Aged and Disability Services	<p>Aged and Disability Services provides a range of services to assist older adults and people with disabilities to live independently in their homes. The services include home care, personal care, home maintenance, meals and social support to older people, younger people with disability and their carers. The Branch carries out community development and strategic planning roles to support the inclusion of older adults and people with disability in community life.</p> <p>Key Services:</p> <ul style="list-style-type: none"> <li>• Delivering community care services</li> <li>• Community Development</li> <li>• Support for Older Persons Groups</li> <li>• Strategy planning and development for Disability, Access &amp; Inclusion and Active Ageing</li> <li>• Community Transport</li> <li>• Contract Management</li> </ul>	<p><i>Inc</i> 3,879</p> <p><i>Exp</i> 5,619</p>	<p>4,075</p> <p>6,338</p>	<p>4,054</p> <p>6,296</p>
	<b>Surplus/ (deficit)</b>	<b>(1,740)</b>	<b>(2,264)</b>	<b>(2,241)</b>
Community Development	<p>Community Development strengthens civic participation, champions social inclusion and cohesion and supports community groups and organisations through programs including the Community Grants Program, Neighbourhood Houses Partnership Strategy and MOU, Social Justice Charter, Homelessness &amp; Rough Sleeping Engagement, Volunteering Strategy, Multicultural Partnerships Plan and Community Strengthening Policy Framework. Key Services:</p> <ul style="list-style-type: none"> <li>• Community capacity building initiatives (community events, training and education)</li> <li>• Supporting multicultural community networks (Multicultural Advisory Group, Yarra Settlement Forum Yarra and Interfaith Network)</li> <li>• Manage relationships and funding agreements with Neighbourhood Houses and community centres</li> <li>• Grant making (applications, assessment, recommendation, awarding, monitoring and return measurement)</li> <li>• Engagement with rough sleepers and service coordination</li> </ul>	<p><i>Inc</i> 50</p> <p><i>Exp</i> 4,280</p>	<p>60</p> <p>3,581</p>	<p>-</p> <p>3,425</p>
	<b>Surplus/ (deficit)</b>	<b>(4,230)</b>	<b>(3,521)</b>	<b>(3,425)</b>



# Attachment 1 - Attachment 1 - Draft Budget 2022-23

Service area	Description of services provided	2020/21 Actual \$'000	2021/22 Forecast \$'000	2022/23 Budget \$'000
Compliance Services	<p>Compliance Services is responsible for a range of statutory enforcement services to maximise the health, safety and harmony of the City.</p> <p>Key services:</p> <ul style="list-style-type: none"> <li>• Animal Management</li> <li>• Local Laws Enforcement</li> <li>• School Crossing Management</li> <li>• Temporary Liquor Licensing referrals</li> <li>• Local Law permits</li> <li>• Litter Enforcement</li> <li>• Construction Enforcement</li> <li>• Planning Enforcement</li> <li>• Health Protection</li> <li>• Gleadell Street Market</li> </ul>	<p><i>Inc</i> 3,223</p> <p><i>Exp</i> 7,229</p>	<p>4,233</p> <p>6,452</p>	<p>4,578</p> <p>6,553</p>
	<b>Surplus/ (deficit)</b>	<b>(4,007)</b>	<b>(2,219)</b>	<b>(1,975)</b>
Family, Youth and Children's Services	<p>Family, Youth and Children's Services provides a diverse range of contemporary, affordable, responsive and accessible quality frontline services to children, young people and families aged 0-25 years and is also responsible for municipal wide planning for children and young people.</p> <p>Key services:</p> <ul style="list-style-type: none"> <li>• Education and Care / Children's Services</li> <li>• Maternal &amp; Child Health</li> <li>• Family Support and Programs</li> <li>• Youth &amp; Middle Years support programs</li> <li>• Service Planning and Development</li> <li>• Connie Benn Community Hub</li> </ul>	<p><i>Inc</i> 11,382</p> <p><i>Exp</i> 17,422</p>	<p>12,143</p> <p>19,767</p>	<p>12,807</p> <p>20,204</p>
	<b>Surplus/ (deficit)</b>	<b>(6,039)</b>	<b>(7,624)</b>	<b>(7,397)</b>
Library Services	<p>Yarra Libraries provides a place for all people to connect with others, discover new things and find inspiration, both within the library walls and beyond. Key Services:</p> <ul style="list-style-type: none"> <li>• Free core public library services</li> <li>• Authoritative, accessible information services</li> <li>• Collections and services to support individual and collective quality of life</li> <li>• Development and delivery of activities and events to support reader development and social inclusion</li> <li>• Quality service which we develop and evaluate to pursue excellence</li> <li>• Places and spaces for the community to come together – both real and virtual.</li> </ul>	<p><i>Inc</i> 709</p> <p><i>Exp</i> 5,909</p>	<p>956</p> <p>6,322</p>	<p>763</p> <p>6,389</p>
	<b>Surplus/ (deficit)</b>	<b>(5,200)</b>	<b>(5,367)</b>	<b>(5,626)</b>
Recreation and Leisure Services	<p>Recreation and Leisure Services operates three major leisure and aquatic facilities, a public golf course and a community gymnasium and provides a range of high quality facilities and programs that encourage participation from a broad cross section of the community. The branch is also responsible for developing and maintaining multiple sporting facilities, grounds and pavilions.</p> <p>Key Services:</p> <ul style="list-style-type: none"> <li>• Collingwood Leisure Centre</li> <li>• Richmond Recreation Centre</li> <li>• Fitzroy Swimming Pool</li> <li>• Collingwood Estate Gym</li> <li>• Burnley Golf Course</li> <li>• Recreation planning, club development and sports field allocation</li> </ul>	<p><i>Inc</i> 4,215</p> <p><i>Exp</i> 12,130</p>	<p>7,120</p> <p>12,187</p>	<p>11,865</p> <p>13,319</p>
	<b>Surplus/ (deficit)</b>	<b>(7,914)</b>	<b>(5,067)</b>	<b>(1,454)</b>

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Service area	Description of services provided	2020/21 Actual \$'000	2021/22 Forecast \$'000	2022/23 Budget \$'000
Social Strategy	Social Strategy has responsibility for developing and implementing strategies on affordable housing and homelessness, alcohol and other drugs, gambling, community safety and population health and wellbeing. Key services: • Social policy advice • Strategic advocacy • Stakeholder management (government and commissioned agencies in justice, planning, health and human services, et.al) • Qualitative and quantitative survey research • Demography and population forecasts, social and health statistics • Geospatial analysis • Literature reviews	<i>Inc</i> 69 <i>Exp</i> 476 <b>Surplus/ (deficit)</b> (407)	- 809 <b>(809)</b>	- 866 <b>(866)</b>

**Major Initiatives****1) Collingwood College Early Childhood Centre (\$3.2M)**

Funded primarily by the State Government Building Blocks Program, in partnership with Collingwood College, Council will deliver a refurbished building and outdoor area for the purpose of Council operating 3 and 4 year old funded kindergarten, playgroups and occasional care.

**2) Community Grants (\$2.4M)**

Council distributes more than \$2M to strengthen our community and promote health and wellbeing. The grant program ranges across several areas including community development, arts and culture, environment, sport and recreation, youth and families.

**Other Initiatives****3) CALD digital learning program (\$82K)**

Council is engaging officers with community language skills, particularly Cantonese, Mandarin, Vietnamese and Somali, to support our ongoing community and digital learning programs including foundational digital literacy, job/employment and life skills.

**Service Performance Outcome Indicators**

Service	Indicator	2020/21 Actual	2021/22 Forecast	2022/23 Budget
Animal Management*	Health and safety	100%	100%	100%
Aquatic Facilities*	Utilisation	3.57	3.57	3.57
Food Safety*	Health and safety	99.54%	99.54%	99.54%
Libraries	Participation	15.10%	15.10%	15.10%
Maternal and Child Health*	Participation	84.63%	84.63%	84.63%
Maternal and Child Health*	Participation in the MCH service by Aboriginal children.	97.34%	97.34%	97.34%

\* refer to table at end of section 2.6 for information on the calculation of Service Performance Outcome Indicators



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

### 2.3 Strategic Objective 3

#### Local economy

Yarra's neighbourhoods and major activity centres, nightlife and employment precincts are thriving, accessible and connected. They support and inspire diverse creative communities, cultural activities, businesses, and local employment.

#### Services

Service area	Description of services provided	2020/21 Actual \$'000	2021/22 Forecast \$'000	2022/23 Budget \$'000
Arts, Culture and Venues	Arts, Culture and Venues facilitates creative, vibrant and connected communities through place making, community building, capacity building and direct service delivery. Key services: • Venues bookings • Service delivery for the operation of three civic buildings and community spaces • Events permits • Parks and open spaces bookings • Arts development • Community arts • Festivals and events • Art and heritage collections • Room to Create (creative spaces support) program • Civic halls and events management	<i>Inc</i> 162 <i>Exp</i> 3,781 <b>Surplus/ (deficit)</b> (3,619)	615 4,045 <b>(3,430)</b>	522 4,349 <b>(3,827)</b>
Economic Development	Economic Development develops programs to support Yarra's economy and promote local businesses and key retail precincts. Key Services: • Providing advice, support and services to local businesses • Undertaking tourism and marketing programs	<i>Inc</i> 717 <i>Exp</i> 1,970 <b>Surplus/ (deficit)</b> (1,253)	2,653 3,617 <b>(965)</b>	- 804 <b>(804)</b>

#### Major Initiatives

##### 1) Arts and Cultural Grants (\$675K)

As part of Council's \$2.4M grants program, \$675K is allocated to projects that support and celebrate arts and culture in Yarra.

#### Service Performance Outcome Indicators

\* refer to table at end of section 2.6 for information on the calculation of Service Performance Outcome Indicators

### 2.4 Strategic Objective 4

#### Place and nature

Yarra's public places, streets and green open spaces bring our community together. They are planned to manage growth, protect our unique character and focus on people and nature.

#### Services

Service area	Description of services provided	2020/21 Actual \$'000	2021/22 Forecast \$'000	2022/23 Budget \$'000
Building Services	Building Services ensures the safety of the public in the built environment, maintains building permit documentation and fulfils Councils statutory functions under the Building Act. Key services: • Statutory Compliance for buildings and structures • Building Customer Service	<i>Inc</i> 654 <i>Exp</i> 1,628 <b>Surplus/ (deficit)</b> (974)	561 1,932 <b>(1,371)</b>	697 2,283 <b>(1,586)</b>

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Service area	Description of services provided	2020/21 Actual \$'000	2021/22 Forecast \$'000	2022/23 Budget \$'000
City Strategy	City Strategy plans for Yarra's future growth, sustainability and liveability, guides the design of key public spaces and increases and improves Yarra's open space network. Key Services: • Strategic Planning • Urban Design and Place Making • Open Space Planning and Design	<i>Inc</i> 64 <i>Exp</i> 3,699 <b>Surplus/ (deficit)</b> (3,635)	- 4,747 <b>(4,747)</b>	- 4,800 <b>(4,800)</b>
Heritage Services	Heritage Services covers all aspects of cultural heritage and heritage places and includes sites, buildings (including interiors), landscapes, streets, laneways, objects, collections, documents and records of the City. Key services: • Providing strategic advice to Council • Managing the Heritage Restoration Fund • Heritage Strategy development and implementation • Coordination of the Heritage Advisory Committee	<i>Inc</i> - <i>Exp</i> 199 <b>Surplus/ (deficit)</b> (199)	- 476 <b>(476)</b>	- 434 <b>(434)</b>
Open Space Management	City Works oversees the delivery of all street cleaning, open space maintenance and urban agriculture. Key Services: • Street cleaning • Open space maintenance • Services improvement	<i>Inc</i> 276 <i>Exp</i> 8,105 <b>Surplus/ (deficit)</b> (7,829)	136 8,015 <b>(7,879)</b>	138 9,090 <b>(8,953)</b>
Statutory Planning	Statutory Planning makes balanced and reasonable decisions about the use and development of land which give effect to state and local planning policies and manages change to respect the liveability of the city. These decisions are to be based on clear procedures, appropriate public participation and coordination with other Branches of Council and the policies and controls outlined with the Yarra Planning Scheme. Key Services: • Planning Applications • VCAT and Panel Hearings • Advice on planning and specialist heritage and environmental sustainability issues • Subdivision compliance	<i>Inc</i> 7,026 <i>Exp</i> 6,963 <b>Surplus/ (deficit)</b> 63	9,208 8,409 <b>798</b>	8,070 6,569 <b>1,501</b>

**Major Initiatives****1) Yambla Pavilion and public toilets (\$1.1M)**

Part funded by the State Government World Game Facilities Fund, Council is renewing Yambla Street Pavilion and public toilets in Quarries Park.

**2) Brunswick Street Oval Precinct Redevelopment (\$930K)**

Primarily funded by the State Government through Sport & Recreation Victoria, Council will continue work on the redevelopment of Brunswick Street Oval sporting and community facilities. The redevelopment includes upgraded facilities to enable better participation of women and girls, fit-for-purpose meeting rooms for community use, more public toilets and improved access and safety.

**Other Initiatives****3) New pocket park – Charlotte Street, Richmond (\$180K)**

Council will commence design and documentation for a new pocket park in Charlotte Street in response to the identified gap in open space provision in this precinct of Richmond and opportunity identified in the Swan Street Masterplan.

**4) Inner Circle Linear Parklands Masterplan (\$200K)**

The Inner Circle Linear Parklands Masterplan will set the strategic direction for the Inner Circle Linear Parklands and guide its future maintenance, development, and improvement over the next ten years.

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

- 5) **Tree planting and measure tree canopy (\$153K)**  
Council will continue to accelerate its tree planting program and also undertake a 5 year review to measure the canopy cover of Yarra's trees and vegetation using infrared imagery consistent with the Urban Forest Strategy actions.
- 6) **Nature Strategy implementation (\$155K)**  
Council is allocating funding to continue the implementation of the Year 2 Nature Strategy Action Plan including establishing monitoring locations targeting higher quality habitat and also low-quality areas for key indicator fauna groups, collaborate with the Wurundjeri Woi Wurrung Council Narrap Team to consider alternative indicators of ecosystem health, design and deliver a monitoring program that measures diversity in fauna focussing on key indicator fauna groups and invest in a project that focuses on the long-term sustainability of locally rare flora and fauna.
- 7) **Integrated Water Management Plan implementation (\$175K)**  
Council is allocating funding to continue the implementation of the Integrated Water Management Plan including ongoing community engagement programs relating to integrated water management, implementing priority actions from the Stormwater Management Framework Review and priority Water Sensitive Urban Design maintenance.

### Service Performance Outcome Indicators

Service	Indicator	2020/21 Actual	2021/22 Forecast	2022/23 Budget
Statutory Planning*	Decision making	58.67%	58.67%	58.67%

\* refer to table at end of section 2.6 for information on the calculation of Service Performance Outcome Indicators

## 2.5 Strategic Objective 5

### Transport and movement

Yarra's transport network is sustainable and recognises that streets are important shared public spaces. Transport and movement is accessible, safe and well connected.

### Services

Service area	Description of services provided	2020/21 Actual \$'000	2021/22 Forecast \$'000	2022/23 Budget \$'000
Infrastructure, Traffic and Civil Engineering	Infrastructure, Traffic and Civil Engineering provides technical assessment, planning, community consultation, design and project management of all road infrastructure and development works throughout the municipality. Key Services: • Road Services • Development and Civil Engineering • Capital project delivery • Drainage and Stormwater • Traffic (including LAPMS) • Construction Management	<i>Inc</i> 7,604 <i>Exp</i> 7,446 <b>Surplus/ (deficit)</b> 158	7,933 6,970 <b>963</b>	7,737 6,903 <b>834</b>
Parking Services	Parking Services is responsible for a range of statutory enforcement services to maximise the safety, compliance and harmony of the City and for the management of limited parking resources. Key Services: • Parking Enforcement Program • Processing Parking Infringements • Parking Permit Scheme • Prosecutions	<i>Inc</i> 19,260 <i>Exp</i> 12,756 <b>Surplus/ (deficit)</b> 6,504	25,073 12,532 <b>12,542</b>	35,788 14,924 <b>20,864</b>
Strategic Transport	Strategic Transport focuses on advocacy and policy and delivers cycling infrastructure projects. Key Services: • Advocating for improved public transport services • Improving bicycle infrastructure • Developing initiatives to increase number of cyclists • Delivering road safety projects for cyclists and pedestrians	<i>Inc</i> - <i>Exp</i> 673 <b>Surplus/ (deficit)</b> (679)	15 775 <b>(760)</b>	15 799 <b>(784)</b>

### Major Initiatives

- 1) **Transport Action Plan implementation (\$1.2M)**  
Council is allocating funding to commence implementation of the Transport Action Plan that will deliver a range of bicycle projects and network improvements.
- 2) **LAPM Program (\$1.1M)**  
Council is delivering traffic calming and placemaking measures to improve safety and encourage walking and cycling in North Carlton, North Fitzroy, Clifton Hill, Abbotsford and Richmond.

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

### Other Initiatives

#### 3) New and upgraded pedestrian provisions (\$150K)

Various new and upgraded pedestrian crossings and infrastructure will be delivered.

#### 4) Road safety spot treatments (\$380K)

Road safety spot treatments, including to support a new pocket park in Otter Street, Collingwood, will be delivered.

### Service Performance Outcome Indicators

Service	Indicator	2020/21 Actual	2021/22 Forecast	2022/23 Budget
Roads*	Satisfaction	73	73	73

\* refer to table at end of section 2.6 for information on the calculation of Service Performance Outcome Indicators

### 2.6 Strategic Objective 6

#### Democracy and governance

Yarra is smart, innovative and sustainable. Our decisions and advocacy are built on evidence and meaningful engagement. Good governance is at the heart of our processes and decision-making.

### Services

Service area	Description of services provided	2020/21 Actual \$'000	2021/22 Forecast \$'000	2022/23 Budget \$'000
Advocacy and Engagement	Advocacy and Engagement provides an end-to-end communications function (internal, external, media, brand, digital channels, civic events, brand management, marketing, graphic design, speeches, consultation). Key Services: • Communications and engagement • Digital communications and marketing • Strategic advocacy	<i>Inc</i> <i>Exp</i> <b>Surplus/ (deficit)</b>	- 2,895 <b>(2,895)</b>	- 3,548 <b>(3,548)</b>
Building and Asset Management	Building and Asset Management is responsible for Council's building assets as well as coordinating asset management and capital works planning and reporting activities across all of Council's asset classes. Key Services: • Strategic Asset Management • Capital Works planning, development, delivery, monitoring and reporting • Building Services and Facilities Maintenance • Building Projects delivery • Development Contribution Plan administration	<i>Inc</i> <i>Exp</i> <b>Surplus/ (deficit)</b>	46 7,483 <b>(7,437)</b>	1,552 7,748 <b>(6,196)</b>
CEO Office	The CEO Office includes the Governance and Support Office, Office of Mayor and Councillors and the Property Management Unit. It is responsible for a range of professional services to internal and external clients, with an emphasis on governance related issues including compliance, regulation, transparency probity and Internal Audit. It is also responsible for managing Councils property portfolio including leases, licences and management agreements. Internal Audit ensures the organisation has policies and procedures in place to manage its risks and engender confidence in our corporate governance. It is responsible for oversight of the organisation's Internal Audit Program and provides the Secretariat function for Council's Audit Committee. Key Services: • Council agendas and minutes • Freedom of Information • Internal ombudsman • Mayor and Councillors Office • Place naming • Property Management • Public Registers • Management of Legal Services • Audit Committee • Internal Audit program	<i>Inc</i> <i>Exp</i> <b>Surplus/ (deficit)</b>	1,635 6,538 <b>(4,903)</b>	1,473 6,536 <b>(5,063)</b>

# Attachment 1 - Attachment 1 - Draft Budget 2022-23

Service area	Description of services provided	2020/21 Actual \$'000	2021/22 Forecast \$'000	2022/23 Budget \$'000
Corporate Planning and Performance	<p>The Corporate Planning and Performance Branch's purpose is to provide leadership and resources to support and enable the organisation to achieve Council's service delivery objectives, legislative requirements and strategic objectives. A key purpose of the Branch is to support Councillors and the community to develop their long and medium term strategic direction, through the Community Vision and Council Plan, and achieve their stated goals and outcomes.</p> <p>Key Services:</p> <ul style="list-style-type: none"> <li>• Corporate planning and reporting</li> <li>• Community Vision and Council Plan development</li> <li>• Project Management Office</li> <li>• Community Infrastructure Planning</li> <li>• Business Improvement</li> <li>• Council Plan development, monitoring and implementation</li> </ul>	<p><i>Inc</i> -</p> <p><i>Exp</i> 1,360</p> <p><b>Surplus/ (deficit)</b> (1,360)</p>	<p><i>Inc</i> -</p> <p><i>Exp</i> 1,370</p> <p><b>Surplus/ (deficit)</b> (1,370)</p>	<p><i>Inc</i> -</p> <p><i>Exp</i> 1,048</p> <p><b>Surplus/ (deficit)</b> (1,048)</p>
Customer Service	<p>The Customer Service Branch is responsible for engaging and assisting customers/community with information, issues and business transactions across all corporate channels.</p> <p>Key Services:</p> <ul style="list-style-type: none"> <li>• Customer Service</li> <li>• Customer Relationship Management system and Customer Experience Strategy</li> <li>• Records management</li> </ul>	<p><i>Inc</i> -</p> <p><i>Exp</i> 3,157</p> <p><b>Surplus/ (deficit)</b> (3,157)</p>	<p><i>Inc</i> -</p> <p><i>Exp</i> 3,488</p> <p><b>Surplus/ (deficit)</b> (3,488)</p>	<p><i>Inc</i> -</p> <p><i>Exp</i> 3,464</p> <p><b>Surplus/ (deficit)</b> (3,464)</p>
Finance	<p>The Finance Branch provides high quality financial services across Council, ensuring that robust systems and processes are in place to safeguard the integrity of Council's assets and to ensure the long-term financial sustainability of Council.</p> <p>Key Services:</p> <ul style="list-style-type: none"> <li>• Management Accounting</li> <li>• Revenue Management</li> <li>• Rates and Valuation Services</li> <li>• Financial Accounting</li> <li>• Financial Audit</li> <li>• Contracts and Procurement</li> </ul>	<p><i>Inc</i> 5,088</p> <p><i>Exp</i> 4,170</p> <p><b>Surplus/ (deficit)</b> 918</p>	<p><i>Inc</i> 3,550</p> <p><i>Exp</i> 4,508</p> <p><b>Surplus/ (deficit)</b> (958)</p>	<p><i>Inc</i> 3,018</p> <p><i>Exp</i> 4,623</p> <p><b>Surplus/ (deficit)</b> (1,605)</p>
Human Resources Services and Support	<p>HR Services and Support manages the employee lifecycle (this includes, on boarding and off boarding) and administering employee benefits whilst enabling the organisation to get the most out of their employees and enhance the overall employee experience.</p> <p>Key Services:</p> <ul style="list-style-type: none"> <li>• HR Business Partnering</li> <li>• Industrial Relations</li> <li>• Payroll</li> </ul>	<p><i>Inc</i> 2,738</p> <p><i>Exp</i> 4,206</p> <p><b>Surplus/ (deficit)</b> (1,468)</p>	<p><i>Inc</i> -</p> <p><i>Exp</i> 3,105</p> <p><b>Surplus/ (deficit)</b> (3,105)</p>	<p><i>Inc</i> -</p> <p><i>Exp</i> 2,046</p> <p><b>Surplus/ (deficit)</b> (2,046)</p>
Information and Communication Technology	<p>Information and Communication Technology facilitates the acquisition, maintenance, retirement and usage of all information systems maintained or used by the operations and staff of the City of Yarra including fixed and mobile hardware, installed and cloud sourced software and telecommunications equipment.</p> <p>Key Services:</p> <ul style="list-style-type: none"> <li>• Business Analysis</li> <li>• Support of business applications and process improvements</li> <li>• Administration and maintenance of the IS Infrastructure</li> <li>• GIS Administration</li> </ul>	<p><i>Inc</i> -</p> <p><i>Exp</i> 8,630</p> <p><b>Surplus/ (deficit)</b> (8,630)</p>	<p><i>Inc</i> -</p> <p><i>Exp</i> 10,715</p> <p><b>Surplus/ (deficit)</b> (10,715)</p>	<p><i>Inc</i> -</p> <p><i>Exp</i> 13,376</p> <p><b>Surplus/ (deficit)</b> (13,376)</p>

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Service area	Description of services provided	2020/21 Actual \$'000	2021/22 Forecast \$'000	2022/23 Budget \$'000
Organisational Culture, Capability and Diversity	The Organisational Culture, Capability and Diversity Team works with leadership, individuals, teams and across the whole of Yarra to ensure that Yarra offers a safe, vibrant and inclusive culture where everyone can make a positive difference in our community. Key Services: • Diversity & Inclusion • Safeguarding Children & Young People • Culture & Organisational Development • Leadership, Learning & Development	<i>Inc</i> 12 <i>Exp</i> 1,457 <b>Surplus/ (deficit)</b> (1,445)	- 1,415 <b>(1,415)</b>	- 1,546 <b>(1,546)</b>
Risk and Safety	The Risk and Safety team provides both strategic and operational guidance, advice and resources to support and enable the organisation in minimising risk and safety exposure in Council's service delivery objectives, legislative requirements and strategic objectives. Key Services: • Risk Management • Occupational Health and Safety • Emergency Management	<i>Inc</i> - <i>Exp</i> 2,693 <b>Surplus/ (deficit)</b> (2,693)	- 3,438 <b>(3,438)</b>	- 3,776 <b>(3,776)</b>

### Major Initiatives

#### 1) Website Redevelopment Project (\$566K)

Council's website will be redeveloped to provide an excellent user experience, support the community to intuitively access information, easily complete transactions and genuinely engage with Council.

### Service Performance Outcome Indicators

Service	Indicator	2020/21 Actual	2021/22 Forecast	2022/23 Budget
Governance*	Satisfaction	66	66	66

\* refer to table at end of section 2.6 for information on the calculation of Service Performance Outcome Indicators

### Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Computation
Governance	Satisfaction	Satisfaction with Council decisions. (Community satisfaction rating out of 100 with how Council has performed in making decisions in the best interests of the community)	Community satisfaction rating out of 100 with the performance of Council in making decisions in the best interests of the community
Statutory planning	Decision making	Council planning decisions upheld at VCAT. (Percentage of planning application decisions subject to review by VCAT and that were not set aside)	[Number of VCAT decisions that did not set aside Council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100
Roads	Satisfaction	Satisfaction with sealed local roads. (Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads)	Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads.



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Service	Indicator	Performance Measure	Computation
Libraries	Participation	Active library borrowers. (Percentage of the population that are active library borrowers)	[The sum of the number of active library borrowers in the last 3 financial years / The sum of the population in the last 3 financial years] x100
Waste collection	Waste diversion	Kerbside collection waste diverted from landfill. (Percentage of recyclables and green organics collected from kerbside bins that is diverted from landfill)	[Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100
Aquatic Facilities	Utilisation	Utilisation of aquatic facilities. (Number of visits to aquatic facilities per head of population)	Number of visits to aquatic facilities / Population
Animal Management	Health and safety	Animal management prosecutions. (Percentage of animal management prosecutions which are successful)	Number of successful animal management prosecutions / Total number of animal management prosecutions
Food safety	Health and safety	Critical and major non-compliance outcome notifications. (Percentage of critical and major non-compliance outcome notifications that are followed up by Council)	[Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about food premises] x100
Maternal and Child Health	Participation	Participation in the MCH service. (Percentage of children enrolled who participate in the MCH service)	[Number of children who attend the MCH service at least once (in the financial year) / Number of children enrolled in the MCH service] x100
		Participation in the MCH service by Aboriginal children. (Percentage of Aboriginal children enrolled who participate in the MCH service)	[Number of Aboriginal children who attend the MCH service at least once (in the financial year) / Number of Aboriginal children enrolled in the MCH service] x100

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

## 2.7 Reconciliation with budgeted operating result

	Surplus/ (Deficit)	Expenditure	Revenue
	\$'000	\$'000	\$'000
Climate and environment	(30,126)	30,296	170
Social equity and health	(23,285)	57,352	34,067
Local economy	(4,631)	5,153	522
Place and nature	(14,271)	23,175	8,905
Transport and movement	20,914	22,626	43,540
Democracy and governance	(41,669)	47,711	6,042
<b>Total</b>	<b>(93,067)</b>	<b>186,313</b>	<b>93,245</b>
<b>Expenses added in:</b>			
Depreciation	(24,837)		
Amortisation - right of use assets	(1,163)		
Finance costs - Borrowings	(1,552)		
Finance costs - Leases	(58)		
Other Expenses	(4,920)		
<b>Surplus/(Deficit) before funding sources</b>	<b>(125,599)</b>		
<b>Funding sources added in:</b>			
Rates and charges revenue	125,112		
Capital Grants	8,806		
Other Income	872		
<b>Total funding sources</b>	<b>134,790</b>		
<b>Operating surplus/(deficit) for the year</b>	<b>9,191</b>		

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

### 3. Financial Statements

This section presents information in regard to the Financial Statements and Statement of Human Resources. The budget information for the year 2022/23 has been supplemented with projections to 2025/26.

This section includes the following financial statements prepared in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

Comprehensive Income Statement  
Balance Sheet  
Statement of Changes in Equity  
Statement of Cash Flows  
Statement of Capital Works  
Statement of Human Resources

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

## Comprehensive Income Statement

For the four years ending 30 June 2026

		Forecast Actual	Budget	Projections		
NOTES		2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000
<b>Income</b>						
Rates and charges	4.1.1	120,589	<b>125,112</b>	128,793	132,538	136,049
Statutory fees and fines	4.1.2	25,040	<b>35,754</b>	36,379	37,016	37,664
User fees	4.1.3	27,731	<b>33,174</b>	35,355	37,546	38,203
Grants - operating	4.1.4	20,121	<b>16,417</b>	16,704	16,997	17,294
Grants - capital	4.1.4	3,257	<b>8,806</b>	7,273	3,000	3,000
Contributions - monetary	4.1.5	6,958	<b>6,934</b>	10,900	10,900	10,900
Net gain/(loss) on disposal of property, infrastructure, plant and equipment		650	<b>80</b>	50	50	50
Other income	4.1.6	2,040	<b>1,758</b>	1,758	1,758	1,758
<b>Total income</b>		206,386	<b>228,035</b>	237,212	239,804	244,917
<b>Expenses</b>						
Employee costs	4.1.7	98,071	<b>102,856</b>	105,807	107,392	109,554
Materials and services	4.1.8	79,010	<b>82,556</b>	85,209	83,125	82,391
Depreciation	4.1.9	24,550	<b>24,837</b>	25,337	25,837	26,337
Amortisation - right of use assets	4.1.11	1,145	<b>1,163</b>	217	46	46
Bad and doubtful debts		3,561	<b>5,075</b>	5,000	5,000	5,000
Borrowing costs		1,287	<b>1,552</b>	1,377	1,196	1,010
Finance costs - leases		119	<b>58</b>	11	5	3
Other expenses	4.1.12	631	<b>746</b>	759	772	786
<b>Total expenses</b>		208,374	<b>218,844</b>	223,717	223,374	225,127
<b>Surplus/(deficit) for the year</b>		(1,988)	<b>9,191</b>	13,495	16,430	19,790
<b>Other comprehensive income</b>						
<b>Items that will not be reclassified to surplus or deficit in future periods</b>						
Net asset revaluation increment /(decrement)		82,087	-	85,912	-	90,796
<b>Total other comprehensive income</b>		<b>82,087</b>	-	<b>85,912</b>	-	<b>90,796</b>
<b>Total comprehensive result</b>		<b>80,099</b>	<b>9,191</b>	<b>99,407</b>	<b>16,430</b>	<b>110,586</b>

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

## Balance Sheet

For the four years ending 30 June 2026

		Forecast Actual	Budget	Projections		
		2021/22	2022/23	2023/24	2024/25	2025/26
NOTES		\$'000	\$'000	\$'000	\$'000	\$'000
<b>Assets</b>						
<b>Current assets</b>						
Cash and cash equivalents		87,310	70,198	60,446	53,531	49,776
Trade and other receivables		19,133	15,884	12,810	12,837	12,964
Inventories		95	95	95	95	95
Other assets		1,402	1,402	1,402	1,402	1,402
<b>Total current assets</b>	4.2.1	107,940	87,580	74,753	67,865	64,238
<b>Non-current assets</b>						
Trade and other receivables		5	5	5	5	5
Property, infrastructure, plant & equipment		2,124,788	2,147,790	2,253,391	2,269,907	2,377,129
Right-of-use assets	4.2.4	1,228	324	107	61	15
<b>Total non-current assets</b>	4.2.1	2,126,021	2,148,119	2,253,503	2,269,973	2,377,150
<b>Total assets</b>		2,233,962	2,235,699	2,328,256	2,337,838	2,441,387
<b>Liabilities</b>						
<b>Current liabilities</b>						
Trade and other payables		15,737	15,737	15,737	15,737	15,737
Trust funds and deposits		12,432	12,432	12,432	12,432	12,432
Unearned income/revenue		5,125	5,125	5,125	5,125	5,125
Provisions		18,139	18,139	18,139	18,139	18,139
Interest-bearing liabilities	4.2.3	6,046	6,221	6,402	6,587	6,780
Lease liabilities	4.2.4	1,184	229	46	49	17
<b>Total current liabilities</b>	4.2.2	58,663	57,882	57,881	58,069	58,230
<b>Non-current liabilities</b>						
Provisions		3,667	3,267	2,867	2,467	2,067
Interest-bearing liabilities	4.2.3	53,121	46,901	40,499	33,912	27,132
Lease liabilities	4.2.4	166	112	66	17	-
<b>Total non-current liabilities</b>	4.2.2	56,954	50,280	43,432	36,396	29,199
<b>Total liabilities</b>		115,617	108,162	101,313	94,465	87,428
<b>Net assets</b>		2,118,345	2,127,537	2,226,943	2,243,373	2,353,959
<b>Equity</b>						
Accumulated surplus		649,673	656,134	666,535	679,565	696,404
Reserves		1,468,672	1,471,402	1,560,409	1,563,809	1,657,555
<b>Total equity</b>		2,118,345	2,127,537	2,226,944	2,243,373	2,353,959

# Attachment 1 - Attachment 1 - Draft Budget 2022-23

## Statement of Changes in Equity

For the four years ending 30 June 2026

	NOTES	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
<b>2022 Forecast Actual</b>					
Balance at beginning of the financial year		2,038,246	656,661	1,362,635	18,950
Surplus/(deficit) for the year		(1,988)	(1,988)	-	-
Net asset revaluation increment/(decrement)		82,087	-	82,087	-
Transfers to other reserves		-	(5,000)	-	5,000
Transfers from other reserves		-	-	-	-
<b>Balance at end of the financial year</b>		<b>2,118,345</b>	<b>649,673</b>	<b>1,444,722</b>	<b>23,950</b>
<b>2023 Budget</b>					
Balance at beginning of the financial year		2,118,345	649,673	1,444,722	23,950
Surplus/(deficit) for the year		9,191	9,191	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves	4.3.1	-	(5,000)	-	5,000
Transfers from other reserves	4.3.1	-	2,270	-	(2,270)
<b>Balance at end of the financial year</b>	4.3.2	<b>2,127,536</b>	<b>656,134</b>	<b>1,444,722</b>	<b>26,680</b>
<b>2024</b>					
Balance at beginning of the financial year		2,127,536	656,134	1,444,722	26,680
Surplus/(deficit) for the year		13,495	13,495	-	-
Net asset revaluation increment/(decrement)		85,912	-	85,912	-
Transfers to other reserves		-	(9,000)	-	9,000
Transfers from other reserves		-	5,905	-	(5,905)
<b>Balance at end of the financial year</b>		<b>2,226,943</b>	<b>666,535</b>	<b>1,530,634</b>	<b>29,775</b>
<b>2025</b>					
Balance at beginning of the financial year		2,226,943	666,535	1,530,634	29,775
Surplus/(deficit) for the year		16,430	16,430	-	-
Net asset revaluation increment/(decrement)		-	-	-	-
Transfers to other reserves		-	(9,000)	-	9,000
Transfers from other reserves		-	5,600	-	(5,600)
<b>Balance at end of the financial year</b>		<b>2,243,373</b>	<b>679,565</b>	<b>1,530,634</b>	<b>33,175</b>
<b>2026</b>					
Balance at beginning of the financial year		2,243,373	679,565	1,530,634	33,175
Surplus/(deficit) for the year		19,790	19,790	-	-
Net asset revaluation increment/(decrement)		90,796	-	90,796	-
Transfers to other reserves		-	(9,000)	-	9,000
Transfers from other reserves		-	6,050	-	(6,050)
<b>Balance at end of the financial year</b>		<b>2,353,959</b>	<b>696,404</b>	<b>1,621,430</b>	<b>36,125</b>



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

## Statement of Cash Flows

For the four years ending 30 June 2026

Notes	Forecast Actual 2021/22 \$'000	Budget 2022/23 \$'000	Projections		
	Inflows (Outflows)	Inflows (Outflows)	2023/24 \$'000 (Outflows)	2024/25 \$'000 (Outflows)	2025-26 \$'000 (Outflows)
<b>Cash flows from operating activities</b>					
Rates and charges	119,383	126,861	130,505	131,213	134,688
Statutory fees and fines	22,536	32,178	32,741	33,314	33,897
User fees	27,731	33,174	35,355	37,546	38,203
Grants - operating	20,121	16,417	16,704	16,997	17,294
Grants - capital	3,257	8,806	7,273	3,000	3,000
Contributions - monetary	6,958	6,934	10,900	10,900	10,900
Other receipts	2,040	1,758	1,758	1,758	1,758
Employee costs	(98,071)	(102,856)	(105,807)	(107,392)	(109,554)
Materials and services	(80,041)	(83,702)	(86,368)	(84,298)	(83,577)
Other payments	-	-	-	-	-
<b>Net cash provided by/(used in) operating activities</b> 4.4.1	23,914	39,571	43,061	43,038	46,609
<b>Cash flows from investing activities</b>					
Payments for property, infrastructure, plant and equipment	(42,081)	(48,339)	(45,526)	(42,853)	(43,264)
Proceeds from sale of property, infrastructure, plant and equipment	1,150	580	550	550	550
<b>Net cash provided by/ (used in) investing activities</b> 4.4.2	(40,931)	(47,759)	(44,976)	(42,303)	(42,714)
<b>Cash flows from financing activities</b>					
Finance costs	(1,287)	(1,552)	(1,377)	(1,196)	(1,010)
Proceeds from borrowings	52,500	-	-	-	-
Repayment of borrowings	(34,532)	(6,046)	(6,221)	(6,402)	(6,587)
Interest paid - lease liability	(119)	(58)	(11)	(5)	(3)
Repayment of lease liabilities	(1,165)	(1,267)	(229)	(46)	(49)
<b>Net cash provided by/(used in) financing activities</b> 4.4.3	15,396	(8,924)	(7,837)	(7,650)	(7,649)
Net increase/(decrease) in cash & cash equivalents	(1,620)	(17,112)	(9,752)	(6,915)	(3,754)
Cash and cash equivalents at the beginning of the financial year	88,930	87,310	70,198	60,446	53,531
<b>Cash and cash equivalents at the end of the financial year</b>	87,310	70,198	60,446	53,531	49,776

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

## Statement of Capital Works

For the four years ending 30 June 2026

NOTES	Forecast Actual	Budget	Projections		
	2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025-26 \$'000
<b>Property</b>					
Buildings	16,750	14,479	17,832	20,460	17,595
<b>Total buildings</b>	16,750	14,479	17,832	20,460	17,595
<b>Total property</b>	16,750	14,479	17,832	20,460	17,595
<b>Plant and equipment</b>					
Plant, machinery and equipment	2,999	2,188	1,767	2,041	2,066
Fixtures, fittings and furniture	150	150	239	140	140
Computers and telecommunications	2,678	2,001	1,789	1,705	2,040
Library books	630	640	650	660	670
<b>Total plant and equipment</b>	6,457	4,979	4,445	4,546	4,916
<b>Infrastructure</b>					
Roads	6,720	7,060	5,200	5,410	6,328
Bridges	110	-	50	50	50
Footpaths and cycleways	3,299	2,381	1,875	1,371	2,196
Drainage	4,034	3,755	1,957	1,728	1,277
Waste management	75	100	80	85	85
Parks, open space and streetscapes	10,165	3,935	11,075	7,470	8,950
Off street car parks	-	-	58	60	60
Other infrastructure	4,527	2,174	2,955	1,674	1,806
<b>Total infrastructure</b>	28,929	19,404	23,250	17,848	20,752
<b>Total capital works expenditure</b> 4.5.1	52,135	38,863	45,526	42,853	43,264
<b>Represented by:</b>					
New asset expenditure	8,227	9,379	17,375	15,322	15,667
Asset renewal expenditure	38,070	26,572	22,906	18,787	25,664
Asset upgrade expenditure	5,838	2,912	5,246	8,744	1,932
<b>Total capital works expenditure</b> 4.5.1	52,135	38,863	45,526	42,853	43,264
<b>Funding sources represented by:</b>					
Grants	3,257	8,204	10,109	8,926	10,248
Contributions	-	2,700	6,445	6,145	6,595
Council cash	48,878	27,959	28,972	27,782	26,421
<b>Total capital works expenditure</b> 4.5.1	52,135	38,863	45,526	42,853	43,264

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

## Statement of Human Resources

For the four years ending 30 June 2026

	Forecast	Budget	Projections		
	Actual				
	2021/22	2022/23	2023/24	2024/25	2025-26
	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Staff expenditure</b>					
Employee costs - operating	99,320	104,104	107,091	108,695	110,883
Employee costs - capital	(1,249)	(1,248)	(1,284)	(1,303)	(1,329)
<b>Total staff expenditure</b>	98,071	102,856	105,807	107,392	109,554
	FTE	FTE	FTE	FTE	FTE
<b>Staff numbers</b>					
Employees	906.0	906.0	906.0	906.0	906.0
Employee - capital	(9.9)	(9.9)	(9.9)	(9.9)	(9.9)
<b>Total staff numbers</b>	896.1	896.1	896.1	896.1	896.1

A summary of human resources expenditure categorised according to the organisational structure of Council is included below:

Department	Budget 2022/23 \$'000	Comprises			
		Permanent		Casual	Temporary
		Full Time \$'000	Part time \$'000	\$'000	\$'000
CEO Division	8,450	7,365	823	158	105
Corporate, Business and Financial Services	20,409	17,566	1,908	564	371
Planning and Placemaking	12,277	11,370	720	107	80
Community Wellbeing	30,316	19,776	8,316	1,822	402
City Works and Assets	26,686	21,262	1,439	3,920	65
Total permanent staff expenditure	98,138	77,338	13,207	6,570	1,023
Other employee related expenditure	(1,248)				
Capitalised labour costs	102,856				
<b>Total expenditure</b>	102,856				

A summary of the number of full time equivalent (FTE) Council staff in relation to the above expenditure is included below:

Department	Budget 2022/23	Comprises			
		Permanent		Casual	Temporary
		Full Time	Part time		
CEO Division	69.9	55.0	7.3	6.6	1.0
Corporate, Business and Financial Services	177.4	150.7	23.1	0.6	3.0
Planning and Placemaking	97.2	89.0	6.6	0.6	1.0
Community Wellbeing	305.8	196.1	88.2	17.7	3.9
City Works and Assets	255.7	195.0	18.4	41.7	0.6
Capitalised labour	(9.9)				
<b>Total staff</b>	896.1	685.7	143.6	67.1	9.5

# Attachment 1 - Attachment 1 - Draft Budget 2022-23

## Summary of Planned Human Resources Expenditure For the four years ended 30 June 2026

	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000
<b>CEO Division</b>				
Permanent - Full time	7,365	7,576	7,690	7,845
Women	5,789	5,956	6,045	6,166
Men	1,575	1,621	1,645	1,678
Persons of self-described gender	-	-	-	-
Permanent - Part time	823	846	859	876
Women	363	373	379	386
Men	460	473	480	490
Persons of self-described gender	-	-	-	-
<b>Total CEO Division</b>	<b>8,188</b>	<b>8,422</b>	<b>8,549</b>	<b>8,721</b>
<b>Corporate, Business and Financial Services</b>				
Permanent - Full time	17,566	18,070	18,340	18,710
Women	6,412	6,596	6,695	6,829
Men	11,154	11,474	11,646	11,880
Persons of self-described gender	-	-	-	-
Permanent - Part time	1,908	1,963	1,992	2,032
Women	1,199	1,233	1,252	1,277
Men	709	729	740	755
Persons of self-described gender	-	-	-	-
<b>Total Corporate, Business and Financial Services</b>	<b>19,474</b>	<b>20,032</b>	<b>20,332</b>	<b>20,742</b>
<b>Planning and Placemaking</b>				
Permanent - Full time	11,370	11,696	11,871	12,110
Women	6,274	6,454	6,551	6,683
Men	5,096	5,242	5,321	5,428
Persons of self-described gender	-	-	-	-
Permanent - Part time	720	741	752	767
Women	596	613	622	635
Men	124	128	130	132
Persons of self-described gender	-	-	-	-
<b>Total Planning and Placemaking</b>	<b>12,090</b>	<b>12,437</b>	<b>12,624</b>	<b>12,878</b>
<b>Community Wellbeing</b>				
Permanent - Full time	19,776	20,343	20,648	21,063
Women	15,092	15,524	15,757	16,074
Men	4,684	4,819	4,891	4,989
Persons of self-described gender	-	-	-	-
Permanent - Part time	8,316	8,555	8,683	8,858
Women	7,007	7,208	7,316	7,464
Men	1,309	1,347	1,367	1,394
Persons of self-described gender	-	-	-	-
<b>Total Community Wellbeing</b>	<b>28,092</b>	<b>28,898</b>	<b>29,331</b>	<b>29,921</b>
<b>City Works and Assets</b>				
Permanent - Full time	21,262	21,872	22,199	22,646
Women	6,387	6,570	6,668	6,803
Men	14,875	15,302	15,531	15,843
Persons of self-described gender	-	-	-	-
Permanent - Part time	1,439	1,481	1,503	1,533
Women	645	664	674	687
Men	794	817	829	846
Persons of self-described gender	-	-	-	-
<b>Total City Works and Assets</b>	<b>22,701</b>	<b>23,352</b>	<b>23,702</b>	<b>24,179</b>
<b>Casuals, temporary and other expenditure</b>	<b>13,559</b>	<b>13,948</b>	<b>14,157</b>	<b>14,442</b>
<b>Capitalised labour costs</b>	<b>(1,248)</b>	<b>(1,284)</b>	<b>(1,303)</b>	<b>(1,329)</b>
<b>Total staff expenditure</b>	<b>102,856</b>	<b>105,807</b>	<b>107,392</b>	<b>109,554</b>

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

	2022/23 FTE	2023/24 FTE	2024/25 FTE	2025/26 FTE
<b>CEO Division</b>				
Permanent - Full time	55.0	55.0	55.0	55.0
Women	43.8	43.8	43.8	43.8
Men	11.2	11.2	11.2	11.2
Persons of self-described gender	-	-	-	-
Permanent - Part time	7.3	7.3	7.3	7.3
Women	3.3	3.3	3.3	3.3
Men	4.0	4.0	4.0	4.0
Persons of self-described gender	-	-	-	-
<b>Total CEO Division</b>	<b>62.3</b>	<b>62.3</b>	<b>62.3</b>	<b>62.3</b>
<b>Corporate, Business and Financial Services</b>				
Permanent - Full time	150.7	150.7	150.7	150.7
Women	56.4	56.4	56.4	56.4
Men	94.3	94.3	94.3	94.3
Persons of self-described gender	-	-	-	-
Permanent - Part time	23.1	23.1	23.1	23.1
Women	13.6	13.6	13.6	13.6
Men	9.5	9.5	9.5	9.5
Persons of self-described gender	-	-	-	-
<b>Total Corporate, Business and Financial Services</b>	<b>173.8</b>	<b>173.8</b>	<b>173.8</b>	<b>173.8</b>
<b>Planning and Placemaking</b>				
Permanent - Full time	89.0	89.0	89.0	89.0
Women	50.1	50.1	50.1	50.1
Men	38.9	38.9	38.9	38.9
Persons of self-described gender	-	-	-	-
Permanent - Part time	6.6	6.6	6.6	6.6
Women	5.6	5.6	5.6	5.6
Men	1.0	1.0	1.0	1.0
Persons of self-described gender	-	-	-	-
<b>Total Planning and Placemaking</b>	<b>95.6</b>	<b>95.6</b>	<b>95.6</b>	<b>95.6</b>
<b>Community Wellbeing</b>				
Permanent - Full time	196.1	196.1	196.1	196.1
Women	152.8	152.8	152.8	152.8
Men	43.2	43.2	43.2	43.2
Persons of self-described gender	-	-	-	-
Permanent - Part time	88.2	88.2	88.2	88.2
Women	72.9	72.9	72.9	72.9
Men	15.3	15.3	15.3	15.3
Persons of self-described gender	-	-	-	-
<b>Total Community Wellbeing</b>	<b>284.3</b>	<b>284.3</b>	<b>284.3</b>	<b>284.3</b>
<b>City Works and Assets</b>				
Permanent - Full time	195.0	195.0	195.0	195.0
Women	57.5	57.5	57.5	57.5
Men	137.5	137.5	137.5	137.5
Persons of self-described gender	-	-	-	-
Permanent - Part time	18.4	18.4	18.4	18.4
Women	7.7	7.7	7.7	7.7
Men	10.7	10.7	10.7	10.7
Persons of self-described gender	-	-	-	-
<b>Total City Works and Assets</b>	<b>213.4</b>	<b>213.4</b>	<b>213.4</b>	<b>213.4</b>
<b>Casuals and temporary staff</b>	<b>76.6</b>	<b>76.6</b>	<b>76.6</b>	<b>76.6</b>
<b>Capitalised labour</b>	<b>(9.9)</b>	<b>(9.9)</b>	<b>(9.9)</b>	<b>(9.9)</b>
<b>Total staff numbers</b>	<b>896.1</b>	<b>896.1</b>	<b>896.1</b>	<b>896.1</b>

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

### 4. Notes to the financial statements

This section presents detailed information on material components of the financial statements. Council needs to assess which components are material, considering the dollar amounts and nature of these components.

#### 4.1 Comprehensive Income Statement

##### 4.1.1 Rates and charges

Rates and charges are required by the Act and the Regulations to be disclosed in Council's budget.

As per the Local Government Act 2020, Council is required and has a Revenue and Rating Plan which is a four year plan for how Council will generate income to deliver the Council Plan, program and services and capital works commitments over a four-year period.

In developing the Budget, rates and charges were identified as an important source of revenue. Planning for future rate increases has therefore been an important component of the financial planning process. The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. For 2022/23 the FGRS cap has been set at 1.75%. The cap applies to both general rates and municipal charges and is calculated on the basis of council's average rates and charges.

The level of required rates and charges has been considered in this context, with reference to Council's other sources of income and the planned expenditure on services and works to be undertaken for the community.

To achieve these objectives while maintaining service levels and a strong capital expenditure program, the average general rate and the municipal charge will increase by 1.75% in line with the rate cap.

This will raise total rates and charges for 2022/23 to \$125,111,956

4.1.1(a) The reconciliation of the total rates and charges to the Comprehensive Income Statement is as follows:

	2021/22 Forecast Actual	2022/23 Budget	Change	%
	\$'000	\$'000	\$'000	
General Rates	118,869	123,589	4,719	3.97%
Service rates and charges	49	49	-	-
Special rates and charges	141	143	2	1.50%
Supplementary rates and rate adjustments	1,976	1,500	(476)	(24.09%)
Interest on rates and charges	-	300	300	100.00%
Revenue in lieu of rates	35	35	1	1.45%
Less Council Pension Rebate	(465)	(473)	(8)	1.75%
Cultural & Recreational Lands and EPU's	(15)	(30)	(15)	100.00%
<b>Total rates and charges</b>	<b>120,589</b>	<b>125,112</b>	<b>4,523</b>	<b>3.75%</b>

*\*Subject to final valuation data being received from the valuer general.*

*\*General Rates are subject to the rate cap established under the FGRS. Please refer to section 4.1.1(f) for the reconciliation of compliance with the FGRS.*

4.1.1(b) The rate in the dollar to be levied as general rates under section 158 of the Act for each type or class of land compared with the previous financial year

Type or class of land	2021/22 cents/\$NAV	2022/23 cents/\$NAV*	Change
General rate for rateable residential properties	0.0396395700	0.040333260	1.75%
General rate for rateable commercial properties	0.0396395700	0.040333260	1.75%
General rate for rateable industrial properties	0.0396395700	0.040333260	1.75%

*\*Subject to final valuation data being received from the valuer general.*



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

4.1.1(c) The estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous financial year

Type or class of land	2021/22	2022/23	Change	
	\$'000	\$'000	\$'000	%
Residential	88,839	92,502	3,663	4.12%
Commercial	22,789	24,050	1,261	5.53%
Industrial	7,241	7,036	(205)	(2.83%)
<b>Total amount to be raised by general rates</b>	<b>118,869</b>	<b>123,589</b>	<b>4,719</b>	<b>3.97%</b>

\*Pending final valuation data being received from the valuer general.

4.1.1(d) The number of assessments in relation to each type or class of land, and the total number of assessments, compared with the previous financial year

Type or class of land	2021/22	2022/23	Change	
	Number	Number	Number	%
Residential	49,263	50,333	1,070	2.17%
Commercial	6,316	6,388	72	1.14%
Industrial	1,392	1,358	(34)	(2.44%)
<b>Total number of assessments</b>	<b>56,971</b>	<b>58,079</b>	<b>1,108</b>	<b>1.94%</b>

\*Subject to final valuation data being received from the valuer general.

4.1.1(e) The basis of valuation to be used is the Net Annual Value (NAV)

4.1.1(f) The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year

Type or class of land	2021/22	2022/23	Change	
	\$'000	\$'000	\$'000	%
Residential	2,241,172	2,293,447	52,274	2.33%
Commercial	574,904	596,284	21,380	3.72%
Industrial	182,680	174,458	(8,222)	(4.50%)
<b>Total value of land</b>	<b>2,998,757</b>	<b>3,064,189</b>	<b>65,432</b>	<b>2.18%</b>

\*Pending final valuation data being received from the valuer general.

4.1.1(g) The municipal charge under Section 159 of the Act compared with the previous financial year

Council does not have a municipal charge.

Type of Charge	Per Rateable Property 2021/22	Per Rateable Property 2022/23	Change	
	\$	\$	\$	%
Municipal	-	-	-	-

4.1.1(h) The estimated total amount to be raised by municipal charges compared with the previous financial year

Council does not have a municipal charge.

Type of Charge	2021/22	2022/23	Change	
	\$	\$	\$	%
Municipal	-	-	-	-

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

4.1.1(i) The rate or unit amount to be levied for each type of service rate or charge under Section 162 of the Act compared with the previous financial year

Type of Charge	Per Rateable Property 2021/22	Per Rateable Property 2022/23	Change	
	\$	\$	\$	%
Non-Rateable Garbage charge	396	396	-	-
Bridge Road Special Charge Side Streets	100	100	-	-
Bridge Road Special Charge First Level	200	200	-	-
Bridge Road Special Charge Ground Floor	300	300	-	-

4.1.1(j) The estimated total amount to be raised by each type of service rate or charge, and the estimated total amount to be raised by service rates and charges, compared with the previous financial year

Type of Charge	2021/22	2022/23	Change	
	\$	\$	\$	%
Non-Rateable Garbage charge	48,690	48,690	-	0.00%
Bridge Road Special Charge Side Streets	5,000	5,400	400	8.00%
Bridge Road Special Charge First Level	11,200	11,400	200	1.79%
Bridge Road Special Charge Ground Floor	124,500	126,000	1,500	1.20%
<b>Total</b>	<b>135,700</b>	<b>137,400</b>	<b>1,700</b>	<b>1.25%</b>

4.1.1(k) The estimated total amount to be raised by all rates and charges compared with the previous financial year

	2021/22	2022/23	Change	
	\$'000	\$'000	\$'000	%
Rates and Charges	118,869	125,112	6,243	5.25%
<b>Total Rates and charges</b>	<b>118,869</b>	<b>125,112</b>	<b>6,243</b>	<b>5.25%</b>

4.1.1(l) Fair Go Rates System Compliance

Yarra City Council is required to comply with the State Government's Fair Go Rates System (FGRS). The table below details the budget assumptions consistent with the requirements of the Fair Go Rates System.

	2021/22	2022/23
Total Rates	\$ 117,112,768	\$ 121,463,135
Number of rateable properties	56,971	58,079
Base Average Rate	\$ 2,055.66	\$ 2,091.34
Maximum Rate Increase (set by the State Government)	1.50%	1.75%
Capped Average Rate	\$ 2,086.49	\$ 2,127.94
Maximum General Rates and Municipal Charges Revenue	\$ 118,869,457	\$ 123,588,740
Budgeted General Rates and Municipal Charges Revenue	\$ 118,869,434	\$ 123,588,716
Budgeted Supplementary Rates	\$ 878,271	\$ 1,500,000
Budgeted Total Rates and Municipal Charges Revenue	\$ 119,747,705	\$ 125,088,716

\*Subject to final valuation data being received from the valuer general.

4.1.1(m) Any significant changes that may affect the

There are no known significant changes which may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- The making of supplementary valuations
- The variation of returned levels of value (e.g. valuation appeals)
- Changes of use of land such that rateable land becomes non-rateable land and vice versa
- Changes of use of land such that residential land becomes business land and vice versa.

4.1.1(n) Differential rates

Council does not have any differential rates.

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

### 4.1.2 Statutory fees and fines

	Forecast Actual	Budget	Change	
	2021/22	2022/23		
	\$'000	\$'000	\$'000	%
Infringements and costs*	20,193	29,481	9,287	45.99%
Court recoveries	2,899	4,096	1,198	41.32%
Permits	1,948	2,177	229	11.77%
<b>Total statutory fees and fines</b>	<b>25,040</b>	<b>35,754</b>	<b>10,714</b>	<b>42.79%</b>

\*including parking meters.

### 4.1.3 User fees

	Forecast Actual	Budget	Change	
	2021/22	2022/23		
	\$'000	\$'000	\$'000	%
Aged and health services	287	278	(9)	(3.14%)
Leisure centre and recreation	7,120	11,865	4,745	66.63%
Child care/children's programs	3,811	3,885	74	1.93%
Registration and other permits	2,470	2,861	392	15.85%
Building Services and Construction Management	8,473	8,676	203	2.39%
Statutory Planning	2,877	3,070	193	6.71%
Lease income	1,377	1,361	(16)	(1.14%)
Other fees and charges	1,315	1,178	(137)	(10.43%)
<b>Total user fees</b>	<b>27,731</b>	<b>33,174</b>	<b>634</b>	<b>2.29%</b>

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

## 4.1.4 Grants

Grants are required by the Act and the Regulations to be disclosed in Council's budget.

	Forecast Actual	Budget	Change	
	2021/22	2022/23		
	\$'000	\$'000	\$'000	%
<b>Grants were received in respect of the following:</b>				
Summary of grants				
Commonwealth funded grants	11,227	11,196	(30)	(0.3%)
State funded grants	10,485	13,289	2,804	26.7%
<b>Total grants received</b>	<b>21,712</b>	<b>24,485</b>	<b>2,774</b>	<b>12.8%</b>
<b>(a) Operating Grants</b>				
<b>Recurrent - Commonwealth Government</b>				
Victorian Grants Commission	2,488	2,526	37	1.5%
Children Services	5,930	5,355	(575)	(9.7%)
General home care	2,550	3,057	507	19.9%
<b>Recurrent - State Government</b>				
Aged care	334	241	(93)	(27.9%)
School crossing supervisors	324	329	5	1.5%
Family and children	208	1,102	895	430.6%
Libraries	880	740	(140)	(15.9%)
Maternal and child health	659	619	(39)	(6.0%)
Community programs	673	274	(399)	(59.3%)
Health Protection	33	33	0	1.5%
Children Services	1,463	1,827	364	24.9%
Community planning	231	205	(26)	(11.3%)
<b>Total recurrent grants</b>	<b>15,772</b>	<b>16,307</b>	<b>536</b>	<b>3.4%</b>
<b>Non-recurrent - Commonwealth Government</b>				
<b>Non-recurrent - State Government</b>				
City Strategy	1,575	-	(1,575)	(100.0%)
Statutory Planning	1,331	-	(1,331)	(100.0%)
Economic Development	1,078	-	(1,078)	(100.0%)
Waste & Cleansing Services	142	-	(142)	(100.0%)
Arts and Culture	75	76	1	1.5%
Community Development	60	-	(60)	(100.0%)
Library Services	53	-	(53)	(100.0%)
Youth & Middle years	20	19	(2)	(8.5%)
Strategic Transport	15	15	-	100.0%
<b>Total non-recurrent grants</b>	<b>4,349</b>	<b>110</b>	<b>(4,239)</b>	<b>(97.5%)</b>
<b>Total operating grants</b>	<b>20,121</b>	<b>16,417</b>	<b>(3,704)</b>	<b>(18.4%)</b>
<b>(b) Capital Grants</b>				
<b>Recurrent - Commonwealth Government</b>				
Roads to recovery	259	259	0	0.0%
<b>Total recurrent grants</b>	<b>259</b>	<b>259</b>	<b>0</b>	<b>0.0%</b>
<b>Non-recurrent - Commonwealth Government</b>				
Roads	1,420	518	(902)	(63.5%)
<b>Non-recurrent - State Government</b>				
Roads	50	662	612	1,223.2%
Buildings	500	6,677	6,177	1,235.4%
Other	1,028	690	(338)	(32.8%)
<b>Total non-recurrent grants</b>	<b>2,998</b>	<b>8,547</b>	<b>5,549</b>	<b>185.1%</b>
<b>Total capital grants</b>	<b>3,257</b>	<b>8,806</b>	<b>5,549</b>	<b>170.4%</b>
<b>Total Grants</b>	<b>23,378</b>	<b>25,223</b>	<b>1,845</b>	<b>7.9%</b>

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

## 4.1.5 Contributions

	Forecast Actual	Budget	Change	
	2021/22	2022/23		
	\$'000	\$'000	\$'000	%
Monetary	6,958	6,934	(24)	(0.34%)
<b>Total contributions</b>	<b>6,958</b>	<b>6,934</b>	<b>(24)</b>	<b>(0.34%)</b>

## 4.1.6 Other income

	Forecast Actual	Budget	Change	
	2021/22	2022/23		
	\$'000	\$'000	\$'000	%
Interest	200	180	(20)	(10.00%)
Reimbursements	1,086	966	(120)	(11.08%)
Other	754	612	(142)	(18.87%)
<b>Total other income</b>	<b>2,040</b>	<b>1,758</b>	<b>(283)</b>	<b>(13.85%)</b>

## 4.1.7 Employee costs

	Forecast Actual	Budget	Change	
	2021/22	2022/23		
	\$'000	\$'000	\$'000	%
Wages and salaries	82,302	84,217	1,915	2.33%
WorkCover	450	1,000	550	122.22%
Superannuation	8,066	9,102	1,036	12.84%
Other	7,253	8,538	1,285	17.72%
<b>Total employee costs</b>	<b>98,071</b>	<b>102,856</b>	<b>4,786</b>	<b>4.88%</b>

## 4.1.8 Materials and services

	Forecast Actual	Budget	Change	
	2021/22	2022/23		
	\$'000	\$'000	\$'000	%
Contract payments	27,910	24,282	(3,628)	(13.00%)
Building maintenance	5,307	5,363	56	1.06%
General maintenance	2,601	2,883	282	10.85%
Utilities	3,789	4,245	457	12.05%
Office administration	4,036	3,902	(134)	(3.33%)
Information technology	4,968	5,557	588	11.84%
Insurance	2,578	2,595	16	0.63%
Consultants	4,520	7,934	3,414	75.54%
Other materials and services	23,301	25,795	2,494	10.70%
<b>Total materials and services</b>	<b>79,010</b>	<b>82,556</b>	<b>3,546</b>	<b>4.49%</b>

## 4.1.9 Depreciation

	Forecast Actual	Budget	Change	
	2021/22	2022/23		
	\$'000	\$'000	\$'000	%
Property	3,197	2,980	(217)	(6.80%)
Plant & equipment	4,310	4,343	32	0.75%
Infrastructure	17,043	17,515	472	2.77%
<b>Total depreciation</b>	<b>24,550</b>	<b>24,837</b>	<b>287</b>	<b>1.17%</b>



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

### 4.1.10 Amortisation - Right of use assets

	Forecast Actual	Budget	Change	
	2021/22	2022/23		
	\$'000	\$'000	\$'000	%
Right of use assets	1,145	1,163	18	1.55%
<b>Total amortisation - right of use assets</b>	<b>1,145</b>	<b>1,163</b>	<b>18</b>	<b>1.55%</b>

### 4.1.11 Other expenses

	Forecast Actual	Budget	Change	
	2021/22	2022/23		
	\$'000	\$'000	\$'000	%
Auditors Remuneration	306	309	3	0.84%
Councillor Allowances	325	437	112	34.48%
<b>Total other expenses</b>	<b>631</b>	<b>746</b>	<b>115</b>	<b>18.17%</b>

## 4.2 Balance Sheet

### 4.2.1 Assets

Council's cash and cash equivalents will decrease from \$87.31m to \$49.78m over the four years of the budget, this in part reflects the repayment of borrowings. Non-current assets of property, infrastructure, plant and equipment is expected to increase from \$2.12b to \$2.38b over the four years of the budget.

### 4.2.2 Liabilities

Council's current liabilities are expected to decrease marginally over the four years of the budget, decreasing from \$58.66m to \$58.23m. Council's non-current liabilities are expected to decrease from \$56.95m to \$29.20m, as Council continues to reduce its loan borrowings over the longer term.

### 4.2.3 Borrowings

The table below shows information on borrowings specifically required by the Regulations.

	Forecast Actual	Budget	Projections		
	2021/22	2022/23	2023/24	2024/25	2025/26
	\$	\$	\$	\$	\$
Amount borrowed as at 30 June of the prior year	41,203	59,171	53,125	46,904	40,503
Amount proposed to be borrowed	52,500	-	-	-	-
Amount projected to be redeemed	(34,532)	(6,046)	(6,221)	(6,402)	(6,587)
<b>Amount of borrowings as at 30 June</b>	<b>59,171</b>	<b>53,125</b>	<b>46,904</b>	<b>40,503</b>	<b>33,915</b>

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

### 4.2.4 Leases by category

As a result of the introduction of AASB 16 Leases, right-of-use assets and lease liabilities have been recognised as outlined in the table below.

	Forecast Actual	Budget
	2021/22	2022/23
	\$	\$
<b>Right-of-use assets</b>		
Plant and equipment	1,228	324
<b>Total right-of-use assets</b>	<b>1,228</b>	<b>324</b>
<b>Lease liabilities</b>		
<b>Current lease Liabilities</b>		
Plant and equipment	1,184	229
<b>Total current lease liabilities</b>	<b>1,184</b>	<b>229</b>
<b>Non-current lease liabilities</b>		
Plant and equipment	166	112
<b>Total non-current lease liabilities</b>	<b>166</b>	<b>112</b>
<b>Total lease liabilities</b>	<b>1,350</b>	<b>341</b>

### 4.3 Statement of changes in Equity

#### 4.3.1 Reserves

Within the equity section of the balance sheet, Council has Asset Revaluation Reserves, Statutory Reserves, and General Reserves. The asset revaluation reserve reflects movements in the value of Council's property and infrastructure assets. It is a non-cash reserve, backed by the value of Council's non-current property and infrastructure assets. The statutory reserves comprise funds received from external parties for specific purposes such as open space. They are restricted funds and cash backed.

#### 4.3.2 Equity

Council's equity will increase from \$2.12b to \$2.35b over the four years of the budget.

### 4.4 Statement of Cash Flows

#### 4.4.1 Net cash flows provided by/used in operating activities

Council's net cash provided by operating activities will increase from \$23.91m to \$46.61m over the four years of the budget.

#### 4.4.2 Net cash flows provided by/used in investing activities

Net cash outflows for investing activities is expected to remain constant from \$40.93m to \$42.71m over the four years of the budget. The majority of this outflow is for the Capital Works program each year.

#### 4.4.3 Net cash flows provided by/used in financing activities

Net cash flow from financing activities is anticipated to change from a net inflow of \$15.40m to a net outflow of \$7.65m over the four years of the budget.

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

### 4.5 Capital works program

This section presents a listing of the capital works projects that will be undertaken for the 2022/23 year, classified by expenditure type and funding source. Works are also disclosed as current budget or carried forward from prior year.

#### 4.5.1 Summary

	Forecast Actual 2021/22 \$'000	Budget 2022/23 \$'000	Change \$'000	%
Property	16,750	14,479	(2,271)	(13.56%)
Plant and equipment	6,457	4,979	(1,477)	(22.88%)
Infrastructure	28,929	19,404	(9,525)	(32.92%)
<b>Total</b>	<b>52,135</b>	<b>38,863</b>	<b>(13,273)</b>	<b>(25.46%)</b>

	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
Property	14,479	4,930	8,731	818	-	7,295	-	7,184	-
Plant and equipment	4,979	-	4,979	-	-	-	430	4,549	-
Infrastructure	19,404	4,449	12,861	2,094	-	909	2,270	16,225	-
<b>Total</b>	<b>38,863</b>	<b>9,379</b>	<b>26,572</b>	<b>2,912</b>	<b>-</b>	<b>8,204</b>	<b>2,700</b>	<b>27,959</b>	<b>-</b>

#### 4.5.2 Current Budget

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
<b>PROPERTY</b>									
<b>Buildings</b>									
Richmond Town Hall - HVAC design & construction stage 1	1,900	-	1,900	-	-	-	-	1,900	-
Fitzroy Town Hall - HVAC works, floor sanding & courtyard screens	1,720	-	1,720	-	-	-	-	1,720	-
Yambla St Pavilion & Public Toilets, Quarries Park - Pavilion renewal construction (year 1 of 2)	1,071	-	1,071	-	-	250	-	821	-
Community Early Childhood Centre E M Dauber Building - Refurbishment works	400	-	400	-	-	400	-	-	-
Buildings (Minor Urgent Works Program) - Urgent building remediation works	390	-	390	-	-	-	-	390	-
North Carlton Children's Centre - Courtyard carport replacement, other refurbishment & remediation works	339	-	339	-	-	339	-	-	-
Carlton Hall - Compliance and universal access works	334	-	334	-	-	-	-	334	-
Collingwood Library - Heritage preservation works and CCTV/access control	300	-	300	-	-	-	-	300	-
Bob Rose Stand, Victoria Park - Remedial works, public toilets design	280	-	280	-	-	-	-	280	-

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
Ryder Stand, Victoria Park - fit out of changerooms	275	-	275	-	-	-	-	275	-
Buildings Preliminary Investigations Program - Investigation and design for future renewal works	260	-	260	-	-	-	-	260	-
Buildings Minor Urgent Works Program - Ventilation systems remediation	200	-	200	-	-	-	-	200	-
Public Toilets (Exeloo), Otter St - Automated toilet supply & install	170	-	170	-	-	-	-	170	-
Malcolm Graham Pavilion, Kevin Bartlett Reserve - Laundry wall, social room insulation, window replacement and minor kitchen works	150	-	150	-	-	-	-	150	-
Collingwood Leisure Centre - Pool plant equipment renewal	136	-	136	-	-	-	-	136	-
Main Pool Plant Room, Fitzroy Swimming Pool - Pool plant equipment renewal	136	-	136	-	-	-	-	136	-
Richmond Recreation Centre - Pool plant equipment renewal	136	-	136	-	-	-	-	136	-
Collingwood Senior Citizens Centre - Renew southern ramp & detailed design for refit	132	-	132	-	-	-	-	132	-
Public Toilets North Unisex Disabled Lulie St, Victoria Park - Toilet refurbishment	95	-	95	-	-	-	-	95	-
Buildings - Asbestos removal program (various sites)	80	-	80	-	-	-	-	80	-
Fitzroy Library, Fitzroy Town Hall - Staff kitchen/tea point & meeting room renewal	65	-	65	-	-	-	-	65	-
Main Building, Fitzroy Swimming Pool - Floor works to reception and entrances to change rooms	64	-	64	-	-	-	-	64	-
Child Care Centres, General Regulation Compliance Program - Renewal works per annual DHHS accreditation compliance checks	26	-	26	-	-	-	-	26	-
Buildings signage replacement program (with DDA requirements)	25	-	25	-	-	-	-	25	-
Keele St Child Care Centre - Replacement fencing	20	-	20	-	-	-	-	20	-
Sherrin Stand, Victoria Park - Shower partitions	15	-	15	-	-	-	-	15	-
Gold Street Children's Centre - Awning in courtyard	11	-	11	-	-	-	-	11	-
Barkly Gardens Pavilion & Public Toilets upgrade, LRCIP Phase 3 funded	518	-	-	518	-	518	-	-	-
Alphington Bowls Club - Staged pavilion redevelopment works	300	-	-	300	-	-	-	300	-
Collingwood College Early Childhood Centre - Council works	3,200	3,200	-	-	-	3,200	-	-	-
Brunswick Street Oval Precinct Redevelopment, Stage 1 - New Sports Pavilion	930	930	-	-	-	1,788	-	858	-
Atherton Gardens Kindergarten - Council contribution to works	700	700	-	-	-	700	-	-	-

Attachment 1 - Attachment 1 - Draft Budget 2022-23

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
Depot Redevelopment Project - Design and planning	100	100	-	-	-	100	-	-	-
<b>TOTAL PROPERTY</b>	<b>14,479</b>	<b>4,930</b>	<b>8,731</b>	<b>818</b>	<b>-</b>	<b>7,295</b>	<b>-</b>	<b>7,184</b>	<b>-</b>
<b>PLANT AND EQUIPMENT</b>									
<b>Plant, Machinery and Equipment</b>									
Ticket / Parking machines	283	-	283	-	-	-	-	283	-
Passenger Cars	1,190	-	1,190	-	-	-	400	790	-
Trucks	535	-	535	-	-	-	30	505	-
Replacement of small mechanical equipment (for roads)	60	-	60	-	-	-	-	60	-
Bicycle replacement program	15	-	15	-	-	-	-	15	-
Leisure Centre Equipment	105	-	105	-	-	-	-	105	-
<b>Fixtures, Fittings and Furniture</b>									
Furniture (Chairs, desks. Etc)	100	-	100	-	-	-	-	100	-
Miscellaneous and small equipment purchases	20	-	20	-	-	-	-	20	-
Whitegoods and Appliances	30	-	30	-	-	-	-	30	-
<b>Computers and Telecommunications</b>									
PC replacement rolling program	1,066	-	1,066	-	-	-	-	1,066	-
Network Infrastructure replacement	410	-	410	-	-	-	-	410	-
Unified Communications (AV rollout)	200	-	200	-	-	-	-	200	-
Mobile devices (phones and the like)	153	-	153	-	-	-	-	153	-
Mobile computing devices	95	-	95	-	-	-	-	95	-
General Software purchases	50	-	50	-	-	-	-	50	-
Printer / Copier Hardware	28	-	28	-	-	-	-	28	-
<b>Library books</b>									
Library Resources (books and the like)	640	-	640	-	-	-	-	640	-
<b>TOTAL PLANT AND EQUIPMENT</b>	<b>4,979</b>	<b>-</b>	<b>4,979</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>430</b>	<b>4,549</b>	<b>-</b>
<b>INFRASTRUCTURE</b>									
<b>Roads</b>									
Development/Utility works, all over Yarra - Road Pavement	250	-	250	-	-	-	-	250	-
Wilson St, North Carlton (Pigdon St to Paterson St) - Road Pavement	227	-	227	-	-	-	-	227	-
Risk Mitigation Works, all over Yarra - Road Pavement	220	-	220	-	-	-	-	220	-
Queens Pde, all over Yarra (Michael St to Rushall Cres) - Root Barrier Works	207	-	207	-	-	-	-	207	-
Lane No. 2064 - Reconstruction lane rear of 1 Batman St, Fitzroy North	191	-	191	-	-	-	-	191	-
Duke St, Richmond (Swan St to Wall St) - Kerb & Channel	169	-	169	-	-	-	-	169	-
Brunswick St, Fitzroy (Scotchmer St to Tranmere St) - Road Pavement	168	-	168	-	-	-	-	168	-
Fitzroy St, Fitzroy (Rose St to Kerr St) - Road Pavement	163	-	163	-	-	-	-	163	-
Wangaratta St, Richmond (Stewart St to Tanner St) - Road Pavement	160	-	160	-	-	-	-	160	-

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
Station St, North Carlton (Pigdon St to Richardson St) - Road Pavement	156	-	156	-	-	156	-	-	-
Station St, North Carlton (Park St to Pigdon St) - Road Pavement	151	-	151	-	-	104	-	48	-
Little Abbot St, Collingwood (Gold St to End Of Street) - Road Pavement	144	-	144	-	-	-	-	144	-
Rathdowne St, North Carlton (Mary St to Pigdon St) - Root Barrier Works	143	-	143	-	-	-	-	143	-
Wangaratta St, Richmond (Stewart St to Tanner St) - Kerb & Channel	140	-	140	-	-	-	-	140	-
Coppin St, Richmond (Abinger St to Wall St) - Kerb & Channel	139	-	139	-	-	-	-	139	-
Langridge St, Abbotsford (Wellington St to Rokeby St) - Road Pavement	125	-	125	-	-	-	-	125	-
Little Smith St, Fitzroy (Little Victoria St to Gertrude St) - Road Pavement	120	-	120	-	-	-	-	120	-
Pigdon St, North Carlton (McIlwraith St to Lygon St) - Kerb & Channel	112	-	112	-	-	-	-	112	-
Canning St, North Carlton (Macpherson St to Richardson St) - Road Pavement	109	-	109	-	-	-	-	109	-
Wilson St, North Carlton (Paterson St to Richardson St) - Kerb & Channel	105	-	105	-	-	-	-	105	-
Wilson St, North Carlton (Pigdon St to Paterson St) - Kerb & Channel	105	-	105	-	-	-	-	105	-
Wilson St, North Carlton (Richardson St to Macpherson St) - Road Pavement	105	-	105	-	-	-	-	105	-
Brunswick St, Fitzroy (Reid St to St Georges Rd) - Road Pavement	103	-	103	-	-	-	-	103	-
Buckingham St, Richmond (Johnson St to Lambert St) - Kerb & Channel	100	-	100	-	-	-	-	100	-
Designs for future works, all over Yarra - Kerb & Channel	100	-	100	-	-	-	-	100	-
Lane No. 1906 - Reconstruction of bluestone Lane rear of 470 Brunswick St, Fitzroy North	98	-	98	-	-	-	-	98	-
Young St, Fitzroy (Cecil St to Westgarth St) - Road Pavement	95	-	95	-	-	-	-	95	-
Moor St, Fitzroy (Napier St to George St) - Road Pavement	90	-	90	-	-	-	-	90	-
South Audley St, Abbotsford (Victoria St to Nelson St) - Kerb & Channel	90	-	90	-	-	-	-	90	-
Wellington St, Collingwood (Council St to Hodgkinson St) - Root Barrier Works	89	-	89	-	-	-	-	89	-
Richardson St, North Carlton (Rathdowne St to Amess St) - Root Barrier Works	88	-	88	-	-	-	-	88	-
Firebell Lane, Richmond (Lennox St to End Of Street) - Road Pavement	87	-	87	-	-	-	-	87	-



**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
Church St, Fitzroy North (Nicholson St to St Georges Rd) - Kerb & Channel	87	-	87	-	-	-	-	87	-
Bond St, Abbotsford (Southampton Cres to Victoria St) - Road Pavement	85	-	85	-	-	-	-	85	-
Montgomery St, Richmond (Lennox St to End Of Street) - Road Pavement	85	-	85	-	-	-	-	85	-
Moor St, Fitzroy (Young St to Napier St) - Road Pavement	85	-	85	-	-	-	-	85	-
Lane No. 158.1 - Reconstruction of asphalt Lane rear of 1 Hotham St, Clifton Hill	85	-	85	-	-	-	-	85	-
Solly Ave, North Carlton (Arnold St to Wilson St) - Road Pavement	84	-	84	-	-	-	-	84	-
Wilson St, North Carlton (Richardson St to Macpherson St) - Kerb & Channel	84	-	84	-	-	-	-	84	-
Lane No. 7 - Reconstruction of asphalt Lane off Hodgkinson St, Clifton Hill	81	-	81	-	-	-	-	81	-
Fordham Crt, Richmond (Goodwood St to End Of Street) - Kerb & Channel	80	-	80	-	-	-	-	80	-
Brighton St, Richmond (Yorkshire St to Cotter St) - Kerb & Channel	77	-	77	-	-	-	-	77	-
Queens Pde, all over Yarra (Rushall Cres to Brennand St) - Road Pavement	74	-	74	-	-	-	-	74	-
Bedford St, Collingwood (Johnston St to Perry St) - Kerb & Channel	73	-	73	-	-	-	-	73	-
Langridge St, Abbotsford (Cromwell St to Islington St) - Road Pavement	70	-	70	-	-	-	-	70	-
Langridge St, Abbotsford (Rupert St to Cromwell St) - Road Pavement	70	-	70	-	-	-	-	70	-
Lane No. 1403 - Reconstruction of bluestone Lane off Richardson St, Carlton North	69	-	69	-	-	-	-	69	-
Fitzroy St, Fitzroy (Rose St to Kerr St) - Kerb & Channel	68	-	68	-	-	-	-	68	-
Lane No. 1908 - Reconstruction of bluestone Lane rear of 484 Brunswick St North, Fitzroy North	68	-	68	-	-	-	-	68	-
Lane No. 714 - Reconstruction of asphalt Lane near 25 Crown St, Richmond	66	-	66	-	-	-	-	66	-
South Audley St, Abbotsford (Nelson St to Southampton Cres) - Kerb & Channel	63	-	63	-	-	-	-	63	-
Reid St, Fitzroy North (Rae St to Brunswick St) - Road Pavement	63	-	63	-	-	-	-	63	-
Lane No. 624 - Reconstruction of asphalt Lane near 15 Muir St, Richmond	62	-	62	-	-	-	-	62	-
Reid St, Fitzroy North (Brunswick St to Alfred St) - Road Pavement	58	-	58	-	-	-	-	58	-

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
Lane No. 332.2 - Reconstruction of asphalt Lane behind 17 Hunter St, Abbotsford	57	-	57	-	-	-	-	57	-
Lane No. 359.1 - Reconstruction of bluestone Lane off Bloomburg St, Abbotsford	51	-	51	-	-	-	-	51	-
Lane No. 3061 - Reconstruction of Lane next to 19 Crown St, Richmond	49	-	49	-	-	-	-	49	-
Lane No. 644 - Reconstruction of asphalt Lane rear of 2 Ellis St, Richmond	48	-	48	-	-	-	-	48	-
Lesney St, Richmond (Mary St to Brighton St) - Road Pavement	45	-	45	-	-	-	-	45	-
Solly Ave, North Carlton (Arnold St to Wilson St) - Kerb & Channel	45	-	45	-	-	-	-	45	-
Lane No. 2153 - Reconstruction of bluestone Lane rear of 19 Kneen St, Fitzroy North	44	-	44	-	-	-	-	44	-
Lane No. 330.1 - Reconstruction of bluestone Lane off Yarra St, Abbotsford	42	-	42	-	-	-	-	42	-
Lane No. 1302 - Reconstruction of asphalt Lane off Lang St, Carlton North	40	-	40	-	-	-	-	40	-
Lesney St, Richmond (Brighton St to Church St) - Road Pavement	40	-	40	-	-	-	-	40	-
Pavement Bicycle Lanes, all over Yarra - Road Pavement	40	-	40	-	-	-	-	40	-
Lane No. 237 Reconstruction of asphalt Lane next to 58 Perry St, Collingwood	37	-	37	-	-	-	-	37	-
Bedford St, Collingwood (Johnston St to Perry St) - Road Pavement	36	-	36	-	-	-	-	36	-
Chestnut St, Richmond (Adelaide St to Balmain St) - Road Pavement	35	-	35	-	-	-	-	35	-
Brighton St, Richmond (Cotter St to Barkly Ave) - Kerb & Channel	34	-	34	-	-	-	-	34	-
Lane No. 1192 - Reconstruction of bluestone Lane behind 96 Madden Gve) Burnley	32	-	32	-	-	-	-	32	-
Lane No. 562 - Reconstruction of asphalt Lane near 1/4 Little Buckingham St, Richmond	31	-	31	-	-	-	-	31	-
Hunter St, Abbotsford (Johnston St to Valiant St) - Road Pavement	30	-	30	-	-	-	-	30	-
Porter St, Fitzroy North (Railway St to End Of Street) - Road Pavement	26	-	26	-	-	-	-	26	-
Gold St, Collingwood (Alexandra Pde to Noone St) - Kerb & Channel	25	-	25	-	-	-	-	25	-
Reid St, Fitzroy North (Brunswick St to Alfred St) - Kerb & Channel	24	-	24	-	-	-	-	24	-
Reid St, Fitzroy North (Rae St to Brunswick St) - Kerb & Channel	23	-	23	-	-	-	-	23	-
Lane No. 131.1 - Reconstruction of asphalt next to 58 Hotham St, Clifton Hill	22	-	22	-	-	-	-	22	-

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
Paterson St, Abbotsford (Valiant St to Johnston St) - Kerb & Channel	20	-	20	-	-	-	-	20	-
Capital City Trail/St Georges Road Signalised Crossing remodelling works	100	100	-	-	-	-	-	100	-
Dean/Barkly Street Zebra Crossing and Intersection Upgrade	100	100	-	-	-	-	-	100	-
<b>Footpaths and Cycleways</b>									
Pigdon St, North Carlton (Lygon St to Drummond St) - Footpath	161	-	161	-	-	-	-	161	-
Wangaratta St, Richmond (Stewart St to Tanner St) - Footpath	146	-	146	-	-	-	-	146	-
Gertrude St, Fitzroy (George St to Gore St) - Footpath	127	-	127	-	-	-	-	127	-
Duke St, Richmond (Swan St to Wall St) - Footpath	100	-	100	-	-	-	-	100	-
Gertrude St, Fitzroy (Young St to Napier St) - Footpath	92	-	92	-	-	-	-	92	-
Pigdon St, North Carlton (Garton St to Arnold St) - Footpath	88	-	88	-	-	-	-	88	-
Fitzroy St, Fitzroy (Rose St to Kerr St) - Footpath	87	-	87	-	-	-	-	87	-
Albert St, Abbotsford (Murray St to Victoria Cres) - Footpath	86	-	86	-	-	-	-	86	-
Pigdon St, North Carlton (Station St to Nicholson St) - Footpath	83	-	83	-	-	-	-	83	-
Johnston St, Abbotsford (Clarke St to River) - Footpath	75	-	75	-	-	-	-	75	-
Coppin St, Richmond (Abinger St to Wall St) - Footpath	75	-	75	-	-	-	-	75	-
Bowen Cr., North Carlton (Pigdon St to Holtom St West) - Footpath	66	-	66	-	-	-	-	66	-
Pigdon St, North Carlton (Drummond St to Rathdowne St) - Footpath	66	-	66	-	-	-	-	66	-
Bedford St, Collingwood (Johnston St to Perry St) - Footpath	58	-	58	-	-	-	-	58	-
Buckingham St, Richmond (Johnson St to Lambert St) - Footpath	56	-	56	-	-	-	-	56	-
Gold St, Collingwood (Alexandra Pde to Noone St) - Footpath	54	-	54	-	-	-	-	54	-
Reid St, Fitzroy North (Brunswick St to Alfred St) - Footpath	45	-	45	-	-	-	-	45	-
Brighton St, Richmond (Yorkshire St to Cotter St) - Footpath	45	-	45	-	-	-	-	45	-
Fordham Cr., Richmond (Goodwood St to End Of Street) - Footpath	45	-	45	-	-	-	-	45	-
Reid St, Fitzroy North (Rae St to Brunswick St) - Footpath	44	-	44	-	-	-	-	44	-
Young St, Fitzroy (Cecil St to Westgarth St) - Footpath	35	-	35	-	-	-	-	35	-
Church St, Fitzroy North (Nicholson St to St Georges Rd) - Footpath	32	-	32	-	-	-	-	32	-

# Attachment 1 - Attachment 1 - Draft Budget 2022-23

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
Paterson St, Abbotsford (Valiant St to Johnston St) - Footpath	27	-	27	-	-	-	-	27	-
Brighton St, Richmond (Cotter St to Barkly Ave) - Footpath	20	-	20	-	-	-	-	20	-
Activity Centres design program - Retail Footpath	50	-	-	50	-	-	-	50	-
Brunswick Street Protected Bike Lane	189	189	-	-	-	-	-	189	-
Alfred Crescent Bi-Directional Bike Lane	160	160	-	-	-	-	-	160	-
Balmain/Cotter/Church Intersection Upgrade	80	80	-	-	-	-	-	80	-
Wellington/Johnston Street (North) Intersection works	80	80	-	-	-	-	-	80	-
Moor Street Bike Corral and Kerb Outstand	60	60	-	-	-	-	-	60	-
Coppin Street Intersections Improvements	30	30	-	-	-	-	-	30	-
Nicholson/Victoria (North) Intersection Upgrade Pilot Trial	20	20	-	-	-	-	-	20	-
<b>Drainage</b>									
Drain Pipe Rehabilitation program - Drainage	1,000	-	1,000	-	-	-	-	1,000	-
Newry St, Fitzroy North (Brunswick St to Napier St) - Drainage	210	-	210	-	-	-	-	210	-
Risk Mitigation (add hoc/emergency) works - Drainage	200	-	200	-	-	-	-	200	-
Gertrude St, Fitzroy (Gore St to Smith St) - Drainage	170	-	170	-	-	-	-	170	-
Drainage rectification works in laneways - Drainage	140	-	140	-	-	-	-	140	-
Stawell St, Richmond (Stillman St to Bridge Rd) - Drainage	135	-	135	-	-	-	-	135	-
Tranmere St, Fitzroy North (Brunswick St to St Georges Rd) - Drainage	135	-	135	-	-	-	-	135	-
Madden Gr, Richmond (Stawell St to Gibdon St) - Drainage	120	-	120	-	-	-	-	120	-
Designs for future stormwater works - Drainage	110	-	110	-	-	-	-	110	-
Kipling St, Richmond (Swan St to End Of Street) - Drainage	110	-	110	-	-	-	-	110	-
Duke St, Richmond (Wall St to End Of Street) - Drainage	65	-	65	-	-	-	-	65	-
Cecil St, Fitzroy (Napier St to George St) - Drainage	60	-	60	-	-	-	-	60	-
Curtain Square Stormwater Harvesting Scheme	1,300	1,300	-	-	-	650	-	650	-
<b>Waste Management</b>									
Replace street bins	100	-	100	-	-	-	-	100	-
<b>Parks, Open Space and Streetscapes</b>									
Open Space Children Services - Child care facility playground renewals based on condition and compliance audits	305	-	305	-	-	-	-	305	-
Open Space Minor Works - Minor horticultural renewals	170	-	170	-	-	-	-	170	-
Burnley Golf Course, Richmond - Resod fairway H1, H2, H4 and renew chipping green	125	-	125	-	-	-	-	125	-

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
Open Space Minor Works - Minor furniture renewals in response to audits and damage.	120	-	120	-	-	-	-	120	-
George Knott Reserve, Clifton Hill - Track repairs and discus cage renewal	100	-	100	-	-	-	-	100	-
Open Spaces Signage Renewal Program - Supply & install park signage	80	-	80	-	-	-	-	80	-
Open Space Minor Works - Minor sports equipment renewals (goals, nets, surfaces) due to damaged & safety issues	75	-	75	-	-	-	-	75	-
Open Space Minor Works - Minor renewals for fences, retaining walls, walls (respond to damage and ageing)	70	-	70	-	-	-	-	70	-
Merri Ck Parklands Quarries Park, Clifton Hill - Replace furniture near picnic area & playground	60	-	60	-	-	-	-	60	-
Golden Square, Richmond - Park & playground design	50	-	50	-	-	-	10	40	-
Merri Ck Parklands Quarries Park, Clifton Hill - Renewal of Quarries Park Adventure Playground (structure and elements)	50	-	50	-	-	-	-	50	-
Open Space Minor Works - Minor irrigation renewals due to damaged/failed equipment and water efficiency initiatives	50	-	50	-	-	-	-	50	-
Open Space Minor Works - Minor playground works due to equipment failure and vandalism	50	-	50	-	-	-	-	50	-
Open Space Minor Works - Minor repairs to park paths (safety issues)	50	-	50	-	-	-	-	50	-
Open Space Minor Works - Minor turf renewals in response to audits, community requests and wear & tear	50	-	50	-	-	-	-	50	-
Inner Circle Park, Hardy Gallagher Reserve, Carlton Nth - Path renewal	40	-	40	-	-	-	5	35	-
McConchie Reserve, Richmond - Planting of mulched garden beds	35	-	35	-	-	-	-	35	-
Merri Ck Parklands - Hall Reserve, Clifton Hill - Labyrinth wetland design	35	-	35	-	-	-	-	35	-
Burnley Park, Richmond - Playground design	30	-	30	-	-	-	-	30	-
Merri Ck Parklands/ Hall Reserve, Clifton Hill - Renew seating and picnic equipment	30	-	30	-	-	-	-	30	-
Smith Reserve, Fitzroy - Playground design & documentation	30	-	30	-	-	-	15	15	-
Land Purchase (via the OSR) - Purchase of Land	2,000	2,000	-	-	-	-	2,000	-	-

# Attachment 1 - Attachment 1 - Draft Budget 2022-23

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
New Pocket Park - Charlotte Street Design and Documentation (Road Discontinuance to create new pocket park)next to the Richmond Library	180	180	-	-	-	-	90	90	-
Design works for Implementation of the Open Space Strategy - Consultation, design and approvals for new open space in Yarra.	150	150	-	-	-	-	150	-	-
<b>Other Infrastructure</b>									
Replacement of Street Furniture (Seats, bollards. Etc)	80	-	80	-	-	-	-	80	-
Replacement of Public /Street Lights	25	-	25	-	-	-	-	25	-
Street Signs - rolling program to replace signs	25	-	25	-	-	-	-	25	-
LAPM 3- Scotchmer(Area bounded by May St, St Georges Rd, Brunswick St, Nicholson St, and Alexandra Pde)	340	-	-	340	-	-	-	340	-
LAPM 2- North Carlton(Area bounded by Park St, Lygon St, Princes Str and Nicholson St.)	369	-	-	369	-	-	-	369	-
LAPM 13- Abbotsford(Area bounded by Johnston St, Hoddle St, Victoria St and the Yarra River.)	145	-	-	145	-	-	-	145	-
Spot Safety infrastructure upgrades	380	-	-	380	-	-	-	380	-
Bicycle Network upgrades (various works)	340	-	-	340	-	-	-	340	-
LAPM 9- Rose(Area bounded by Alexandra Pde, Nicholson St, Johnston St and Smith St.)	220	-	-	220	-	-	-	220	-
Pedestrian Provisions	150	-	-	150	-	-	-	150	-
LAPM 15- Highett(Area bounded by Victoria St, Church St, Bridge Rd, and Burnley St.)	30	-	-	30	-	-	-	30	-
LAPM 6- East Clifton Hill(Area bounded by the Yarra River, Heidelberg Rd, Hoddle St, Johnston St and Merri Crk.)	30	-	-	30	-	-	-	30	-
Safety around Schools	30	-	-	30	-	-	-	30	-
LAPM 19- Bendigo(Area bounded by Bridge Rd, Burnley St, Swan St, and the Yarra River.)	10	-	-	10	-	-	-	10	-
<b>TOTAL INFRASTRUCTURE</b>	<b>19,404</b>	<b>4,449</b>	<b>12,861</b>	<b>2,094</b>	<b>-</b>	<b>909</b>	<b>2,270</b>	<b>16,225</b>	<b>-</b>
<b>TOTAL NEW CAPITAL WORKS</b>	<b>38,863</b>	<b>9,379</b>	<b>26,572</b>	<b>2,912</b>	<b>-</b>	<b>8,204</b>	<b>2,700</b>	<b>27,959</b>	<b>-</b>

## 4.5.3 Works carried forward from the 2021/22 year

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
<b>PROPERTY</b>									
<b>Buildings</b>									



Attachment 1 - Attachment 1 - Draft Budget 2022-23

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
Collingwood Town Hall- External works	-	-	-	-	-	-	-	-	-
Richmond Town Hall- Walls	800	-	800	-	-	-	-	800	-
Fitzroy Town Hall- Structural repairs	150	-	150	-	-	-	-	150	-
Fitzroy Town Hall- Mechanical Workshop and Administration -	986	-	986	-	-	-	-	986	-
Clifton Hill Depot- Electrical	100	-	100	-	-	-	-	100	-
Panther Pavilion - Fairfield Park	340	-	340	-	-	-	-	340	-
Brunswick Street Oval Precinct Redevelopment	70	70	-	-	-	-	-	70	-
Collingwood Leisure Centre- Electrification works	100	-	-	100	-	-	-	100	-
Richmond Town Hall- Mechanical and various works	150	-	150	-	-	-	-	150	-
Carlton Hall- Master Plan works	334	-	334	-	-	-	-	334	-
<b>TOTAL PROPERTY</b>	<b>3,030</b>	<b>70</b>	<b>2,860</b>	<b>100</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,030</b>	<b>-</b>
<b>PLANT AND EQUIPMENT</b>									
<b>Computers and Telecommunications</b>									
IS - Inter/Intranet software	74	-	74	-	-	-	-	74	-
<b>TOTAL PLANT AND EQUIPMENT</b>	<b>74</b>	<b>-</b>	<b>74</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>74</b>	<b>-</b>
<b>INFRASTRUCTURE</b>									
<b>Roads</b>									
Bosisto St, Richmond (Bridge Rd To Cameron St)- Pavement	150	-	150	-	-	-	-	150	-
<b>Parks, Open Space and Streetscapes</b>									
Curtain Square, Carlton Nth- Playground	50	-	50	-	-	-	-	50	-
Golden Square, Richmond- Playground	45	-	45	-	-	-	10	35	-
Langdon Reserve, Fitzroy North- Playground	30	-	30	-	-	-	5	25	-
Smith Reserve, Fitzroy- Playground	30	-	30	-	-	-	25	5	-
Alphington Park, Fairfield- Playground	115	-	115	-	-	-	30	85	-
Atherton Reserve, Fitzroy-Sports facilities	70	-	-	70	-	-	40	30	-
Edinburgh Gardens, Fitzroy North- Sports	318	-	318	-	-	270	-	48	-
Burnley Golf Course, Richmond- Irrigation	115	-	115	-	-	-	-	115	-
Burnley Golf Course, Richmond- Walls and Fences	195	-	195	-	-	-	-	195	-
Burnley Golf Course, Richmond- Pathway	167	-	167	-	-	-	-	167	-
Edinburgh Gardens, Fitzroy North- Raingarden works	115	-	115	-	-	-	-	115	-
Cambridge Street Reserve, Collingwood- Turf	1,554	1,554	-	-	-	1,300	350	96	-
Burnley Golf Course, Richmond- Turf	110	-	110	-	-	-	-	110	-
Burnley Golf Course, Richmond- Major works	1,500	-	1,500	-	-	-	-	1,500	-
Coate Park, Fairfield- Park Furniture	20	-	20	-	-	-	-	20	-
Otter Street Pocket Park	900	900	-	-	-	1,092	-	192	-
<b>Other Infrastructure</b>									

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Borrowings \$'000
LAPM 13- Traffic management works	335	-	-	335	-	-	-	335	-
LAPM 3- Traffic management works	320	-	-	320	-	-	-	320	-
LAPM 9- Traffic management works	85	-	-	85	-	-	-	85	-
<b>TOTAL INFRASTRUCTURE</b>	<b>6,222</b>	2,454	2,959	810	-	2,662	460	3,100	-
<b>TOTAL CARRIED FORWARD CAPITAL WORKS 2021/22</b>	<b>9,326</b>	2,524	5,893	910	-	2,662	460	6,205	-

# Attachment 1 - Attachment 1 - Draft Budget 2022-23

## Summary of Planned Capital Works Expenditure

For the years ending 30 June 2024,  
2025 & 2026

2023/24	Asset Expenditure Types					Funding Sources				
	Total	New	Renewal	Expansion	Upgrade	Total	Grants	Contributions	Council Cash	Borrowings
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Property</b>										
Buildings	17,832	9,680	5,752	-	2,400	17,832	8,850	-	8,982	-
<b>Total Buildings</b>	17,832	9,680	5,752	-	2,400	17,832	8,850	-	8,982	-
<b>Total Property</b>	17,832	9,680	5,752	-	2,400	17,832	8,850	-	8,982	-
<b>Plant and Equipment</b>										
Plant, machinery and equipment	1,767	155	1,612	-	-	1,767	-	540	1,227	-
Fixtures, fittings and furniture	239	-	239	-	-	239	-	-	239	-
Computers and telecommunications	1,789	10	1,779	-	-	1,789	-	-	1,789	-
Library books	650	-	650	-	-	650	-	-	650	-
<b>Total Plant and Equipment</b>	4,445	165	4,280	-	-	4,445	-	540	3,905	-
<b>Infrastructure</b>										
Roads	5,200	-	5,200	-	-	5,200	259	-	4,941	-
Bridges	50	-	50	-	-	50	-	-	50	-
Footpaths and cycleways	1,875	180	1,674	-	21	1,875	-	-	1,875	-
Drainage	1,957	-	1,957	-	-	1,957	-	-	1,957	-
Waste management	80	-	80	-	-	80	-	-	80	-
Parks, open space and streetscapes	11,075	7,350	3,725	-	-	11,075	1,000	5,905	4,170	-
Off street car parks	58	-	58	-	-	58	-	-	58	-
Other infrastructure	2,955	-	130	-	2,825	2,955	-	-	2,955	-
<b>Total Infrastructure</b>	23,250	7,530	12,874	-	2,846	23,250	1,259	5,905	16,086	-
<b>Total Capital Works Expenditure</b>	45,526	17,375	22,906	-	5,246	45,526	10,109	6,445	28,972	-

2024/25	Asset Expenditure Types					Funding Sources				
	Total	New	Renewal	Expansion	Upgrade	Total	Grants	Contributions	Council Cash	Borrowings
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Property</b>										
Buildings	20,460	10,172	3,088	-	7,200	20,460	8,567	-	11,893	-
<b>Total Buildings</b>	20,460	10,172	3,088	-	7,200	20,460	8,567	-	11,893	-
<b>Total Property</b>	20,460	10,172	3,088	-	7,200	20,460	8,567	-	11,893	-
<b>Plant and Equipment</b>										
Plant, machinery and equipment	2,041	-	2,041	-	-	2,041	-	545	1,496	-
Fixtures, fittings and furniture	140	-	140	-	-	140	-	-	140	-
Computers and telecommunications	1,705	-	1,705	-	-	1,705	-	-	1,705	-
Library books	660	-	660	-	-	660	-	-	660	-
<b>Total Plant and Equipment</b>	4,546	-	4,546	-	-	4,546	-	545	4,001	-
<b>Infrastructure</b>										
Roads	5,410	-	5,410	-	-	5,410	259	-	5,151	-
Bridges	50	-	50	-	-	50	-	-	50	-
Footpaths and cycleways	1,371	-	1,371	-	-	1,371	-	-	1,371	-
Drainage	1,728	-	1,728	-	-	1,728	-	-	1,728	-
Waste management	85	-	85	-	-	85	-	-	85	-
Parks, open space and streetscapes	7,470	5,150	2,320	-	-	7,470	100	5,600	1,770	-
Off street car parks	60	-	60	-	-	60	-	-	60	-
Other infrastructure	1,674	-	130	-	1,544	1,674	-	-	1,674	-
<b>Total Infrastructure</b>	17,848	5,150	11,154	-	1,544	17,848	359	5,600	11,889	-
<b>Total Capital Works Expenditure</b>	42,853	15,322	18,787	-	8,744	42,853	8,926	6,145	27,782	-

# Attachment 1 - Attachment 1 - Draft Budget 2022-23

2025/26	Asset Expenditure Types					Funding Sources				
	Total	New	Renewal	Expansion	Upgrade	Total	Grants	Contributions	Council Cash	Borrowings
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Property</b>										
Buildings	17,595	10,507	6,958	-	130	17,595	9,889	-	7,706	-
<b>Total Buildings</b>	<b>17,595</b>	<b>10,507</b>	<b>6,958</b>	<b>-</b>	<b>130</b>	<b>17,595</b>	<b>9,889</b>	<b>-</b>	<b>7,706</b>	<b>-</b>
<b>Total Property</b>	<b>17,595</b>	<b>10,507</b>	<b>6,958</b>	<b>-</b>	<b>130</b>	<b>17,595</b>	<b>9,889</b>	<b>-</b>	<b>7,706</b>	<b>-</b>
<b>Plant and Equipment</b>										
Plant, machinery and equipment	2,066	-	2,066	-	-	2,066	-	545	1,521	-
Fixtures, fittings and furniture	140	-	140	-	-	140	-	-	140	-
Computers and telecommunications	2,040	10	2,030	-	-	2,040	-	-	2,040	-
Library books	670	-	670	-	-	670	-	-	670	-
<b>Total Plant and Equipment</b>	<b>4,916</b>	<b>10</b>	<b>4,906</b>	<b>-</b>	<b>-</b>	<b>4,916</b>	<b>-</b>	<b>545</b>	<b>4,371</b>	<b>-</b>
<b>Infrastructure</b>										
Roads	6,328	-	6,328	-	-	6,328	259	-	6,069	-
Bridges	50	-	50	-	-	50	-	-	50	-
Footpaths and cycleways	2,196	-	2,090	-	106	2,196	-	-	2,196	-
Drainage	1,277	-	1,277	-	-	1,277	-	-	1,277	-
Waste management	85	-	85	-	-	85	-	-	85	-
Parks, open space and streetscapes	8,950	5,150	3,800	-	-	8,950	100	6,050	2,800	-
Off street car parks	60	-	60	-	-	60	-	-	60	-
Other infrastructure	1,806	-	110	-	1,696	1,806	-	-	1,806	-
<b>Total Infrastructure</b>	<b>20,752</b>	<b>5,150</b>	<b>13,800</b>	<b>-</b>	<b>1,802</b>	<b>20,752</b>	<b>359</b>	<b>6,050</b>	<b>14,343</b>	<b>-</b>
<b>Total Capital Works Expenditure</b>	<b>43,264</b>	<b>15,667</b>	<b>25,664</b>	<b>-</b>	<b>1,932</b>	<b>43,264</b>	<b>10,248</b>	<b>6,595</b>	<b>26,421</b>	<b>-</b>

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

## 5. Financial performance indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be interpreted in the context of the organisation's objectives.

The financial performance indicators below are the prescribed financial performance indicators contained in Part 3 of Schedule 3 of the *Local Government (Planning and Reporting) Regulations 2020*. Results against these indicators will be reported in Council's Performance Statement included in the Annual Report.

Indicator	Measure	Notes	Actual	Forecast	Budget	Projections			Trend
			2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	+/-
Operating position									
Adjusted underlying result	Adjusted underlying surplus (deficit) / Adjusted underlying revenue	1	(0.3%)	(6.2%)	(3.1%)	(2.1%)	1.1%	2.5%	+
Liquidity									
Working Capital	Current assets / current liabilities	2	185%	184%	151%	129%	117%	110%	-
Unrestricted cash	Unrestricted cash / current liabilities	3	86%	91%	63%	40%	23%	11%	-
Obligations									
Loans and borrowings	Interest bearing loans and borrowings / rate revenue	4	49%	49%	42%	36%	31%	25%	+
Loans and borrowings	Interest and principal repayments on interest bearing loans and borrowings / rate revenue		31%	30%	6%	6%	6%	6%	o
Indebtedness	Non-current liabilities / own source revenue		30%	32%	26%	21%	17%	14%	+
Asset renewal	Asset renewal and upgrade expense / Asset depreciation	5	143%	143%	119%	111%	107%	105%	o
Stability									
Rates concentration	Rate revenue / adjusted underlying revenue	6	62%	59%	57%	56%	56%	56%	o
Rates effort	Rate revenue / CIV of rateable properties in the municipality		0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	o
Efficiency									
Expenditure level	Total expenses/ no. of property assessments		\$3,486	\$3,593	\$3,773	\$3,792	\$3,723	\$3,631	+
Revenue level	Total rate revenue / no. of property assessments		\$2,037	\$2,079	\$2,155	\$2,181	\$2,207	\$2,192	+

**Key to Forecast Trend:**

- + Forecasts improvement in Council's financial performance/financial position indicator
- o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecasts deterioration in Council's financial performance/financial position indicator

**Notes to indicators****1. Adjusted underlying result**

An indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives. Improvement in financial performance expected over the period, although continued losses means reliance on Councils' cash reserves or increased debt to maintain services.

**2. Working Capital**

The proportion of current liabilities represented by current assets. Working capital is forecast to increase in the forward periods.

**3. Debt compared to rates**

Trend indicates Council's reducing reliance on debt against its annual revenue through redemption of long term debts.

**4. Asset renewal**

This percentage indicates the extent of Council's renewal of assets against its depreciation charge (an indication of the decline in value of its existing capital assets). A percentage greater than 100% indicates Council is maintaining its existing assets, while a percentage less than 100% means its assets are deteriorating faster than they are being renewed and future capital expenditure will be required to renew assets.

**5. Rates concentration**

Reflects extent of reliance on rate revenues to fund all of Councils' on-going services.

**Attachment 1 - Attachment 1 - Draft Budget 2022-23****6. Schedule of Fees and Charges**

This appendix presents the fees and charges of a statutory/non-statutory nature which will be charged in respect to various goods and services during the financial year 2022/23. The non-statutory fees and charges are based on information available at the time of publishing and may vary during the financial year subject to any changes in Council's policy. The statutory fees are set by statute and are made in accordance with legislative requirements. These fees are updated as of 1 July 2022 and will be reflected on Council's website.



**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Fees & Charges

Yarra City Council

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

## Table Of Contents

City of Yarra .....	5
Property & Rating Fees.....	5
Governance Support.....	5
Libraries .....	5
Library Merchandise .....	5
Photocopies .....	6
Book Sales .....	6
Finance .....	6
Aged & Disability Services .....	6
Home Care, Personal Care and Respite Care.....	6
Personal Care .....	7
Respite Care .....	8
Home Maintenance.....	9
Delivered / Centre Meals.....	10
Willowview .....	10
Community Transport .....	11
Home Care Packages (HCP).....	11
Parking Services .....	11
Local Laws / Legislative Services.....	12
Public Space Licences.....	14
Animal Control.....	15
Community Amenity (Local Laws and Animal Control) .....	15
Food Premises.....	16
Class 1 or Class 2 Premises.....	16
Class 3 and Not for Profit Class 1 and 2 Food Premises .....	16
Not for Profit Class 3 Food Premises.....	17
Temporary and Mobile Food Premises .....	17
Aquatic Facilities .....	18
Prescribed Accommodation Premises.....	18
Commercial .....	18
Not For Profit .....	18
Premises Providing Personal Services.....	18
Other Fees .....	19
Information/Service Fees.....	19
Recreation .....	19
Multi-purpose Sporting Facilities .....	19
Construction Management Support Unit .....	22
Permit Inspections .....	22
Asset Protection Permit.....	22
Vehicle Crossing Permit .....	22
Road / Footpath Occupation Permit.....	22

continued on next page ...

Page 2 of 67

**Attachment 1 - Attachment 1 - Draft Budget 2022-23****Table Of Contents** [continued]

Skip Bin Permit .....	23
Filming & Commercial Still Photography Permit .....	23
Road / Footpath Openings .....	23
<b>Child Care .....</b>	<b>24</b>
Late Fee – Childrens Services .....	24
Outside School Hours Care.....	25
Long Day Care .....	25
Pre School 3 Year Olds .....	25
Funded Kindergarten .....	25
Occasional Child Care .....	25
Youth Services .....	25
Hire of Meeting Rooms – Connie Benn Centre.....	25
Hire of Community Facility - The Stables .....	26
<b>Maternal &amp; Child Health .....</b>	<b>27</b>
Vaccine .....	27
Vaccine – No Charge.....	27
<b>Planning &amp; Subdivision .....</b>	<b>27</b>
Amendments to Planning Scheme .....	27
Applications for permits Reg 9 Type of Permit Application .....	28
Reg 9 Single Dwellings .....	28
Reg 9 VICSMART Applications .....	28
Reg 9 Other Development .....	28
Reg 9 Subdivision .....	29
Certification .....	29
Revised Plans Amend an application for a permit after notice has been given – Reg 12 .....	29
Other Applicable Statutory Fees.....	29
Planning schedule of permit application revision fees under section 57a – Reg 12 Type of Permit Application .....	30
Reg 12 Single Dwellings .....	30
Reg 12 Other Development .....	30
Reg 12 Subdivision .....	30
Reg 11 Permit Amendment Fees.....	31
Reg 11 Single Dwellings .....	31
Reg 11 VICSMART Applications which meet the VicSmart criteria.....	32
Reg 11 Other Development.....	32
Reg 11 Subdivision .....	32
Reg 8 Recertification.....	32
Reg 12 Revised Plans Amend an application for an amendment to a permit after notice has been given.....	32
Other Applicable Statutory Fees.....	32
Reg 12 Planning schedule of permit amendment revision fees under Section 57A Type of Permit Amendment.....	33
Reg 12 Single Dwellings .....	33
Reg 12 Other Development .....	33
Reg 12 Subdivision .....	34

continued on next page ...

Page 3 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

### Table Of Contents [continued]

Other Fees.....	34
Request to extend expiry date of a permit.....	34
Request to amend a permit/plans Secondary Consent (other than under s72).....	35
If the estimated cost of any additional development to be permitted by the amendment is.....	35
Planning Scheme Amendment.....	35
Archive Request.....	36
<b>Building Control/Regulation.....</b>	<b>36</b>
Lodgement Fees (building work permit).....	36
Building Permit Fees.....	36
<b>Hire of Town Halls.....</b>	<b>39</b>
<b>Community Halls.....</b>	<b>40</b>
Small Community Spaces.....	40
Medium Community Spaces.....	40
Large Community Spaces.....	40
Performance Spaces (Richmond Theatrette).....	41
<b>Parks and Open Space.....</b>	<b>41</b>
Site Fees, Occupation Charges & Other Usage Charges.....	41
Fairfield Amphitheatre.....	41
Burnley Circus Site.....	42
Permits.....	42
<b>Yarra Leisure Centres.....</b>	<b>43</b>
Casual Entry.....	43
Bulk Tickets.....	43
Lane Hire.....	43
Debit Fees.....	44
Program Classes.....	44
Gym.....	44
Personal Training.....	45
Swim Lessons.....	45
Programs – Myotherapy.....	46
Yarra Triathlon Programs.....	46
Miscellaneous.....	46
Burnley Golf Course.....	46
<b>Engineering Planning.....</b>	<b>47</b>
Drainage Fees (Levy).....	47
<b>Waste Management.....</b>	<b>47</b>
<b>Urban Agriculture.....</b>	<b>47</b>

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### City of Yarra

#### Property & Rating Fees

Land information certificates	Per Certificate	N	\$27.00	\$27.00	0.00%	\$0.00	Y
Land information certificates – 24 hour turnaround (online application only)	Per Certificate	N	\$72.80	\$74.10	1.79%	\$1.30	N
Garbage Charge – Properties exempt from Rates	Per service	N	\$395.85	\$403.00	1.81%	\$7.15	N
Retrospective Valuation Certificate	Per Certificate	Y	\$106.00	\$108.00	1.89%	\$2.00	N
Payment Arrangement fee (Rates – Referred for Legal Action)	Per Arrangement	Y	\$6.20	\$6.30	1.61%	\$0.10	N
Rate Notice reproduction	Per Notice	N	\$27.90	\$28.40	1.79%	\$0.50	N
Debt Recovery Field Call	Per Notice	N	\$60.90	\$62.00	1.81%	\$1.10	N
Debt Recovery Administration	Per Referral	N	\$45.70	\$46.50	1.75%	\$0.80	N
Debt Recovery Administration Summons Trace successful	Per Trace	N	\$152.00	\$154.50	1.64%	\$2.50	N
Debt Recovery Administration Summons Trace unsuccessful	Per Trace	N	\$101.50	\$103.50	1.97%	\$2.00	N
Debt Recovery Title Search	Per Search	N	\$26.00	\$26.45	1.73%	\$0.45	N
Debt Recovery Company Search	Per Search	N	\$26.00	\$26.45	1.73%	\$0.45	N

#### Governance Support

Freedom of information requests		N	\$30.10	\$30.10	0.00%	\$0.00	Y
---------------------------------	--	---	---------	---------	-------	--------	---

#### Libraries

Book delivery	per delivery	Y	\$12.70	\$15.00	18.11%	\$2.30	N
Damaged / Lost Books	Per item	Y	Cost + \$13.00 (incl. GST)				N
			Min. Fee excl. GST: \$11.64				
Damaged / Lost Magazines	Per item	Y	Cost + \$4.00 (incl. GST)				N
			Min. Fee excl. GST: \$4.00				
Lost Card	Per item	Y	\$4.00	\$4.00	0.00%	\$0.00	N
Inter Library Loans	Per item	Y	\$28.50	\$28.80	1.05%	\$0.30	N
Reservations	Per item	N	No Charge				N
Word Processing	Per Session	Y	No Charge				N
Internet Access	Per Session	Y	No Charge				N

#### Library Merchandise

Library Bags	Per Bag	Y	\$3.50	\$4.00	14.29%	\$0.50	N
Library USBs	Per USB	Y	\$8.00	\$8.10	1.25%	\$0.10	N
Library Keep Cups	Per Cup	Y	\$15.00	\$15.00	0.00%	\$0.00	N

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

**Photocopies**

Photocopies A4	Per Copy	Y	\$0.20	\$0.20	0.00%	\$0.00	N
Photocopies A3	Per Copy	Y	\$0.40	\$0.40	0.00%	\$0.00	N
Photocopies A4 (colour)	Per Copy	Y	\$1.10	\$1.10	0.00%	\$0.00	N
Photocopies A3 (colour)	Per Copy	Y	\$2.10	\$2.10	0.00%	\$0.00	N

**Book Sales**

Book delivery	per delivery	N	\$12.50	\$15.00	20.00%	\$2.50	N
Hardbacks	Per Sale	Y	\$3.00	\$3.00	0.00%	\$0.00	N
Paperbacks	Per Sale	Y	\$1.50	\$1.55	3.33%	\$0.05	N
Magazines	Per Sale	Y	\$0.50	\$0.50	0.00%	\$0.00	N
Bag of Books	Per Bag	Y	\$5.00	\$5.00	0.00%	\$0.00	N

**Finance**

Credit Card Surcharge	Per Transaction	Y	0.5% to payments made via Credit Card				N
Dishonoured Cheque Administration Fee	Per Cheque	Y	\$37.00	\$37.65	1.76%	\$0.65	N
Dishonoured Direct Debt Administration Fee	Per Cheque	Y	\$37.00	\$37.65	1.76%	\$0.65	N

**Aged & Disability Services****Home Care, Personal Care and Respite Care****Home Care General – Low Fee Range**

Home Care General Low fee range – Single Up to \$28,605	Per hour	N	\$4.30	\$4.40	2.33%	\$0.10	N
Home Care General Low fee range – Single \$28,605 to \$39,089 (CHSP)	Per hour	N	\$6.65	\$6.75	1.50%	\$0.10	N
Home Care General Low fee range – Single \$28,605 to \$39,089 (HACCPYP)	Per hour	N	\$6.30	\$6.30	0.00%	\$0.00	N
Home Care General Low fee range – Couple Up to \$59,802 (CHSP)	Per hour	N	\$6.70	\$6.80	1.49%	\$0.10	N
Home Care General Low fee range – Couple Up to \$59,802 (HACCPYP)	Per hour	N	\$6.30	\$6.30	0.00%	\$0.00	N
Home Care General Low fee range – Family Up to \$66,009 (CHSP)	Per hour	N	\$6.70	\$6.80	1.49%	\$0.10	N
Home Care General Low fee range – Family Up to \$66,009 (HACCPYP)	Per hour	N	\$6.30	\$6.30	0.00%	\$0.00	N

**Home Care General – Medium Fee Range**

Home Care General Medium fee range – Single \$39,089 to \$54,795	Per hour	N	\$9.50	\$9.65	1.58%	\$0.15	N
--	----------	---	--------	--------	-------	--------	---

continued on next page ...

Page 6 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Home Care General – Medium Fee Range [continued]

Home Care General Medium fee range – Single \$54,795 to \$70,501	Per hour	N	\$12.30	\$12.50	1.63%	\$0.20	N
Home Care General Medium fee range – Single \$70,501 to \$86,208	Per hour	N	\$15.00	\$15.25	1.67%	\$0.25	N
Home Care General Medium fee range – Couple \$59,802 to \$78,283	Per hour	N	\$11.15	\$11.35	1.79%	\$0.20	N
Home Care General Medium fee range – Couple \$78,283 to \$96,764	Per hour	N	\$14.15	\$14.40	1.77%	\$0.25	N
Home Care General Medium fee range – Couple \$96,764 to \$115,245 (CHSP)	Per hour	N	\$16.70	\$17.00	1.80%	\$0.30	N
Home Care General Medium fee range – Couple \$96,764 to \$115,245 (HACCPYP)	Per hour	N	\$15.70	\$15.70	0.00%	\$0.00	N
Home Care General Medium fee range – Family \$66,009 to \$83,521	Per hour	N	\$11.15	\$11.35	1.79%	\$0.20	N
Home Care General Medium fee range – Family \$83,521 to \$101,033	Per hour	N	\$14.15	\$14.40	1.77%	\$0.25	N
Home Care General Medium fee range – Family \$101,033 to \$118,546 (CHSP)	Per hour	N	\$16.70	\$17.00	1.80%	\$0.30	N
Home Care General Medium fee range – Family \$101,033 to \$118,546 (HACCPYP)	Per hour	N	\$15.70	\$15.70	0.00%	\$0.00	N

### Home Care General – High Fee Range

Home Care General High Range – Single Above \$86,208	Per hour	N	\$36.50	\$37.15	1.78%	\$0.65	N
Home Care General High Range – Couple Above \$115,245	Per hour	N	\$36.50	\$37.15	1.78%	\$0.65	N
Home Care General High Range – Family Above \$118,546	Per hour	N	\$36.50	\$37.15	1.78%	\$0.65	N

## Personal Care

### Personal Care – Low Fee Range

Personal Care Low fee range – Single Up to \$28,605	Per hour	N	\$4.20	\$4.25	1.19%	\$0.05	N
Personal Care Low fee range – Single \$28,605 to \$39,089	Per hour	N	\$4.95	\$5.05	2.02%	\$0.10	N
Personal Care Low fee range – Couple Up to \$44,309	Per hour	N	\$4.20	\$4.25	1.19%	\$0.05	N
Personal Care Low fee range – Couple \$44,309 to \$59,802	Per hour	N	\$4.95	\$5.05	2.02%	\$0.10	N
Personal Care Low fee range – Family Up to \$44,309	Per hour	N	\$4.20	\$4.25	1.19%	\$0.05	N
Personal Care Low fee range – Family \$44,309 to \$66,009	Per hour	N	\$4.95	\$5.05	2.02%	\$0.10	N



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Personal Care – Medium Fee Range

Personal Care General Medium fee range – Single \$39,089 to \$54,795	Per hour	N	\$7.85	\$8.00	1.91%	\$0.15	N
Personal Care General Medium fee range – Single \$54,795 to \$70,501	Per hour	N	\$8.25	\$8.40	1.82%	\$0.15	N
Personal Care General Medium fee range – Single \$70,501 to \$86,208	Per hour	N	\$9.05	\$9.20	1.66%	\$0.15	N
Personal Care General Medium fee range – Couple \$59,802 to \$78,283	Per hour	N	\$7.85	\$8.00	1.91%	\$0.15	N
Personal Care General Medium fee range – Couple \$78,283 to \$96,764	Per hour	N	\$8.25	\$8.40	1.82%	\$0.15	N
Personal Care General Medium fee range – Couple \$96,764 to \$115,245	Per hour	N	\$9.05	\$9.20	1.66%	\$0.15	N
Personal Care General Medium fee range – Family \$66,009 to \$83,521	Per hour	N	\$7.85	\$8.00	1.91%	\$0.15	N
Personal Care General Medium fee range – Family \$83,521 to \$101,033	Per hour	N	\$8.25	\$8.40	1.82%	\$0.15	N
Personal Care General Medium fee range – Family \$101,033 to \$118,546	Per hour	N	\$9.05	\$9.20	1.66%	\$0.15	N

### Personal Care – High Fee Range

Personal Care General High Range – Single Above \$86,208	Per hour	N	\$40.80	\$41.50	1.72%	\$0.70	N
Personal Care General High Range – Couple Above \$115,245	Per hour	N	\$40.80	\$41.50	1.72%	\$0.70	N
Personal Care General High Range – Family Above \$118,546	Per hour	N	\$40.80	\$41.50	1.72%	\$0.70	N

## Respite Care

### Respite Care – Low Fee Range

Respite Care Low fee range – Single Up to \$28,605	Per hour	N	\$2.90	\$2.95	1.72%	\$0.05	N
Respite Care Low fee range – Single \$28,605 to \$39,089	Per hour	N	\$3.35	\$3.40	1.49%	\$0.05	N
Respite Care Low fee range – Couple Up to \$44,309	Per hour	N	\$2.90	\$2.95	1.72%	\$0.05	N
Respite Care Low fee range – Couple \$44,309 to \$59,802	Per hour	N	\$3.35	\$3.40	1.49%	\$0.05	N
Respite Care Low fee range – Family Up to \$44,309	Per hour	N	\$2.90	\$2.95	1.72%	\$0.05	N
Respite Care Low fee range – Family \$44,309 to \$66,009	Per hour	N	\$3.35	\$3.40	1.49%	\$0.05	N

### Respite Care – Medium Fee Range

Respite Care General Medium fee range – Single \$39,089 to \$54,795	Per hour	N	\$3.90	\$3.95	1.28%	\$0.05	N
Respite Care General Medium fee range – Single \$54,795 to \$70,501	Per hour	N	\$4.75	\$4.85	2.11%	\$0.10	N

continued on next page ...

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

**Respite Care – Medium Fee Range** [continued]

Respite Care General Medium fee range – Single \$70,501 to \$86,208	Per hour	N	\$4.85	\$4.95	2.06%	\$0.10	N
Respite Care General Medium fee range – Couple \$59,802 to \$78,283	Per hour	N	\$3.90	\$3.95	1.28%	\$0.05	N
Respite Care General Medium fee range – Couple \$78,283 to \$96,764	Per hour	N	\$4.75	\$4.85	2.11%	\$0.10	N
Respite Care General Medium fee range – Couple \$96,764 to \$115,245	Per hour	N	\$4.85	\$4.95	2.06%	\$0.10	N
Respite Care General Medium fee range – Family \$66,009 to \$83,521	Per hour	N	\$3.90	\$3.95	1.28%	\$0.05	N
Respite Care General Medium fee range – Family \$83,521 to \$101,033	Per hour	N	\$4.75	\$4.85	2.11%	\$0.10	N
Respite Care General Medium fee range – Family \$101,033 to \$118,546	Per hour	N	\$4.85	\$4.95	2.06%	\$0.10	N

**Respite Care – High Fee Range**

Respite Care General High Range – Single Above \$86,208	Per hour	N	\$37.70	\$38.35	1.72%	\$0.65	N
Respite Care General High Range – Couple Above \$115,245	Per hour	N	\$37.70	\$38.35	1.72%	\$0.65	N
Respite Care General High Range – Family Above \$118,546	Per hour	N	\$37.70	\$38.35	1.72%	\$0.65	N

**Home Maintenance****Home Maintenance – Low Fee Range**

Home Maintenance Low fee range – Single Up to \$28,605	Per hour	N	\$4.70	\$4.80	2.13%	\$0.10	N
Home Maintenance Low fee range – Single \$28,605 to \$39,089	Per hour	N	\$7.35	\$7.50	2.04%	\$0.15	N
Home Maintenance Low fee range – Couple Up to \$44,309	Per hour	N	\$4.70	\$4.80	2.13%	\$0.10	N
Home Maintenance Low fee range – Couple \$44,309 to \$59,802	Per hour	N	\$8.75	\$8.90	1.71%	\$0.15	N
Home Maintenance Low fee range – Family Up to \$44,309	Per hour	N	\$4.70	\$4.80	2.13%	\$0.10	N
Home Maintenance Low fee range – Family \$44,309 to \$66,009	Per hour	N	\$8.75	\$8.90	1.71%	\$0.15	N

**Home Maintenance – Medium Fee Range**

Home Maintenance Medium Fee Range Single – \$39,089 to \$86,208	Per hour	N	\$18.30	\$18.60	1.64%	\$0.30	N
Home Maintenance Medium Fee Range Couple – \$59,802 to \$115,245	Per hour	N	\$18.30	\$18.60	1.64%	\$0.30	N
Home Maintenance Medium Fee Range Family – \$66,009 to \$118,546	Per hour	N	\$18.30	\$18.60	1.64%	\$0.30	N

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Home Maintenance – High Fee Range

Home Maintenance High Range – Single Above \$86,208 (CHSP)	Per hour	N	\$52.60	\$53.50	1.71%	\$0.90	N
Home Maintenance High Range – Single Above \$86,208 (HACCPYP)	Per hour	N	\$50.40	\$50.40	0.00%	\$0.00	N
Home Maintenance High Range – Couple Above \$115,245 (CHSP)	Per hour	N	\$52.60	\$53.50	1.71%	\$0.90	N
Home Maintenance High Range – Couple Above \$115,245 (HACCPYP)	Per hour	N	\$50.40	\$50.40	0.00%	\$0.00	N
Home Maintenance – Family Above \$118,546 (CHSP)	Per hour	N	\$52.60	\$53.50	1.71%	\$0.90	N
Home Maintenance – Family Above \$118,546 (HACCPYP)	Per hour	N	\$50.40	\$50.40	0.00%	\$0.00	N

### Delivered / Centre Meals

#### Delivered / Centre Meals – Low Fee Range

Delivered / Centre Meals Single Up to \$39,089	Per meal	N	\$6.90	\$7.00	1.45%	\$0.10	N
Delivered / Centre Meals Couple Up to \$59,802	Per meal	N	\$6.90	\$7.00	1.45%	\$0.10	N
Delivered / Centre Meals Family Up to \$66,009	Per meal	N	\$6.90	\$7.00	1.45%	\$0.10	N

#### Delivered / Centre Meals – Medium Fee Range

Delivered / Centre Meals Single – \$39,089 to \$86,208	Per meal	N	\$8.95	\$9.10	1.68%	\$0.15	N
Delivered / Centre Meals Couple – \$59,802 to \$115,245	Per meal	N	\$8.95	\$9.10	1.68%	\$0.15	N
Delivered / Centre Meals Family – \$66,009 to \$118,546	Per meal	N	\$8.95	\$9.10	1.68%	\$0.15	N

#### Delivered / Centre Meals – High Fee Range

Delivered / Centre Meals – Single Above \$86,208	Per meal	N	\$23.25	\$23.65	1.72%	\$0.40	N
Delivered / Centre Meals – Couple Above \$115,245	Per meal	N	\$23.25	\$23.65	1.72%	\$0.40	N
Delivered / Centre Meals – Family Above \$118,546	Per meal	N	\$23.25	\$23.65	1.72%	\$0.40	N

### Willowview

#### Willowview – High Care

##### Willowview – Outing Group

Willowview – Low Fee Range Single Up to \$39,089	Per session	N	\$8.65	\$8.80	1.73%	\$0.15	N
--	-------------	---	--------	--------	-------	--------	---

continued on next page ...

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Willowview – Outing Group [continued]

Willowview – Low Fee Range Couple Up to \$59,802	Per session	N	\$8.65	\$8.80	1.73%	\$0.15	N
Willowview – Low Fee Range Family Up to \$66,009	Per session	N	\$8.65	\$8.80	1.73%	\$0.15	N
Willowview – Medium Fee Range Single – \$39,089 to \$86,208	Per session	N	\$8.65	\$8.80	1.73%	\$0.15	N
Willowview – Medium Fee Range Couple – \$59,802 to \$115,245	Per session	N	\$8.65	\$8.80	1.73%	\$0.15	N
Willowview – Medium Fee Range Family – \$66,009 to \$118,546	Per session	N	\$8.65	\$8.80	1.73%	\$0.15	N
Willowview – High Fee Range – Single Above \$86,208	Per session	N	\$21.65	\$22.05	1.85%	\$0.40	N
Willowview – High Fee Range – Couple Above \$115,245	Per session	N	\$21.65	\$22.05	1.85%	\$0.40	N
Willowview – High Fee Range – Family Above \$118,546	Per session	N	\$21.65	\$22.05	1.85%	\$0.40	N

### Community Transport

Social Support Group Outing	per session	N	\$1.00	\$1.00	0.00%	\$0.00	N
Community Transport General	Per trip	N	\$1.00	\$1.00	0.00%	\$0.00	N

### Home Care Packages (HCP)

Community Transport	Per trip	N	\$25.00	\$25.00	0.00%	\$0.00	N
All Meals	Per meal	Y	\$21.55	\$21.95	1.86%	\$0.40	N
Home/Personal/Respite Care (8.00am to 6.00pm Monday to Friday)	Per hour	Y	\$50.10	\$51.00	1.80%	\$0.90	N
Home/Personal/Respite Care (6.00pm to 8.00am Monday to Friday)	Per hour	Y	\$106.50	\$108.50	1.88%	\$2.00	N
Home/Personal/Respite Care (6.00pm Friday to 8.00am Monday)	Per hour	Y	\$106.50	\$108.50	1.88%	\$2.00	N
Adult Day Care	Per session	Y	\$36.90	\$37.55	1.76%	\$0.65	N

\*Based upon HACC services used and other services as negotiated

### Parking Services

Parking Fees – meters/ticket machines (per hour) spread from 0.00 to \$12.00 max	per hour	N	\$ 0.00 - \$ 12.00 - default price \$5.00				N
			Last year fee \$ 0.00 - \$ 10.00 - default price \$4.00				
Parking Permits – 1st Resident permit concession or 1st Visitor permit concession	Per permit	N	FREE				N
Parking Permits – 2nd Resident permit concession or 2nd Visitor permit concession	Per permit	N	\$41.60	\$50.00	20.19%	\$8.40	N
Parking Permits – 3rd Resident permits concession or 3rd Visitor permit concession	Per permit	N	\$41.60	\$50.00	20.19%	\$8.40	N

continued on next page ...

Page 11 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Parking Services [continued]

Replacement Parking permit fee		N	\$0.00	\$20.00	∞	\$20.00	N
Tradesperson permit monthly fee- non metered	Per bay	N	\$0.00	\$200.00	∞	\$200.00	N
All Day Parking (various locations)	Per Day	Y	\$12.00	\$14.40	20.00%	\$2.40	N
Half Day Parking (4 Hours, various locations)	Per 4 Hours	Y	\$6.00	\$7.20	20.00%	\$1.20	N
Night parking rate	Per Night	Y	\$12.00	\$14.40	20.00%	\$2.40	N
Occupation of parking bays – parking meter/first day – Non Commercial Street	Per Day	Y	\$66.50	\$80.00	20.30%	\$13.50	N
Occupation of parking bays – parking meter/subsequent day – Non Commercial Street	Per Day	Y	\$33.50	\$40.00	19.40%	\$6.50	N
Occupation of parking bays – parking meter/first day – Commercial Street	Per Day	Y	\$111.50	\$120.00	7.62%	\$8.50	N
Occupation of parking bays – parking meter/subsequent day – Commercial street	Per Day	Y	\$58.90	\$70.00	18.85%	\$11.10	N
Parking Permits – 1st Resident permit	Per Permit	N	\$41.60	\$50.00	20.19%	\$8.40	N
Parking Permits – 2nd Resident permits	Per Permit	N	\$101.50	\$122.00	20.20%	\$20.50	N
Parking Permits – 3rd Resident permits	Per Permit	N	\$191.00	\$229.00	19.90%	\$38.00	N
Parking Permits – Business – 1st permit	Per Permit	N	\$139.00	\$141.50	1.80%	\$2.50	N
Parking Permits – Business – 2nd and subsequent permits	Per Permit	N	\$258.00	\$262.50	1.74%	\$4.50	N
Parking Permits – Disabled	Per Permit	N			No Charge		N
Parking Permits – 1st Visitor permit	Per Permit	N	\$41.60	\$50.00	20.19%	\$8.40	N
Parking Permits – 2nd Visitor permits	Per Permit	N	\$101.50	\$122.00	20.20%	\$20.50	N
Parking Permits – 3rd Visitor permits	Per Permit	N	\$191.00	\$229.00	19.90%	\$38.00	N
Vehicle tow-away – impounding fee	Per item	Y	\$450.50	\$460.00	2.11%	\$9.50	N
Derelict vehicles/pound fee – abandoned/unregistered vehicle	Per Vehicle	Y	\$450.50	\$460.00	2.11%	\$9.50	N
Installation of Loading Zone	Per Loading zone	Y	\$218.00	\$230.00	5.50%	\$12.00	N
Parking offences set out in Schedule 6 of the Road Safety (General) Regulations 2019	Of a Penalty Unit	N			0.5 of a penalty unit		N
Parking Permit – Car Share Bay	Per Permit	N	\$609.00	\$620.00	1.81%	\$11.00	N
Installation of Car Share Bay	Per Bay	Y	\$660.00	\$672.00	1.82%	\$12.00	N
Tradesperson permit per day- non metered	Per Bay	N	\$20.00	\$20.00	0.00%	\$0.00	N
Tradesperson permit per week- non metered	Per Bay	N	\$60.00	\$60.00	0.00%	\$0.00	N

### Local Laws / Legislative Services

Parklet Application and Inspection - Neighbourhood	Per application	N	\$0.00	\$275.00	∞	\$275.00	N
--	-----------------	---	--------	----------	---	----------	---

continued on next page ...

Page 12 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Local Laws / Legislative Services [continued]

Parklet Application and Inspection - Primary	Per application	N	\$0.00	\$275.00	∞	\$275.00	N
Parklet Application and Inspection - Secondary	Per application	N	\$0.00	\$275.00	∞	\$275.00	N
Parklet Permit 12 Month - Neighbourhood	Per permit	N	\$0.00	\$2,250.00	∞	\$2,250.00	N
Parklet Permit 12 Month - Primary	Per permit	N	\$0.00	\$5,000.00	∞	\$5,000.00	N
Parklet Permit 12 Month - Secondary	Per permit	N	\$0.00	\$3,000.00	∞	\$3,000.00	N
Parklet Permit 1st Quarter - Neighbourhood	Per permit	N	\$0.00	\$417.38	∞	\$417.38	N
Parklet Permit 1st Quarter - Primary	Per permit	N	\$0.00	\$937.50	∞	\$937.50	N
Parklet Permit 1st Quarter - Secondary	Per permit	N	\$0.00	\$562.50	∞	\$562.50	N
Parklet Permit Summer 6 Month - Neighbourhood	Per permit	N	\$0.00	\$1,125.00	∞	\$1,125.00	N
Parklet Permit Summer 6 Month - Primary	Per permit	N	\$0.00	\$2,500.00	∞	\$2,500.00	N
Parklet Permit Summer 6 Month - Secondary	Per permit	N	\$0.00	\$1,500.00	∞	\$1,500.00	N
Footpath Trading – Application/ Inspection fee (Non-refundable)	Per application	N	\$57.90	\$58.90	1.73%	\$1.00	N
Footpath heaters	Annual fee	N	\$112.50	\$114.50	1.78%	\$2.00	N
Footpath awning fee	Annual fee	N	\$223.50	\$227.50	1.79%	\$4.00	N
Local laws Permit refund fee	Per fee	N	\$112.50	\$114.50	1.78%	\$2.00	N
Planter Box/Tubs (Excludes Tables & Chairs) Footpath trading only	Annual fee	N	\$57.90	\$58.90	1.73%	\$1.00	N
Additional miscellaneous item Footpath trading	Per item	N	\$57.90	\$58.90	1.73%	\$1.00	N
Mobile Food Vans – Normal Rate	Per Van	N	\$2,670.00	\$2,715.00	1.69%	\$45.00	N
Mobile Food Vans – Concession Rate (Yarra Resident Only)	Per Van	N	\$1,895.00	\$1,930.00	1.85%	\$35.00	N
Mobile Food Van – small private events permit 1 day or less	Per Van	N	\$111.50	\$113.50	1.79%	\$2.00	N
Mobile Food Van – Charity or Non for profit event	Per Van	N	\$0.00	\$0.00	0.00%	\$0.00	N
Significant Tree Application fee (Non-refundable)	Per application	N	\$157.50	\$160.50	1.90%	\$3.00	N
Significant Tree Permit – Removal	Per Permit	N	\$223.50	\$227.50	1.79%	\$4.00	N
Significant Tree Permit – Pruning only	Per Permit	N	\$112.50	\$114.50	1.78%	\$2.00	N
Excess Animal Permit – Application Fee (Non Refundable)	Per Permit	N	\$58.90	\$59.90	1.70%	\$1.00	N
Cat trap – rental per week	Per Week	N	\$23.35	\$23.75	1.71%	\$0.40	N
Commercial dog walking permit (annual permit)	Annual Permit	N	\$112.50	\$114.50	1.78%	\$2.00	N
Excess Animal Permit – Fee	Annual Permit	N	\$58.90	\$59.90	1.70%	\$1.00	N
Temporary Public Space Licence (prescribed event area) multi max 5 stalls/promotional activities Charity or Non for profit	Per Permit	N	\$0.00	\$0.00	0.00%	\$0.00	N

continued on next page ...

Page 13 of 67



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Local Laws / Legislative Services [continued]

Temporary Public Space Licence (prescribed event area) multi max 5 stalls/promotional activities	Per Permit	N	\$106.50	\$108.50	1.88%	\$2.00	N
Temporary Public Space Licence (prescribed event area) each additional stall/promotional activity over 5 for Charity or Non for profit	Per Permit	N	\$0.00	\$0.00	0.00%	\$0.00	N
Temporary Public Space Licence (prescribed event area) each additional stall/promotional activity over 5	Per Permit	N	\$32.50	\$33.05	1.69%	\$0.55	N
Temporary Public Space Licences up to 7 days	Per Permit	N	\$71.00	\$72.20	1.69%	\$1.20	N
Local law permit application fee (As required)	Annual Permit	N	\$57.90	\$58.90	1.73%	\$1.00	N
Busking Permit (Monthly charge)	Per Month	N	\$15.25	\$15.50	1.64%	\$0.25	N
Planter box/tubs – Laneway garden permit fee	Per Permit	N	\$57.90	\$58.90	1.73%	\$1.00	N
General Local Law Permit	Per Permit	N	\$350.00	\$356.00	1.71%	\$6.00	N
Temporary Public space permit – Promotional Short Term (1) 0-3 days	Per Permit	N	\$112.50	\$114.50	1.78%	\$2.00	N
Temporary Public space permit – Promotional Short Term (2) 3-7 days where admin/detailed review required	Per Permit	N	\$179.50	\$182.50	1.67%	\$3.00	N
Local Laws permit Inspection fee – After hours	Per Permit	N	\$166.50	\$170.00	2.10%	\$3.50	N
Miscellaneous / Impound release Fee	Per item	N	\$116.50	\$118.50	1.72%	\$2.00	N
Shopping Trolley Release fees	Per trolley	N	\$68.00	\$69.00	1.47%	\$1.00	N

### Public Space Licences

#### Items on Footpath

Advertising Sign – per sign (licensed)	Annual Permit	N	\$184.50	\$187.50	1.63%	\$3.00	N
Advertising Sign – per sign (unlicensed)	Annual Permit	N	\$126.00	\$128.00	1.59%	\$2.00	N
Goods Display	Annual Permit	N	\$429.50	\$437.00	1.75%	\$7.50	N

#### Tables & Chairs

Licensed premises – per table over 800mm (Including benches)	Annual Permit	N	\$94.40	\$96.00	1.69%	\$1.60	N
Licensed Premises – per table up to 800mm	Annual Permit	N	\$83.20	\$84.70	1.80%	\$1.50	N
Licensed Premises – per chair (600mm = 1 Chair)	Annual Permit	N	\$76.60	\$77.90	1.70%	\$1.30	N
Unlicensed Premises – per table over 800mm (including benches)	Annual Permit	N	\$94.40	\$96.00	1.69%	\$1.60	N
Unlicensed Premises – per table up to 800mm	Annual Permit	N	\$83.20	\$84.70	1.80%	\$1.50	N

continued on next page ...

Page 14 of 67



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Tables & Chairs [continued]

Unlicensed Premises – per chair (600mm = 1 Chair)	Annual Permit	N	\$23.35	\$23.75	1.71%	\$0.40	N
Real Estate Sign License	Annual Permit	N	\$824.00	\$838.00	1.70%	\$14.00	N
Mobile Food Van (prescribed event area) multi max. 5 vans	Per Permit	N	\$350.00	\$356.00	1.71%	\$6.00	N
Mobile Food Van (prescribed event area) each additional food van/stall over 5 vans	Per Permit	N	\$350.00	\$356.00	1.71%	\$6.00	N
Mobile Food Van public land (once-off day rate)	Per Permit	N	\$350.00	\$356.00	1.71%	\$6.00	N

### Kerb Market

Gleadell Street Market (per stall)	Per Stall weekly charge	Y	\$93.40	\$95.00	1.71%	\$1.60	N
------------------------------------	-------------------------	---	---------	---------	-------	--------	---

### Other

Miscellaneous / Impound Fee	Per item	Y	\$114.50	\$116.50	1.75%	\$2.00	N
-----------------------------	----------	---	----------	----------	-------	--------	---

### Planning Enforcement

Liquor Licensing Advice Requests	Per advise	Y	\$168.50	\$171.50	1.78%	\$3.00	N
----------------------------------	------------	---	----------	----------	-------	--------	---

## Animal Control

### Community Amenity (Local Laws and Animal Control)

#### Dog Registration

Standard Maximum Fee	Per dog	N	\$213.00	\$216.50	1.64%	\$3.50	N
Standard Reduced Fee	Per dog	N	\$71.00	\$72.00	1.41%	\$1.00	N
Foster care – Dog	Per dog	N	\$8.00	\$8.00	0.00%	\$0.00	Y
Concessional Maximum Fee	Per dog	N	\$106.50	\$108.00	1.41%	\$1.50	N
Dogs & cats currently registered at another Council – transfer and 1st registration	Per animal	N	No charge – 1st year only				N
Dogs & Cats under 6mths of age	Per animal	N	No charge – 1st year only				N
Concessional Reduced Fee	Per dog	N	\$21.30	\$21.65	1.64%	\$0.35	N
Registration – Declared menacing, dangerous & restricted breed dogs	Per dog	N	\$416.00	\$423.50	1.80%	\$7.50	N

#### Cat Registration

Standard Maximum Fee	Per cat	N	\$122.00	\$124.00	1.64%	\$2.00	N
Standard Reduced Fee	Per cat	N	\$40.60	\$41.00	0.99%	\$0.40	N
Concessional Maximum Fee	Per cat	N	\$60.90	\$62.00	1.81%	\$1.10	N
Concessional Reduced Fee	Per cat	N	\$15.25	\$15.50	1.64%	\$0.25	N

continued on next page ...

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Cat Registration [continued]

Foster care – Cat	Per cat	N	\$8.00	\$8.00	0.00%	\$0.00	Y
Animal Registration refund	Per registration	N	50% refund prior to 1 October each year				N
Replacement Animal Registration tag	Per tag	Y	\$6.10	\$6.20	1.64%	\$0.10	N

### Animal Pound Release Fees

Release fee – Dog	Per animal	Y	\$162.50	\$165.50	1.85%	\$3.00	N
Release fee – Cat	Per animal	Y	\$111.50	\$113.50	1.79%	\$2.00	N
Livestock (small)	Per animal	Y	\$188.00	\$191.50	1.86%	\$3.50	N
Livestock (large)	Per animal	Y	\$254.00	\$258.50	1.77%	\$4.50	N

### Registration of Domestic Animal Business

Annual Registration Fee	Per animal	Y	\$426.50	\$434.00	1.76%	\$7.50	N
Transfer Fee	Per Permit	Y	\$31.50	\$32.00	1.59%	\$0.50	N
Request for copy of dog/cat registration certificate (per entry)	Per entry	Y	\$109.50	\$111.50	1.83%	\$2.00	N
Service Requests – Animal Control	Per animal	Y	\$81.20	\$82.60	1.72%	\$1.40	N
Inspection of Dog/Cat register (per entry)	Per entry	N	\$24.35	\$24.80	1.85%	\$0.45	N
Deposit Cat trap (Refundable)	Per trap	N	\$113.50	\$115.50	1.76%	\$2.00	N

## Food Premises

### Class 1 or Class 2 Premises

Renewals	Annual Permit	N	\$613.00	\$624.00	1.79%	\$11.00	N
Additional fee for each employee over 10 (Max fee is for 61+ employees)	Per employee	N	\$31.50	\$32.05	1.75%	\$0.55	N
New Registrations – Application fee	Per application	N	\$306.50	\$312.00	1.79%	\$5.50	N
New Registrations – Registration fee	Per registration	N	Pro-rata of renewal fee				N
Transfer Fee	Per registration	N	\$306.50	\$312.00	1.79%	\$5.50	N
Re-inspection Fee	Per inspection	N	\$153.50	\$156.00	1.63%	\$2.50	N
Additional Assessment Fee (Section 19H)	Per assessment	N	\$306.50	\$312.00	1.79%	\$5.50	N

### Class 3 and Not for Profit Class 1 and 2 Food Premises

Renewals	Per renewal	N	\$306.50	\$312.00	1.79%	\$5.50	N
Additional fee for each employee over 10 (Max fee is for 61+ employees)	Per employee	N	\$16.25	\$16.50	1.54%	\$0.25	N
Seasonal (6 month operation) sporting clubs – Registration is for annual period	Per registration	N	\$153.50	\$156.00	1.63%	\$2.50	N
New Registrations – Application fee	Per application	N	\$153.50	\$156.00	1.63%	\$2.50	N

continued on next page ...

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

**Class 3 and Not for Profit Class 1 and 2 Food Premises** [continued]

New Registrations – Registration fee	Per registration	N			Pro-rata of renewal fee		N
Transfer Fee	Per transfer	N	\$153.50	\$156.00	1.63%	\$2.50	N
Re-inspection Fee	Per inspection	N	\$77.00	\$78.00	1.30%	\$1.00	N
Additional Inspection Fee Under 19(H)	Per inspection	N	\$153.50	\$156.00	1.63%	\$2.50	N

**Not for Profit Class 3 Food Premises**

Renewals	Per renewal	N	\$153.50	\$156.00	1.63%	\$2.50	N
Additional fee for each employee over 10 (Max fee is for 61+ employees)	Per employee	N	\$8.00	\$8.00	0.00%	\$0.00	N
Seasonal (6 month operation) sporting clubs – Registration is for annual period	Per registration	N	\$77.00	\$78.00	1.30%	\$1.00	N
New Registrations – Application fee	Per application	N	\$77.00	\$78.00	1.30%	\$1.00	N
New Registrations – Registration fee	Per registration	N			Pro-rata of renewal fee		N
Transfer Fee	Per transfer	N	\$77.00	\$78.40	1.82%	\$1.40	N
Re-inspection Fee	Per inspection	N	\$77.00	\$78.00	1.30%	\$1.00	N
Additional Inspection Fee Under 19(H)	Per inspection	N	\$153.50	\$156.00	1.63%	\$2.50	N

**Temporary and Mobile Food Premises**

Registered via "Stretrader" and Short Term Registrations of Food Premises (on request of proprietor)

**Once-off Events**

No more than two consecutive days operation.

Component/s (per component) attached to a fixed registered (not Class 4) premises.

Class 1 and 2	Per Permit	N	\$77.00	\$78.00	1.30%	\$1.00	N
Class 3	Per Permit	N	\$38.50	\$39.00	1.30%	\$0.50	N
Not for profit organisations – all classes	Per Permit	N			No Charge		N

**Short Term Registrations**

Less than 12 months.

Note: new approval fee does not apply.

Temporary and mobile food premises that are not "once off" events or components of a fixed registered premises, components of notified (Class 4) premises.

Registrations for a period of up to 3 months	Per registration	N			1/4 annual renewal fee		N
Registrations for a period of 3 to 6 months	Per registration	N			1/2 annual renewal fee		N
Registrations for a period of more than 6 months will be treated as a 12 month registration	Per registration	N			Full annual renewal fee		N

continued on next page ...

Page 17 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Short Term Registrations [continued]

Re-inspection Fee (temp and mobile food premises)	Per inspection	N	\$77.00	\$78.00	1.30%	\$1.00	N
---	----------------	---	---------	---------	-------	--------	---

### Aquatic Facilities

New registration - Application fee	Per registration	N	\$99.50	\$101.00	1.51%	\$1.50	N
New registration fee	Per registration	N	Pro-rata of renewal fee				N
Renewal - Additional fee for each additional facility in premises in excess of one (1)	Per renewal	N	\$10.00	\$10.00	0.00%	\$0.00	N
Renewal fee	Per renewal	N	\$199.00	\$202.00	1.51%	\$3.00	N
Transfer fee	Per transfer	N	\$99.50	\$101.00	1.51%	\$1.50	N

### Prescribed Accommodation Premises

#### Commercial

Renewal for premises accommodating not more than 5 persons	Per Person	N	\$306.50	\$312.00	1.79%	\$5.50	N
Renewals - Additional fee for each additional person than can be accommodated in excess of 5 (Max fee for 61+ persons)	Per Person	N	\$16.25	\$16.50	1.54%	\$0.25	N
New registrations - Application fee	Per registration	N	\$153.50	\$156.00	1.63%	\$2.50	N
New registrations - Registration fee	Per Transfer	N	Pro-rata of renewal fee				N
Transfers	Per Transfer	N	\$153.50	\$156.00	1.63%	\$2.50	N

#### Not For Profit

Renewals for premises accommodating not more than 5 persons	Per renewal	N	\$153.50	\$156.00	1.63%	\$2.50	N
Renewals - Additional fee for each additional person than can be accommodated in excess of 5 (Max fee for 61+ persons)	Per registration	N	\$8.00	\$8.25	3.13%	\$0.25	N
New registrations - Application fee	Per application	N	\$77.00	\$78.00	1.30%	\$1.00	N
New registrations - Registration fee	Per registration	N	Pro-rata of renewal fee				N
Transfers	Per transfer	N	\$77.00	\$78.00	1.30%	\$1.00	N

### Premises Providing Personal Services

Hairdressers, Beauty Salons, Ear Piercing, Tattooing, Skin Penetration

Pro rata of renewal fee – Registration in Q1 = full renewal fee, Q2 = 3/4 of renewal fee, Q3 = 1/2 renewal fee, Q4 = 1/4 renewal fee

If proprietor is a not for profit/charitable organisations above will be discounted by 50%. No current applicant are NFP.

continued on next page ...

Page 18 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Premises Providing Personal Services [continued]

Renewals	Per renewal	N	\$199.00	\$202.00	1.51%	\$3.00	N
Pro rata of renewal fee – Registration in Q1 = full renewal fee, Q2 = 3/4 of renewal fee, Q3 = 1/2 renewal fee, Q4 = 1/4 renewal fee							
New Registrations	Per registration	N	\$199.00	\$202.00	1.51%	\$3.00	N
Excluding low risk premises where the full renewal fee applies as registration is not subject to renewal. Pro rata of renewal fee – Registration in Q1 = full renewal fee, Q2 = 3/4 of renewal fee, Q3 = 1/2 renewal fee, Q4 = 1/4 renewal fee							
New registrations - Registration fee – higher risk services	Per registration	N	Pro-rata of renewal fee				N
New registration - Registration fee – lower risk services (note that registration is not subject to renewal)	Per registration	N	\$199.00	\$202.00	1.51%	\$3.00	N
Transfer Fee (transfers not applicable to lower risk services)	Per transfer	N	\$99.50	\$101.00	1.51%	\$1.50	N

### Other Fees

Overdue Registration Renewal Fee	Per renewal	N	\$153.50	\$156.00	1.63%	\$2.50	N
Waste Water System Approval	Per approval	N	\$306.50	\$312.00	1.79%	\$5.50	N

### Information/Service Fees

Copy of Certificate of Analysis for person from whom sample obtained		Y	No Charge				N
Copy of Registration Certificate – Only available to current proprietor	Per certificate	Y	\$55.00	\$56.00	1.82%	\$1.00	N
Extract of premises register		N	No Charge				N
Professional services (EHO) as requested	Per Hour	Y	\$153.50	\$156.00	1.63%	\$2.50	N

### Recreation

#### Multi-purpose Sporting Facilities

##### Victoria Park – Casual Fees

Commercial fee	Per Hour	Y	\$293.00	\$298.00	1.71%	\$5.00	N
Concession 1*	Per Hour	Y	\$86.80	\$88.30	1.73%	\$1.50	N
Concession 2*	Per Hour	Y	\$40.20	\$40.90	1.74%	\$0.70	N
Concession 3*	Per Hour	Y	No Charge				N
*Concession 1 = Non Yarra Based – Not For Profit Community Organisations & Yarra Based Private Schools Concession 2 = Registered Not for profit Yarra Community Groups and sporting clubs Concession 3 = Yarra based State and Catholic primary schools							

##### Victoria Park Sherrin Stand Change Rooms – Casual Fees

Commercial fee	Per Hour	Y	\$117.00	\$119.00	1.71%	\$2.00	N
Concession 1*	Per Hour	Y	\$34.70	\$35.30	1.73%	\$0.60	N

continued on next page ...

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

**Victoria Park Sherrin Stand Change Rooms – Casual Fees** [continued]

Concession 2*	Per Hour	Y	\$27.80	\$28.30	1.80%	\$0.50	N
Concession 3*	Per Hour	Y	\$21.15	\$21.50	1.65%	\$0.35	N

\*Concession 1 = Non Yarra Based – Not For Profit Community Organisations & Yarra Based Private Schools  
 Concession 2 = Registered Not for profit Yarra Community Groups and sporting clubs  
 Concession 3 = Yarra based State and Catholic primary schools

**Casual Sports Ground A Hire**

Bastow Reserve 1, Fletcher Reserve 1, Yambla Reserve, Ramsden Street Reserve, Fairfield Park Reserve, Burnley Oval, W.T. Peterson, Loughnan Oval, Citizens Park Oval, Alphington Park Oval – per 3 hour session (pro-rata hour fee available)

Commercial fee	Per Hour	Y	\$117.50	\$119.50	1.70%	\$2.00	N
Concession 1*	Per Hour	Y	\$28.95	\$29.45	1.73%	\$0.50	N
Concession 2*	Per Hour	Y	\$10.50	\$10.70	1.90%	\$0.20	N
Concession 3*	Per Hour	Y	No Charge				N

\*Concession 1 = Non Yarra Based – Not For Profit Community Organisations & Yarra Based Private Schools  
 Concession 2 = Registered Not for profit Yarra Community Groups and sporting clubs  
 Concession 3 = Yarra based State and Catholic primary schools

**Casual Sports Ground B Hire**

Bastow Reserve 2, Fletcher Reserve 2, Coulson Reserve, Alfred Crescent Oval, Walker Street, Alain Bain Reserve, Atherton Reserve – per 3 hour session (pro-rata hour fee available)

Commercial fee	Per Hour	Y	\$59.60	\$60.60	1.68%	\$1.00	N
Concession 1*	Per Hour	Y	\$16.65	\$16.95	1.80%	\$0.30	N
Concession 2*	Per Hour	Y	\$5.60	\$5.70	1.79%	\$0.10	N
Concession 3*	Per Hour	Y	No Charge				N

\*Concession 1 = Non Yarra Based – Not For Profit Community Organisations & Yarra Based Private Schools  
 Concession 2 = Registered Not for profit Yarra Community Groups and sporting clubs  
 Concession 3 = Yarra based State and Catholic primary schools

**Casual Pavilion Hire**

Alfred Crescent, Alphington, Burnley, Coulson, Fairfield, Gillon, Graham, Johnson, Ramsden, Ryans Reserve

Commercial fee	Per Hour	Y	\$117.00	\$119.00	1.71%	\$2.00	N
Concession 1*	Per Hour	Y	\$34.70	\$35.30	1.73%	\$0.60	N
Concession 2*	Per Hour	Y	\$27.80	\$28.30	1.80%	\$0.50	N
Concession 3*	Per Hour	Y	\$21.20	\$21.55	1.65%	\$0.35	N

\*Concession 1 = Non Yarra Based – Not For Profit Community Organisations & Yarra Based Private Schools  
 Concession 2 = Registered Not for profit Yarra Community Groups and sporting clubs  
 Concession 3 = Yarra based State and Catholic primary schools

**Casual Hire – Tennis, Netball, Basketball Court**

Commercial <sup>A</sup>	Per Hour	Y	\$31.10	\$31.65	1.77%	\$0.55	N
Concession 1 <sup>A</sup>	Per Hour	Y	\$15.55	\$15.80	1.61%	\$0.25	N
Concession 2 <sup>A</sup>	Per Hour	Y	\$6.25	\$6.35	1.60%	\$0.10	N

continued on next page ...

Page 20 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Casual Hire – Tennis, Netball, Basketball Court [continued]

Concession 3*^	Per Hour	Y		No Charge			N
*Concession 1 = Non Yarra Based – Not For Profit Community Organisations & Yarra Based Private Schools Concession 2 = Registered Not for profit Yarra Community Groups and sporting clubs Concession 3 = Yarra based State and Catholic primary schools ^Tennis court hire is for half hour blocks							

### Pavilions

Seasonal Fee Per Team

#### Category A

Graham, Johnson, Coulson, Ramsden, Fairfield, Burnley, Alfred Cres, Fitzroy Grandstand, Gillon

Senior Team	Per Team	Y	\$462.50	\$470.50	1.73%	\$8.00	N
Junior Team	Per Team	Y	\$342.00	\$348.00	1.75%	\$6.00	N

#### Category B

Yambla, Citizens, Bain and Alphington, George Knott

Senior Team	Per Team	Y	\$232.00	\$236.00	1.72%	\$4.00	N
Junior Team	Per Team	Y	\$171.50	\$174.50	1.75%	\$3.00	N

### Sportsgrounds

Seasonal Fee Per Team

#### Turf Cricket

Loughnan, Citizens (Summer Turf Wicket)

Senior Team	Per Team	Y	\$3,515.00	\$3,575.00	1.71%	\$60.00	N
-------------	----------	---	------------	------------	-------	---------	---

#### Cricket Synthetic

Senior Team	Per Team	Y	\$1,410.00	\$1,435.00	1.77%	\$25.00	N
Junior Team	Per Team	Y	\$375.50	\$382.00	1.73%	\$6.50	N

#### Football

Senior Team	Per Team	Y	\$1,190.00	\$1,210.00	1.68%	\$20.00	N
Junior Team	Per Team	Y	\$647.00	\$658.00	1.70%	\$11.00	N

#### Soccer

Senior Professional Team SeniorNPL/ FV Senior State League 1 (fenced facility)	Per Team	Y	\$4,655.00	\$4,735.00	1.72%	\$80.00	N
Senior Team FV NPL & State 1 Reserves, State League 2, and below/ VicSoccer	Per Team	Y	\$831.00	\$846.00	1.81%	\$15.00	N
Junior Team	Per Team	Y	\$323.50	\$329.00	1.70%	\$5.50	N



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Registered Yarra Sports Clubs out of season hire

Pre & Post Season Training	Per Hour	Y	\$25.90	\$26.35	1.74%	\$0.45	N
Practice Game		Y	\$93.40	\$95.00	1.71%	\$1.60	N
Single use of Bastow 1 charging fee for entry	Per Hour	Y	\$117.50	\$119.50	1.70%	\$2.00	N

### Permit to hire Park for Commercial Fitness Trainers

Annual Licence Fee	Per Year	N	\$316.40	\$316.40	0.00%	\$0.00	N
--------------------	----------	---	----------	----------	-------	--------	---

### Construction Management Support Unit

Counter Fast Track Assessment Fee	Per Assessment	N	\$132.00	\$134.50	1.89%	\$2.50	N
-----------------------------------	----------------	---	----------	----------	-------	--------	---

### Permit Inspections

Private single dwelling and local shop traders	Per Inspection	Y	\$157.00	\$159.50	1.59%	\$2.50	N
Commercial – includes house modules	Per Inspection	Y	\$279.50	\$284.50	1.79%	\$5.00	N
Out of Hours	Per Inspection	Y	\$476.50	\$485.00	1.78%	\$8.50	N
Out of Hours Permit	Per Permit	Y	\$203.00	\$206.50	1.72%	\$3.50	N

### Asset Protection Permit

Permit – Works up to \$10k*	Per Permit	Y			No Charge		N
Permit – Works between \$10,001 and \$500K Application Fee*	Per Permit	Y	\$255.50	\$260.00	1.76%	\$4.50	N
Permit – Works more than \$501K Application Fee*	Per Permit	Y	\$770.00	\$783.00	1.69%	\$13.00	N

\*Additional drainage inspection charges may apply

### Vehicle Crossing Permit

Inspection - Commercial/Industrial Vehicle Crossing		N	\$0.00	\$284.50	∞	\$284.50	N
Inspection - Private single dwelling Vehicle Crossing	159.35	N	\$0.00	\$160.00	∞	\$160.00	N
Permit – Private Single Dwelling Vehicle Crossing	Per Permit	N	\$476.50	\$168.00	-64.74%	-\$308.50	N
Permit – Commercial/Industrial Vehicle Crossing	Per Permit	N	\$704.00	\$284.50	-59.59%	-\$419.50	N
Profile Design Service	Per Permit	Y	\$373.50	\$380.00	1.74%	\$6.50	N

### Road / Footpath Occupation Permit

Permit – work area / public protection occupation	Per Permit	N	\$86.10	\$87.60	1.74%	\$1.50	N
Occupancy Fee – Private single dwelling and local shop trader	Per Square Metre Per Week	Y	\$5.20	\$5.30	1.92%	\$0.10	N

continued on next page ...

Page 22 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Road / Footpath Occupation Permit [continued]

Occupancy Fee – Commercial License/ Occupancy	Per Square Metre Per Week	Y	\$9.50	\$9.80	3.16%	\$0.30	N
Permit – Plant and Equipment – Private single dwelling and local shop traders.	Per Day	N	\$165.00	\$168.00	1.82%	\$3.00	N
Permit – Plant and Equipment – Commercial – No road closure	Per Day	Y	\$279.50	\$284.50	1.79%	\$5.00	N
Plant and Equipment Permit – Commercial – Local road – Full road closure	Per Day	Y	\$424.50	\$432.00	1.77%	\$7.50	N

### Skip Bin Permit

Skip Bin Permit – Skip placement – unmetered	Per Day	N	\$24.40	\$24.85	1.84%	\$0.45	N
Skip Bin Permit – Skip placement – metered	Per Day	N	\$66.20	\$67.40	1.81%	\$1.20	N
Skip Bin Permit – Container placement	Per Day	N	\$142.00	\$144.50	1.76%	\$2.50	N

### Filming & Commercial Still Photography Permit

Application fee – Commercial Profit Making (non refundable)	Per Permit	Y	\$106.00	\$108.00	1.89%	\$2.00	N
Commercial Profit Making – Film/Ad Producers – Major impact: Permit	Per Permit	Y	\$1,295.00	\$1,320.00	1.93%	\$25.00	N
Filming (incl ads/still photography) inspection (Mon to Fri)	Per Inspection	Y	\$124.50	\$126.50	1.61%	\$2.00	N
Filming inspection (incl ads/still photography) – Out of hours	Per Inspection	Y	\$477.00	\$485.50	1.78%	\$8.50	N
Permit – Commercial Profit Making – Minor impact/small budget productions (incl films & ads)	Per Permit	Y	\$433.50	\$441.00	1.73%	\$7.50	N
Permit – Student Filming (incl still photography)	Per Permit	N	No Charge				N
Permit – Non Profit Making Filming (incl still photography)	Per Permit	N	No Charge				N

### Road / Footpath Openings

#### Consent (RMA 2004)

Consent fee*	Per Consent	N	\$88.90	\$88.90	0.00%	\$0.00	Y
Minimum charge							
*Areas greater than 40m2 or greater than 30 lineal metres Council may consider a reduced charge							
Inspection	Per Inspection	Y	\$157.00	\$159.50	1.59%	\$2.50	N
Inspection – Out of hours	Per Inspection	Y	\$476.50	\$485.00	1.78%	\$8.50	N
Minimum charge							

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Drainage Cleaning and Inspection

Admin Fee – Organising CCTV inspection or drain cleaning for one occurrence	Per Inspection	Y	\$157.00	\$159.50	1.59%	\$2.50	N
CCTV inspection (Traffic management not included)	Per Hour	Y	\$229.50	\$233.50	1.74%	\$4.00	N
Minimum charge \$800							
Drain/Pit Cleaning – Jet/Educator Cleaning (Traffic management and tipping fees not included)	Per Hour	Y	\$242.50	\$246.50	1.65%	\$4.00	N
Minimum charge \$800							

### Road Reinstatement

In accordance with the Road Management Act 2004

Road – deep lift asphalt/concrete/bluestone	Per Square Metre	N	\$325.50	\$331.00	1.69%	\$5.50	N
Minimum charge \$800							
Road – asphalt/concrete <100mm	Per Square Metre	N	\$217.00	\$221.00	1.84%	\$4.00	N
Minimum charge \$500							
Footpath – residential – asphalt (as per YSD33 RAF) – less than 60mm	Per Square Metre	N	\$195.50	\$199.00	1.79%	\$3.50	N
Minimum charge \$500							
Footpath – industrial – asphalt / concrete (as per YSD33 IAF & CF) greater than 60mm & less than equal to 100mm	Per Square Metre	N	\$271.50	\$276.50	1.84%	\$5.00	N
Minimum charge \$800							
Footpath – industrial – concrete with asphalt surface (as per YSD33 ICAF) <=170mm	Per Square Metre	N	\$304.00	\$309.50	1.81%	\$5.50	N
Minimum charge \$800							
Traffic Management	Per Square Metre	N	\$543.00	\$553.00	1.84%	\$10.00	N
Parking sensor removal/reinstatement	Per Sensor	Y	\$106.50	\$108.50	1.88%	\$2.00	N
Urgent removal/reinstatement	Per Sensor	Y	\$150.50	\$153.00	1.66%	\$2.50	N

### Child Care

#### Late Fee – Childrens Services

Late Fee for Vac Care, ASC, LDC, Kinder	Initial 10mins	N	\$27.20	\$27.70	1.84%	\$0.50	N
Late Fee for Vac Care, ASC, LDC, Kinder	Per Minute	N	\$1.35	\$1.35	0.00%	\$0.00	N

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

**Outside School Hours Care**

Casual Booking Fee	per booking	N	\$2.00	\$2.00	0.00%	\$0.00	N
Outside School Hours Care Fee	per hour	N	\$6.65	\$6.65	0.00%	\$0.00	N
Vacation Care Fee – Late booking	Per day	N	\$10 per day				N
			Min. Fee excl. GST: \$10.00				

**Long Day Care**

Long Day Care	per hour	N	\$0.00	\$12.53	∞	\$12.53	N
---------------	----------	---	--------	---------	---	---------	---

**Pre School 3 Year Olds****Funded Kindergarten**

July to December	Per Term	N	\$406.00	\$413.00	1.72%	\$7.00	N
January to June	Per Term	N	\$414.00	\$421.00	1.69%	\$7.00	N
Term Fee Concession	Per Term	N	\$0.00	\$0.00	0.00%	\$0.00	N

**Occasional Child Care**

Occasional Care	per hour	N	\$0.00	\$12.53	∞	\$12.53	N
-----------------	----------	---	--------	---------	---	---------	---

**Youth Services**

Teenage Holiday Programs	Per Day	Y	\$21.20	\$21.55	1.65%	\$0.35	N
Teenage Holiday Programs – Concession	Per Day	Y	\$3.85	\$3.90	1.30%	\$0.05	N

**Hire of Meeting Rooms – Connie Benn Centre****Community Meeting Room**

Concessional Rate Half Day	Per Half Day	Y	\$33.40	\$34.00	1.80%	\$0.60	N
Concessional Rate Full Day	Per Day	Y	\$55.60	\$56.60	1.80%	\$1.00	N
Commercial Rate Half Day	Per Half Day	Y	\$111.00	\$113.00	1.80%	\$2.00	N
Commercial Rate Full Day	Per Day	Y	\$200.00	\$203.50	1.75%	\$3.50	N

**Community Kitchen**

Concessional Rate Half Day	Per Half Day	Y	\$44.50	\$45.25	1.69%	\$0.75	N
Concessional Rate Full Day	Per Day	Y	\$77.90	\$79.30	1.80%	\$1.40	N
Commercial Rate Half Day	Per Half Day	Y	\$111.00	\$113.00	1.80%	\$2.00	N
Commercial Rate Full Day	Per Day	Y	\$200.00	\$203.50	1.75%	\$3.50	N

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

**Training Room**

Concessional Rate Half Day	Per Half Day	Y	\$55.60	\$56.60	1.80%	\$1.00	N
Concessional Rate Full Day	Per Day	Y	\$111.00	\$113.00	1.80%	\$2.00	N
Commercial Rate Half Day	Per Half Day	Y	\$111.00	\$113.00	1.80%	\$2.00	N
Commercial Rate Full Day	Per Day	Y	\$200.00	\$203.50	1.75%	\$3.50	N

**Consultation Room**

Concessional Rate per hour	Per Hour	Y	\$33.40	\$34.00	1.80%	\$0.60	N
Concessional Rate Full Day	Per Day	Y	\$89.00	\$90.60	1.80%	\$1.60	N
Commercial Rate per hour	Per Hour	Y	\$44.50	\$45.25	1.69%	\$0.75	N
Commercial Rate Full Day	Per Day	Y	\$167.00	\$170.00	1.80%	\$3.00	N

**Playgroup Room 2**

Concessional Rate per 2 hour session	Per 2hr Session	Y	\$44.50	\$45.25	1.69%	\$0.75	N
Commercial Rate per hour	Per Hour	Y	\$33.40	\$34.00	1.80%	\$0.60	N
Commercial Rate Full Day	Per Day	Y	\$167.00	\$170.00	1.80%	\$3.00	N

**Front Room**

Concessional Rate Half Day	Per Half Day	Y	\$22.25	\$22.65	1.80%	\$0.40	N
Concessional Rate Full Day	Per Day	Y	\$41.40	\$42.15	1.81%	\$0.75	N
Commercial Rate Half Day	Per Half Day	Y	\$66.70	\$67.90	1.80%	\$1.20	N
Commercial Rate Full Day	Per Day	Y	\$111.00	\$113.00	1.80%	\$2.00	N

**Foyer Room**

Concessional Rate Half Day	Per Half Day	Y	\$66.70	\$67.90	1.80%	\$1.20	N
Concessional Rate Full Day	Per Day	Y	\$111.00	\$113.00	1.80%	\$2.00	N
Commercial Rate Half Day*	Per Half Day	Y	\$89.00	\$90.60	1.80%	\$1.60	N
Commercial Rate Full Day	Per Day	Y	\$167.00	\$170.00	1.80%	\$3.00	N
Groups auspiced by Council business units		N			No Charge		N

\* Evening and weekend hire only

**Hire of Community Facility - The Stables****Top Floor**

After hours call out fee	per hour	Y	\$83.24	\$84.70	1.75%	\$1.46	N
Commercial Rate hourly	per hour	Y	\$62.00	\$63.10	1.77%	\$1.10	N
Community hall public liability insurance	per event	Y	\$33.50	\$34.10	1.79%	\$0.60	N
Concession Rate hourly	per hour	Y	\$21.30	\$21.65	1.64%	\$0.35	N
Groups out spaced by Council business units	per event	N	\$0.00	\$0.00	0.00%	\$0.00	N

continued on next page ...

Page 26 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Top Floor [continued]

Late booking fee	per event	Y	\$48.72	\$49.55	1.70%	\$0.83	N
Security deposit (bond)	per event	N	\$100.00	\$102.00	2.00%	\$2.00	N
* Minimum \$100							

## Maternal & Child Health

### Vaccine

Bexsero	per vaccine	N	\$117.00	\$120.00	2.56%	\$3.00	N
Boostrix	per vaccine	N	\$48.00	\$47.00	-2.08%	-\$1.00	N
Engerix B Adult	per vaccine	N	\$25.50	\$25.00	-1.96%	-\$0.50	N
Havrix Adult	per vaccine	N	\$66.00	\$67.20	1.82%	\$1.20	N
Havrix Junior	per vaccine	N	\$49.00	\$49.85	1.73%	\$0.85	N
Influenza vaccine	per vaccine	N	\$18.30	\$18.00	-1.64%	-\$0.30	N
Nimenrix	per vaccine	N	\$79.50	\$70.00	-11.95%	-\$9.50	N
Varilrix	65	N	\$71.00	\$65.00	-8.45%	-\$6.00	N
Immunisation – vaccinations	Per vaccine	N	Fee varies with Vaccine				N
Immunisation – alternative vaccinations	Per vaccine	N	Fee varies with Vaccine				N

### Vaccine – No Charge

## Planning & Subdivision

### Amendments to Planning Scheme

Request to amend planning scheme	Per application	N	\$3,096.20	\$3,096.20	0.00%	\$0.00	Y
a) Considering a request to amend a planning scheme; and b) Taking action required by Division 1 of Part 3 of the Act; and c) Considering any submissions which do not seek a change to the amendment; and d) If applicable, abandoning the amendment							

### Consideration of submissions to Amendment and reference to panel

a) up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel	Per application	N	\$15,345.60	\$15,345.60	0.00%	\$0.00	Y
b) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel	Per application	N	\$30,661.20	\$30,661.20	0.00%	\$0.00	Y
c) Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel	Per application	N	\$40,986.80	\$40,986.80	0.00%	\$0.00	Y

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Other

Adoption of an Amendment	Per application	N	\$488.50	\$488.50	0.00%	\$0.00	Y
Approval of an Amendment	Per application	N	\$488.50	\$488.50	0.00%	\$0.00	Y
Amendments under 20A	Per application	N	\$977.00	\$977.00	0.00%	\$0.00	Y
Amendments under 20(4)	Per application	N	\$4,058.10	\$4,058.10	0.00%	\$0.00	Y
Under section 96A(4)(a) of the Act: The sum of the highest of the fees which would have applied if separate applications were made and 50% of each of the other fees which would have applied if separate applications							

For an agreement to a proposal to amend or end an agreement under section 173 of the Act	Per application	N	\$688.80	\$688.80	0.00%	\$0.00	Y
For the first 12 months from commencement of the regulations (13 October 2016), the fees for planning scheme amendments will be charged at 50% of the fees set out in regulations							

### Applications for permits Reg 9 Type of Permit Application

Class 1 Use only/reduction of car parking/loading bay requirements/ liquor licence	Per application	N	\$1,337.70	\$1,337.70	0.00%	\$0.00	Y
--	-----------------	---	------------	------------	-------	--------	---

### Reg 9 Single Dwellings

To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 7 or 8 permit or a permit to subdivide or consolidate land) if the cost of development is:

Class 2 < \$10,000	Per application	N	\$202.90	\$202.90	0.00%	\$0.00	Y
Class 3 > \$10,001 – \$100,000	Per application	N	\$638.80	\$638.80	0.00%	\$0.00	Y
Class 4 > \$100,001 – \$500,000	Per application	N	\$1,307.60	\$1,307.60	0.00%	\$0.00	Y
Class 5 > \$500,001 – \$1,000,000	Per application	N	\$1,412.80	\$1,412.80	0.00%	\$0.00	Y
Class 6 > \$1,000,001 – \$2,000,000	Per application	N	\$1,518.00	\$1,518.00	0.00%	\$0.00	Y

### Reg 9 VICSMART Applications

Class 7 < \$10,000	Per application	N	\$202.90	\$202.90	0.00%	\$0.00	Y
Class 8 > \$10,000	Per application	N	\$435.90	\$435.90	0.00%	\$0.00	Y
Class 9 VICSMART application to subdivide or consolidate land	Per application	N	\$202.90	\$202.90	0.00%	\$0.00	Y
Class 10 VICSMART A permit that is a VicSmart Application (other than a Class 7, 8 or 9)	Per application	N	\$202.90	\$202.90	0.00%	\$0.00	Y

### Reg 9 Other Development

Class 11 < \$100,000	Per application	N	\$1,164.80	\$1,164.80	0.00%	\$0.00	Y
Class 12 > \$100,001 – \$1,000,000	Per application	N	\$1,570.60	\$1,570.60	0.00%	\$0.00	Y
Class 13 > \$1,000,001 – \$5,000,000	Per application	N	\$3,464.40	\$3,464.40	0.00%	\$0.00	Y
Class 14 > \$5,000,001 – \$15,000,000	Per application	N	\$8,830.10	\$8,830.10	0.00%	\$0.00	Y
Class 15 > \$15,000,001 – \$50,000,000	Per application	N	\$26,039.50	\$26,039.50	0.00%	\$0.00	Y

continued on next page ...

Page 28 of 67



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Reg 9 Other Development [continued]

Class 16 > \$50,000,001	Per application	N	\$58,526.80	\$58,526.80	0.00%	\$0.00	Y
-------------------------	-----------------	---	-------------	-------------	-------	--------	---

### Reg 9 Subdivision

Class 17 Subdivide an existing building	Per application	N	\$1,337.70	\$1,337.70	0.00%	\$0.00	Y
Class 18 Subdivide land into 2 lots	Per application	N	\$1,337.70	\$1,337.70	0.00%	\$0.00	Y
Class 19 To effect a realignment of a common boundary between lots or to consolidate two or more lots	Per application	N	\$1,337.70	\$1,337.70	0.00%	\$0.00	Y
Class 20 Subdivide land (per 100 lots created)	Per application	N	\$1,337.70	\$1,337.70	0.00%	\$0.00	Y
Class 21	Per application	N	\$1,337.70	\$1,337.70	0.00%	\$0.00	Y

To:

- a) Create, vary a restriction within the meaning of the Subdivision Act 1988, or
- b) Create or remove a right of way; or
- c) Create, vary or remove an easement other than a right of way; or
- d) Vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant

Class 22 A permit not otherwise provided for in the regulation	Per application	N	\$1,337.70	\$1,337.70	0.00%	\$0.00	Y
--	-----------------	---	------------	------------	-------	--------	---

### Certification

Reg 6 Certification of a plan of subdivision	Per application	N	\$177.40	\$177.40	0.00%	\$0.00	Y
Reg 7 Alteration of a plan under section 10 (2) of the Act	Per application	N	\$112.70	\$112.70	0.00%	\$0.00	Y

Any instance where Council requires a change to the plan to make it suitable for certification whether it be conditioned on the permit or prior

### Revised Plans Amend an application for a permit after notice has been given – Reg 12

Reg 12	Per application	N	40% of application fee for that class of application				Y
--------	-----------------	---	--	--	--	--	---

a) Under section 57A(3)(a) of the Act the fee to amend an application for a permit after notice is given is 40% of the application fee for that class of permit set out in the Table at regulation 9 c)

If an application to amend an application for a permit or amend an application to amend a permit has the effect of changing the class of that permit to a new class, having a higher application fee set out in the Table to regulation 9, the applicant must pay an additional fee being the difference the original class of application and the amended class of permit

### Other Applicable Statutory Fees

Reg 15 Application for Certificate of Compliance	Per application	N	\$330.70	\$330.70	0.00%	\$0.00	Y
Reg 18 Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council	Per application	N	\$330.70	\$330.70	0.00%	\$0.00	Y

Including lodging plans to comply if the first submission to Council was unsatisfactory

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

## Planning schedule of permit application revision fees under section 57a – Reg 12 Type of Permit Application

Class 1 Use only/reduction of car parking/loading bay requirements/liquor licence	Per application	N	\$535.10	\$535.10	0.00%	\$0.00	Y
---	-----------------	---	----------	----------	-------	--------	---

## Reg 12 Single Dwellings

To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 7 or 8 permit or a permit to subdivide or consolidate land) if the cost of development is:

Class 2 – Less than \$10,000	Per application	N	\$81.20	\$81.20	0.00%	\$0.00	Y
Class 3 – More than \$10,000 and not more than \$100,000	Per application	N	\$255.50	\$255.50	0.00%	\$0.00	Y
Class 4 – More than \$100,000 and not more than \$500,000	Per application	N	\$523.00	\$523.00	0.00%	\$0.00	Y
Class 5 – More than \$500,000 and not more than \$1,000,000	Per application	N	\$565.10	\$565.10	0.00%	\$0.00	Y
Class 6 – More than \$1,000,000 and not more than \$2,000,000	Per application	N	\$607.20	\$607.20	0.00%	\$0.00	Y

## Reg 12 Other Development

To develop land (incl single dwelling per lot) if the estimated cost of development is:

Class 11 – Less than \$100,000	Per application	N	\$465.90	\$465.90	0.00%	\$0.00	Y
Class 12 – More than \$100,000 and not more than \$1,000,000	Per application	N	\$628.20	\$628.20	0.00%	\$0.00	Y
Class 13 – More than \$1,000,000 and not more than \$5,000,000	Per application	N	\$1,385.80	\$1,385.80	0.00%	\$0.00	Y
Class 14 – More than \$5,000,000 and not more than \$15,000,000	Per application	N	\$3,532.00	\$3,532.00	0.00%	\$0.00	Y
Class 15 – More than \$15,000,000 and not more than \$50,000,000	Per application	N	\$10,415.80	\$10,415.80	0.00%	\$0.00	Y
Class 16 – More than \$50,000,000	Per application	N	\$23,410.70	\$23,410.70	0.00%	\$0.00	Y

## Reg 12 Subdivision

Class 17 To subdivide an existing building (other than a class 9 permit)	Per application	N	\$535.10	\$535.10	0.00%	\$0.00	Y
Class 18 To subdivide land into two lots (other than a class 9 or class 17 permit)	Per application	N	\$535.10	\$535.10	0.00%	\$0.00	Y
Class 19 To effect a realignment of a common boundary between lots or to consolidate two or more lots (other than a class 9 permit)	Per application	N	\$535.10	\$535.10	0.00%	\$0.00	Y

continued on next page ...

Page 30 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

## Reg 12 Subdivision [continued]

Class 20 To subdivide land (other than a class 9, class 17, class 18 or class 19 permit)	Per application	N		\$535.10 per 100 lots created Min. Fee excl. GST: \$535.10  Last year fee \$514.40 per 100 lots created Min. Fee excl. GST: \$535.10			Y
Class 21	Per application	N	\$535.10	\$535.10	0.00%	\$0.00	Y
To: a) create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or b) create or remove a right of way; or c) create, vary or remove an easement other than a right of way; or d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.							
Class 22 A permit not otherwise provided for in the regulation	Per application	N	\$535.10	\$535.10	0.00%	\$0.00	Y

## Reg 11 Permit Amendment Fees

Class 1 Use only/reduction of car parking/loading bay requirements/ liquor licence	Per application	N	\$1,337.70	\$1,337.70	0.00%	\$0.00	Y
Class 2 Application to amend a permit (other than a permit to develop land for a single dwelling per lot, use & develop land for a single dwelling per lot, or to undertake development ancillary to the use of land for a single dwelling per lot) to: To change the statement of what the permit allows or to change any or all of the conditions	Per application	N	\$1,337.70	\$1,337.70	0.00%	\$0.00	Y

## Reg 11 Single Dwellings

To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 7 or 8 permit or a permit to subdivide or consolidate land) if the estimated cost of any additional development is:

Class 3 Amendment to a Class 2, 3, 4, 5 or 6 permit – Less than \$10,000	Per application	N	\$202.90	\$202.90	0.00%	\$0.00	Y
Class 4 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$10,000 and not more than \$100,000	Per application	N	\$638.80	\$638.80	0.00%	\$0.00	Y
Class 5 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$100,000 and not more than \$500,000	Per application	N	\$1,307.60	\$1,307.60	0.00%	\$0.00	Y
Class 6 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$500,000	Per application	N	\$1,412.80	\$1,412.80	0.00%	\$0.00	Y

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

**Reg 11 VICSMART Applications which meet the VicSmart criteria**

Class 7 Amendment to a Class 7 permit	Per application	N	\$202.90	\$202.90	0.00%	\$0.00	Y
If the estimated cost of any additional development is less than \$10,000							
Class 8 Amendment to a Class 8 permit	Per application	N	\$435.90	\$435.90	0.00%	\$0.00	Y
If the estimated cost of any additional development is more than \$10,000							
Class 9 Amendment to a Class 9 permit – Subdivide or consolidate land	Per application	N	\$202.90	\$202.90	0.00%	\$0.00	Y
Class 10 Amendment to a Class 10 permit (other than a class 7, class 8 or class 9 permit)	Per application	N	\$202.90	\$202.90	0.00%	\$0.00	Y

**Reg 11 Other Development**

Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – Less than \$100,000	Per application	N	\$1,164.80	\$1,164.80	0.00%	\$0.00	Y
Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – More than \$100,000 and not more than \$1,000,000	Per application	N	\$1,570.60	\$1,570.60	0.00%	\$0.00	Y
Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – More than \$1,000,000	Per application	N	\$3,464.40	\$3,464.40	0.00%	\$0.00	Y

**Reg 11 Subdivision**

Class 14 – Class 19 Amendments	Per application	N	\$1,337.70	\$1,337.70	0.00%	\$0.00	Y
--------------------------------	-----------------	---	------------	------------	-------	--------	---

**Reg 8 Recertification**

Reg 8 Recertification of a plan of subdivision	Per application	N	\$142.80	\$142.80	0.00%	\$0.00	Y
--	-----------------	---	----------	----------	-------	--------	---

**Reg 12 Revised Plans Amend an application for an amendment to a permit after notice has been given**

Fee to amend an application for a permit after notice is given	Per application	N	40% of application fee for that class of application	Y
If an application to amend an application for a permit or amend an application to amend a permit has the effect of changing the class of that permit to a new class, having a higher application fee set out in the Table to regulation 9, the applicant must pay an additional fee being the difference the original class of application and the amended class of permit				

**Other Applicable Statutory Fees**

Reg 16 For an agreement to a proposal to amend or end an agreement under S173 of the Act	Per application	N	\$668.80	\$668.80	0.00%	\$0.00	Y
--	-----------------	---	----------	----------	-------	--------	---

continued on next page ...

Page 32 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

## Other Applicable Statutory Fees [continued]

Reg 18 Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council Including lodging plans to comply if the first submission to Council was unsatisfactory	Per application	N	\$330.70	\$330.70	0.00%	\$0.00	Y
---	-----------------	---	----------	----------	-------	--------	---

Reg 12 Planning schedule of permit amendment revision fees under Section 57A  
Type of Permit Amendment

Class 1 Use only/reduction of car parking/loading bay requirements/ liquor licence	Per application	N	\$535.10	\$535.10	0.00%	\$0.00	Y
Class 2 Application to amend a permit (other than a permit to develop land for a single dwelling per lot, use & develop land for a single dwelling per lot, or to undertake development ancillary to the use of land for a single dwelling per lot) to: To change the statement of what the permit allows or To change any or all of the conditions	Per application	N	\$535.10	\$535.10	0.00%	\$0.00	Y

## Reg 12 Single Dwellings

To develop land for a single dwelling per lot or use and develop land for a single dwelling per lot and undertake development ancillary to the use of land for a single dwelling per lot included in the application (other than a class 7 or 8 permit or a permit to subdivide or consolidate land) if the estimated cost of any additional development is:

Class 3 Amendment to a Class 2, 3, 4, 5 or 6 permit – Less than \$10,000	Per application	N	\$81.20	\$81.20	0.00%	\$0.00	Y
Class 4 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$10,000 and not more than \$100,000	Per application	N	\$255.50	\$255.50	0.00%	\$0.00	Y
Class 5 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$100,000 and not more than \$500,000	Per application	N	\$523.00	\$523.00	0.00%	\$0.00	Y
Class 6 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$500,000	Per application	N	\$565.10	\$565.10	0.00%	\$0.00	Y

## Reg 12 Other Development

Class 10 Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – Less than \$100,000	Per application	N	\$465.90	\$465.90	0.00%	\$0.00	Y
Class 11 Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – More than \$100,000 and not more than \$1,000,000	Per application	N	\$628.20	\$628.20	0.00%	\$0.00	Y
Class 12 Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – More than \$1,000,000	Per application	N	\$1,385.80	\$1,385.80	0.00%	\$0.00	Y

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

## Reg 12 Subdivision

Class 14 Amendment to a Class 17 permit – To subdivide an existing building (other than a class 9 permit)	Per application	N	\$535.10	\$535.10	0.00%	\$0.00	Y
Class 15 Amendment to a Class 18 permit – To subdivide land into two lots (other than a class 9 or class 17 permit)	Per application	N	\$535.10	\$535.10	0.00%	\$0.00	Y
Class 16 Amendment to a Class 19 permit – To effect a realignment of a common boundary between lots or to consolidate two or more lots (other than a class 9 permit)	Per application	N	\$535.10	\$535.10	0.00%	\$0.00	Y
Class 17 Amendment to a Class 20 permit – To subdivide land (other than a class 9, class 17, class 18 or class 19 permit)	Per application	N	\$535.10 per 100 lots created Min. Fee excl. GST: \$535.10				Y
Class 18 Amendment to a Class 21 permit - To: a) create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or b) create or remove a right of way; or c) create, vary or remove an easement other than a right of way; or d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.	Per application	N	\$535.10	\$535.10	0.00%	\$0.00	Y
Class 19 Amendment to a Class 22 permit – A permit not otherwise provided for in the regulation	Per application	N	\$535.10	\$535.10	0.00%	\$0.00	Y

## Other Fees

Application for certificate of compliance	Per request	N	\$330.70	\$330.70	0.00%	\$0.00	Y
Application for a planning certificate	Per request	N	\$20.90 (hard copy) or \$7.00 (Electronic) Min. Fee excl. GST: \$7.00				Y
Determination whether anything is to Council's satisfaction	Per request	N	\$330.70	\$330.70	0.00%	\$0.00	Y

## Request to extend expiry date of a permit

Vicsmart	Per request	Y	\$101.50	\$103.50	1.97%	\$2.00	N
Single Dwelling	Per request	Y	\$487.00	\$495.50	1.75%	\$8.50	N
2 to 0 Dwellings	Per request	Y	\$761.00	\$774.00	1.71%	\$13.00	N
10 or more Dwellings	Per request	Y	\$1,015.00	\$1,035.00	1.97%	\$20.00	N
Subdivision	Per request	Y	\$487.00	\$495.50	1.75%	\$8.50	N
Use only	Per request	Y	\$487.00	\$495.50	1.75%	\$8.50	N
Other Development less than 5M	Per request	Y	\$1,270.00	\$1,290.00	1.57%	\$20.00	N
Other Development more than 5M	Per request	Y	\$2,030.00	\$2,065.00	1.72%	\$35.00	N



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

## Request to amend a permit/plans Secondary Consent (other than under s72)

De-scaling a project	Per request	Y	\$558.00	\$568.00	1.79%	\$10.00	N
----------------------	-------------	---	----------	----------	-------	---------	---

## If the estimated cost of any additional development to be permitted by the amendment is

## Single Dwelling

Class 2 < \$10,000	Per request	Y	\$203.00	\$206.50	1.72%	\$3.50	N
Class 3 > \$10,001 – \$100,000	Per request	Y	\$639.00	\$650.00	1.72%	\$11.00	N
Class 4 > \$100,001 – \$500,00	Per request	Y	\$1,310.00	\$1,335.00	1.91%	\$25.00	N
Class 5 > \$500,001 – \$1,000,000	Per request	Y	\$1,415.00	\$1,440.00	1.77%	\$25.00	N
Class 6 > \$1,000,001 – \$2,000,000	Per request	Y	\$1,520.00	\$1,545.00	1.64%	\$25.00	N

## VicSmart

Class 7 < \$10,000	Per request	Y	\$203.00	\$206.50	1.72%	\$3.50	N
Class 8 > \$10,000	Per request	Y	\$436.00	\$443.50	1.72%	\$7.50	N
Class 9 VICSMART application to subdivide or consolidate land	Per request	Y	\$203.00	\$206.50	1.72%	\$3.50	N
Class 10 VICSMART A permit that is a VicSmart Application (other than a Class 7, 8 or 9)	Per request	Y	\$203.00	\$206.50	1.72%	\$3.50	N

## Other Development

Amendment to a Development Plan Approval		Y	\$0.00	\$3,465.00	∞	\$3,465.00	N
Application for Development Plan Approval		Y	\$0.00	\$3,465.00	∞	\$3,465.00	N
\$100,000 or less	Per request	Y	\$1,165.00	\$1,185.00	1.72%	\$20.00	N
More than \$100,001 and not more than \$1,000,000	Per request	Y	\$1,570.00	\$1,595.00	1.59%	\$25.00	N
\$1,000,001 and above	Per request	Y	\$3,465.00	\$3,525.00	1.73%	\$60.00	N
Subdivision	Per request	Y	\$1,340.00	\$1,365.00	1.87%	\$25.00	N
Property enquiry	Per request	Y	\$304.50	\$327.50	7.55%	\$23.00	N
Advertising Letters and Notices (5 or more notices)	Per requirement	Y	\$6.25	\$6.35	1.60%	\$0.10	N
On site notices	Per requirement	Y	\$73.10	\$74.40	1.78%	\$1.30	N
Notice in a Newspaper	Per requirement	Y	\$1,260.00	\$1,280.00	1.59%	\$20.00	N
Plans to comply with Condition 1 of the permit – Second and subsequent assessments	Per request	Y	\$330.50	\$336.50	1.82%	\$6.00	N
Public Photocopier (per copy)	On demand	N				Standard Fee	N
Plan photocopying (larger than A3)	On demand	Y				Standard Fee	N

## Planning Scheme Amendment

Advertising Letters and Notices	On demand	Y	\$5.70	\$5.80	1.75%	\$0.10	N
---------------------------------	-----------	---	--------	--------	-------	--------	---



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

## Archive Request

Residential	Per request	Y	\$152.00	\$154.50	1.64%	\$2.50	N
Commercial	Per request	Y	\$406.00	\$413.00	1.72%	\$7.00	N

## Building Control/Regulation

## Lodgement Fees (building work permit)

Value \$5,000 and greater (Statutory fee)	Per application	N	\$123.70	\$123.70	0.00%	\$0.00	Y
Building permit levy for a Building greater than \$10,000 (Statutory fee) – Residential Only	Per application	N	Cost x 0.00128				Y
Certificate S327 (incl. Flood Certificate)	Per application	N	\$47.95	\$47.95	0.00%	\$0.00	Y
Property information request (incl Solicitor's request fee) (Statutory Fee) (incl inspections owner/builder projects)	Per application	N	\$47.95	\$47.95	0.00%	\$0.00	Y
Urgent fee	Per certificate	N	\$94.40	\$94.40	0.00%	\$0.00	N

## Building Permit Fees

## Class 1 &amp; 10

Demolish – detached dwelling	Per application	Y	\$743.00	\$756.00	1.75%	\$13.00	N
Demolish – attached dwelling	Per application	Y	\$849.00	\$864.00	1.77%	\$15.00	N
Demolish – commercial building	Per application	Y	\$914.00	\$930.00	1.75%	\$16.00	N
Min \$500							
Swimming Pools	Per application	Y	\$743.00	\$756.00	1.75%	\$13.00	N
Fences (Class 10 Structure)	Per application	Y	\$531.00	\$540.00	1.69%	\$9.00	N
Carports, Garages, Shed etc. (Class 10 Structure)	Per application	Y	\$743.00	\$756.00	1.75%	\$13.00	N
Alterations & Additions – Up to \$10,000	Per application	Y	\$743.00	\$756.00	1.75%	\$13.00	N
Alterations & Additions – \$10,001-\$20,000	Per application	Y	\$955.00	\$972.00	1.78%	\$17.00	N
Alterations & Additions – \$20,001-\$100,000	Per application	Y	\$1,275.00	\$1,295.00	1.57%	\$20.00	N
Alterations & Additions – \$100,001-\$300,000	Per application	Y	\$1,590.00	\$1,620.00	1.89%	\$30.00	N
Alterations & Additions – \$300,001-\$400,000	Per application	Y	\$2,120.00	\$2,155.00	1.65%	\$35.00	N
New dwellings: single	Per application	Y	\$1,910.00	\$1,945.00	1.83%	\$35.00	N
New dwellings: 2 attached	Per application	Y	\$2,120.00	\$2,155.00	1.65%	\$35.00	N
New Multiple Class 1 developments (Quotation)	Per application	Y	\$1,825.00	\$1,855.00	1.64%	\$30.00	N

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

## Class 2, 3, 4, 5, 6, 7, 8 and 9

Miscellaneous commercial work e.g. remove hydrant hose	Per application	Y	\$531.00	\$540.00	1.69%	\$9.00	N
Up to \$30,000	Per application	Y	\$849.00	\$864.00	1.77%	\$15.00	N
\$30,001-\$100,000	Per application	Y	\$1,590.00	\$1,620.00	1.89%	\$30.00	N
\$100,001-\$300,000	Per application	Y	\$2,120.00	\$2,155.00	1.65%	\$35.00	N
\$300,001-\$500,000	Per application	Y	\$3,185.00	\$3,240.00	1.73%	\$55.00	N
Class 2 (Residential fit outs)	Per application	Y	\$1,060.00	\$1,080.00	1.89%	\$20.00	N
Over \$500,000 (quotation based on consulting building surveyors schedule)	Per application	Y	Quotation + 10%				N
Extension of permit/application 3/6/12 months	Per application	Y	\$418/\$522/\$627 Min. Fee excl. GST: \$418.00				N
VBA cladding rectification levy Classes 2 – 8 (works \$800,000 to \$1M) (Statutory fee)	Per application	N	\$1.28/\$1,000 cost in works (\$0.00128 x cost of works)				Y
VBA cladding rectification levy Classes 2 – 8 (works \$1M - \$1.5M) (Statutory fee)	Per application	N	\$2.56/\$1,000 cost in works (\$0.00256 x cost of works)				Y
VBA cladding rectification levy Classes 2 – 8 (over \$1.5M) (Statutory fee)	Per application	N	\$8.20/\$1,000 cost in works (\$0.00820 x cost of works)				Y

## Miscellaneous

Consent & Report applications (other than demolition) (Reg 116)		N	\$299.10	\$299.10	0.00%	\$0.00	Y
Building Record search Class 1 & 10	Per application	N	\$152.00	\$152.00	0.00%	\$0.00	N
Building Record search Class 2-9	Per application	N	\$406.00	\$406.00	0.00%	\$0.00	N
Consent & Report applications (other than demolition)	Per application	N	\$294.70	\$294.70	0.00%	\$0.00	Y
Consent & Report applications Reg 116	Per application	N	\$294.70	\$294.70	0.00%	\$0.00	N
Report and consent advertising	Per application	Y	\$101.20	\$101.20	0.00%	\$0.00	Y
Consulting charge out rate p/hr i.e. dilapidation surveys	Per application	Y	\$216.00	\$220.00	1.85%	\$4.00	N
Variation to Building Permit (change of details)	Per application	Y	\$318.50	\$324.00	1.73%	\$5.50	N
Variation to Building Permit (amended documentation)	Per application	Y	\$530.00	\$539.00	1.70%	\$9.00	N
Minimum charge							
Additional Occupancy Permits	Per application	Y	\$159.50	\$159.50	0.00%	\$0.00	N
Siting Approval Public Entertainment Fast – Track Assessment Fee (<10 business days notice)	Per application	Y	\$500.00	\$509.00	1.80%	\$9.00	N
Siting Approval Public Entertainment – 1 Structure	Per application	Y	\$418.20	\$418.20	0.00%	\$0.00	N
Siting Approval Public Entertainment – 2-5 Structures	Per application	Y	\$1,000.00	\$1,000.00	0.00%	\$0.00	N
Siting Approval Public Entertainment – 6-9 Structures	Per application	Y	\$1,500.00	\$1,500.00	0.00%	\$0.00	N

continued on next page ...

Page 37 of 67

# Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
<b>Miscellaneous</b> [continued]							
Siting Approval Public Entertainment – 10+ Structures	Per application	Y	\$2,500.00	\$2,545.00	1.80%	\$45.00	N
Public Entertainment Permits Fast Track Fee Assessment Fee (<10 business days notice)	Per application	Y	\$750.00	\$750.00	0.00%	\$0.00	N
Public Entertainment Permits (temporary) Site up to 1,000m2 (Max. 5 structures. Max 2hrs inspection time)	Per application	Y	\$1,000.00	\$1,000.00	0.00%	\$0.00	N
Public Entertainment Permits (temporary) Site 1,001 m2 to 5,000m2 (Max. 5 structures. Max 2hrs inspection time)	Per application	Y	\$1,500.00	\$1,500.00	0.00%	\$0.00	N
Public Entertainment Permits (temporary) Site 5,001 m2 to 15,000m2 (Max. 5 structures 2. Max 3hrs inspection time)	Per application	Y	\$2,500.00	\$2,500.00	0.00%	\$0.00	N
Public Entertainment Permits (temporary) Site 15,001m2+ (Max.30 structures. Max. 4 hrs inspection time)	Per application	Y	\$4,000.00	\$4,000.00	0.00%	\$0.00	N
Public Entertainment Permits (temporary) Site 25,001m2+ (Max.50 structures. Max. 6 hrs inspection time)	Per application	Y	\$6,025.00	\$6,025.00	0.00%	\$0.00	N
Public Entertainment Permits (temporary) additional Inspection per hour	Per Hour	Y	\$145.00	\$145.00	0.00%	\$0.00	N
Public Entertainment Permits (temporary) additional Inspection per hour (out of hours)	Per Hour	Y	\$250.00	\$250.00	0.00%	\$0.00	N
Public Entertainment Permits – Charity or other Council specific endorsed Public Entertainment events	Per application	Y	No Charge				N
Liquor Licence Reports (site check and measure up to 500m2 of building)	Per application	Y	\$1,280.00	\$1,300.00	1.56%	\$20.00	N
Change of Use/Combined Allotment Statements	Per application	Y	Quotation + 10%				N
A1 Copies – per copy	Per Copy	Y	\$17.35	\$17.65	1.73%	\$0.30	N
A3 Copies – per copy	Per Copy	Y	\$2.05	\$2.10	2.44%	\$0.05	N
A4 Copies – per copy	Per Copy	Y	\$0.85	\$0.85	0.00%	\$0.00	N
Emergency work/cost recovery	Per submission	Y	Cost + 20%				N
Additional Consulting Services re Building Permits	Per application	Y	Quotation + 10%				N
Final Inspection – (Class 1 & 10) Lapsed Building Permit – No Works	Per application	Y	\$414.00	\$421.00	1.69%	\$7.00	N
Final Inspection – (Class 2-9) Lapsed Building Permit – No Works	Per application	Y	\$572.00	\$582.00	1.75%	\$10.00	N
Inspection – per inspection	Per Inspection	Y	\$208.50	\$212.00	1.68%	\$3.50	N
Inspection – per inspection (out of hours)	Per Inspection (out of hrs)	Y	\$430.50	\$438.00	1.74%	\$7.50	N
Computation checking	Per application	Y	Quotation + 10%				N

continued on next page ...

Page 38 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

## Miscellaneous [continued]

Certification fee	Per application	Y	\$3,955.00	\$4,025.00	1.77%	\$70.00	N
Building Permit fee x 350% with a minimum charge of \$3,896.75 – Refer C.O.W							
Adjoining Property Owners Details (search)	Per property	Y	\$10.00/property				N
			Min. Fee excl. GST: \$9.09				
Alternative Solution/ Dispensation/ Change of Use determination	Per application and item	Y	\$694.30 for first determination + \$69.55 per additional item				N
			Min. Fee excl. GST: \$631.18				

## Pool &amp; Spa Register related fees

Registration & Search Fee for each pool/spa built before 1 November 2020	Per registration	N	\$80.30	\$80.30	0.00%	\$0.00	Y
Registration Fee for each pool/spa built after 1 November 2020	Per registration	N	\$32.30	\$32.30	0.00%	\$0.00	Y
Lodgement of each certificate of pool and spa barrier compliance	Per lodgement	N	\$20.70	\$20.70	0.00%	\$0.00	Y
Lodgement of each certificate of pool and spa barrier non-compliance	Per lodgement	N	\$390.80	\$390.80	0.00%	\$0.00	Y

## Hire of Town Halls

Overtime - past 2am	per hour	N	\$500.00	\$500.00	0.00%	\$0.00	N
Hourly hire – Full (min 3 hourly hire)	Per Hour	Y	\$266.00	\$270.00	1.50%	\$4.00	N
Hourly hire – Not-for-Profit (min 3 hourly hire)	Per Hour	Y	\$128.00	\$130.00	1.56%	\$2.00	N
Kitchen Use Only – per day	Per Day	Y	\$282.00	\$287.00	1.77%	\$5.00	N
Balcony (per day)	Per Day	Y	\$445.00	\$453.00	1.80%	\$8.00	N
Security Deposit (Bond)	Per Event	N	\$1,000.00	\$1,000.00	0.00%	\$0.00	N
* Minimum value \$1,000							
Town Hall Public Liability Insurance (per day)	Per Day	Y	\$87.00	\$88.00	1.15%	\$1.00	N
Late Booking Fee	Per Event	Y	\$48.00	\$50.00	4.17%	\$2.00	N
Late Booking Change Administration Fee	Per Change	Y	\$21.00	\$22.00	4.76%	\$1.00	N
Sound Technician (per hour)	Per Hour	Y	\$53.00	\$54.00	1.89%	\$1.00	N
Hire of Sound System - per day * requires sound technician	Per Day	Y	\$213.00	\$215.00	0.94%	\$2.00	N
*requires sound technician							
Hire of Inbuilt Projector - per day	Per Day	Y	\$160.00	\$163.00	1.88%	\$3.00	N
Hire of Portable Projector (per day)	Per Day	Y	\$54.00	\$55.00	1.85%	\$1.00	N
Hire of Piano - per day	Per Day	Y	\$160.00	\$163.00	1.88%	\$3.00	N
Site Induction (additional)	Per Occurrence	Y	\$83.00	\$84.00	1.20%	\$1.00	N
After Hours Call-Out Fee per hour	Per Hour	Y	\$83.00	\$84.00	1.20%	\$1.00	N

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

**Community Halls****Small Community Spaces**

Library meeting rooms, Williams Reserve Community Room, Hugo Wertheim Room, Radio Room

Hourly hire – Full	Per Hour	Y	\$34.00	\$35.00	2.94%	\$1.00	N
Hourly hire – Not-for-Profit	Per Hour	Y	\$7.00	\$7.00	0.00%	\$0.00	N
Groups auspice by Council business units		Y				No Charge	N
Security Deposit (Bond)	Per Event	N	\$100.00	\$100.00	0.00%	\$0.00	N
^Minimum value \$100							

Community Hall Public Liability Insurance (per day)	Per Day	Y	\$33.00	\$34.00	3.03%	\$1.00	N
After Hours Call-Out Fee per hour	Per Hour	Y	\$83.00	\$84.00	1.20%	\$1.00	N
Late Booking Fee	Per Event	Y	\$48.00	\$50.00	4.17%	\$2.00	N
Late Booking Change Administration Fee	Per Change	Y	\$22.00	\$22.00	0.00%	\$0.00	N

**Medium Community Spaces**

Hourly hire – Full (min 3 hourly hire)	Per Hour	Y	\$63.00	\$64.00	1.59%	\$1.00	N
Hourly hire – Not-for-Profit (min 3 hourly hire)	Per Hour	Y	\$22.00	\$22.00	0.00%	\$0.00	N
Groups auspicied by Council business units		N				No Charge	N
Security Deposit (Bond)	Per Event	N	\$100.00	\$100.00	0.00%	\$0.00	N
^ Minimum value \$100							

Community Hall Public Liability Insurance - per day	Per Day	Y	\$33.00	\$35.00	6.06%	\$2.00	N
After Hours Call-Out Fee per hour	Per Hour	Y	\$83.00	\$84.00	1.20%	\$1.00	N
Late Booking Fee	Per Event	Y	\$48.00	\$50.00	4.17%	\$2.00	N
Late Booking Change Administration Fee	Per Change	Y	\$22.00	\$22.00	0.00%	\$0.00	N

\* Loughnan Hall, Mark Street Hall, Richmond Senior Citizens Centre

**Large Community Spaces**

Hourly hire – Full (min 3 hourly hire)	Per Hour	Y	\$71.00	\$72.00	1.41%	\$1.00	N
Hourly hire – Not-for-Profit (min 3 hourly hire)	Per Hour	Y	\$25.00	\$26.00	4.00%	\$1.00	N
Groups auspicied by Council business units		Y				No Charge	N
Security Deposit (Bond)	Per Event	N	\$100.00	\$100.00	0.00%	\$0.00	N
* ** Minimum value \$100							

Community Hall Public Liability Insurance (per day)	Per Day	Y	\$33.00	\$35.00	6.06%	\$2.00	N
Sound Technician - per hour	Per Hour	Y	\$53.00	\$54.00	1.89%	\$1.00	N

continued on next page ...

Page 40 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

## Large Community Spaces [continued]

After Hours Call-Out Fee per hour	Per Hour	Y	\$83.00	\$84.00	1.20%	\$1.00	N
Site Induction (additional)	Per Occurrence	Y	\$83.00	\$84.00	1.20%	\$1.00	N
Late Booking Fee	Per Event	Y	\$48.00	\$50.00	4.17%	\$2.00	N
Late Booking Change Administration Fee	Per Change	Y	\$22.00	\$22.00	0.00%	\$0.00	N

\* Collingwood Senior Citizens Centre, Edinburgh Gardens Community Room, Studio 1, Community Space at Bargoonga Nganjin

## Performance Spaces (Richmond Theatrette)

Hourly Hire - Full rate		N	\$71.00	\$70.00	-1.41%	-\$1.00	N
Hourly Rate - Non for profit		N	\$25.00	\$20.00	-20.00%	-\$5.00	N
Day Rate – Full	Per Day	Y	\$1,080.00	\$775.00	-28.24%	-\$305.00	N
Day Rate – Not-for-Profit	Per Day	Y	\$596.00	\$200.00	-66.44%	-\$396.00	N
7 Day Rate – Full	Per Week	Y	\$5,415.00	\$5,000.00	-7.66%	-\$415.00	N
7 Day Rate – Not-for-Profit	Per Week	Y	\$2,700.00	\$1,350.00	-50.00%	-\$1,350.00	N
Security Deposit (Bond)	Per Event	N	\$200.00	\$200.00	0.00%	\$0.00	N

\* Minimum value \$200

Community Hall Public Liability Insurance - per day	Per Day	Y	\$33.00	\$35.00	6.06%	\$2.00	N
Sound Technician - per hour	Per Hour	Y	\$53.00	\$54.00	1.89%	\$1.00	N
Site Induction (additional)	Per Occurrence	Y	\$83.00	\$84.00	1.20%	\$1.00	N
Late Booking Fee	Per Event	Y	\$48.00	\$50.00	4.17%	\$2.00	N
Late Booking Change Administration Fee	Per Change	Y	\$22.00	\$22.00	0.00%	\$0.00	N

## Parks and Open Space

## Site Fees, Occupation Charges &amp; Other Usage Charges

Site fee for use of Parks, Reserve or Rotunda – Full	Per Day	Y	\$168.50	\$171.50	1.78%	\$3.00	N
Site fee for use of Parks, Reserve or Rotunda – Not-for-Profit	Per day	Y	No Charge				N
Occupation of public land (parks, roads, footpaths etc.) for events (commercial)	For every 5m2	Y	\$3.85	\$3.90	1.30%	\$0.05	N
Power	Per Day	Y	\$109.00	\$111.00	1.83%	\$2.00	N
Event Inspection Charge	Per Event	Y	\$249.00	\$253.50	1.81%	\$4.50	N

## Fairfield Amphitheatre

Day Rate – Full	Per Day	Y	\$380.00	\$386.50	1.71%	\$6.50	N
Day Rate – Concession	Per Day	Y	\$119.00	\$121.00	1.68%	\$2.00	N
Power	Per Day	Y	\$109.00	\$111.00	1.83%	\$2.00	N
Kiosk	Per Day	Y	\$97.00	\$98.70	1.75%	\$1.70	N

continued on next page ...

Page 41 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

## Fairfield Amphitheatre [continued]

Change Rooms	Per Day	Y	\$97.00	\$98.70	1.75%	\$1.70	N
Bond	Per Event	Y	From \$100				N
			Min. Fee excl. GST: \$100.00				

## Burnley Circus Site

Day Rate – Concession (Not-for-Profit)	Per day	Y	\$0.00	\$550.00	∞	\$550.00	N
Weekly Rate - Concession (Not-for-Profit)		Y	\$0.00	\$2,750.00	∞	\$2,750.00	N
Weekly Rate - Full (Commercial)		Y	\$0.00	\$8,250.00	∞	\$8,250.00	N
Day Rate – Full (Commercial)	Per Day	Y	\$1,030.00	\$1,650.00	60.19%	\$620.00	N
Power	Per Day	Y	\$109.00	\$111.00	1.83%	\$2.00	N
Bond	Per Event	Y	Up to \$10,000				N
			Last year fee Up to \$4,000				

## Permits

Event Application Fee	Per Event	Y	\$66.00	\$67.20	1.82%	\$1.20	N
Event Permit Application Fee for events of 500 or more persons or with significant structures or risks, as assessed by council officer, less than 12 weeks prior to event	Per Event	Y	\$259.00	\$263.50	1.74%	\$4.50	N
Market Permit (One Off fee) – Full	Per Event	Y	\$434.00	\$441.50	1.73%	\$7.50	N
Market Permit (One Off fee) – Concession	Per Event	Y	\$174.00	\$177.00	1.72%	\$3.00	N
Minor Sound Permit	Per Event	Y	\$54.00	\$54.90	1.67%	\$0.90	N

## Event Permit – Up to 100 persons with no structures and minimum risks

Small Event Permit (per event day) – Full	Per Event Day	Y	\$114.00	\$116.00	1.75%	\$2.00	N
Small Event Permit (per event day) – Concession	Per Event Day	Y	No Charge				N

## Event Permit – 100 persons 500 or with minimal structures and risks

Medium Event Permit (per event day) – Full	Per Event Day	Y	\$282.00	\$287.00	1.77%	\$5.00	N
Medium Event Permit (per event day) – Concession	Per Event Day	Y	\$114.00	\$116.00	1.75%	\$2.00	N



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

### Event Permit – 500 or more persons or with significant structures or risks, as assessed by Council Officer

Major Event Permit (per event day) – Full	Per Event Day	Y	\$488.00	\$496.50	1.74%	\$8.50	N
Major Event Permit (per event day) – Concession	Per Event Day	Y	\$119.00	\$121.00	1.68%	\$2.00	N

## Yarra Leisure Centres

### Casual Entry

Adult Swim, Spa & Sauna		N	\$14.20	\$14.00	-1.41%	-\$0.20	N
Child Swim		N	\$3.80	\$4.90	28.95%	\$1.10	N
Concession Swim		N	\$4.40	\$4.90	11.36%	\$0.50	N
Family Swim		N	\$16.90	\$20.00	18.34%	\$3.10	N
Locker		N	\$3.00	\$3.00	0.00%	\$0.00	N
Swim Upgrade to S/S/S		N	\$6.80	\$5.90	-13.24%	-\$0.90	N
Swim Upgrade to S/S/S Concession		N	\$4.00	\$3.50	-12.50%	-\$0.50	N
Swim, Spa & Sauna (concession)		N	\$8.40	\$8.40	0.00%	\$0.00	N
Adult Swim	Per Adult	Y	\$7.40	\$8.10	9.46%	\$0.70	N

### Bulk Tickets

10 Adult Swims		N	\$66.60	\$72.90	9.46%	\$6.30	N
10 Child Swims		N	\$34.20	\$44.10	28.95%	\$9.90	N
10 Concession Swim		N	\$39.60	\$44.10	11.36%	\$4.50	N
25 Adult Swims		N	\$148.00	\$162.00	9.46%	\$14.00	N
25 Adult Swims Concession		N	\$88.00	\$98.00	11.36%	\$10.00	N
25 Child Swims		N	\$76.00	\$98.00	28.95%	\$22.00	N
10 Swim, Spa, Sauna & Steam	10 Visits	Y	\$128.00	\$126.00	-1.56%	-\$2.00	N
10 Swim, Spa, Sauna & Steam Concession	10 Visits	Y	\$76.10	\$75.60	-0.66%	-\$0.50	N
25 Swim, Spa, Sauna & Steam	25 Visits	Y	\$284.00	\$280.00	-1.41%	-\$4.00	N
25 Swim, Spa, Sauna & Steam Concession	25 Visits	Y	\$169.00	\$168.00	-0.59%	-\$1.00	N
10 Group Fitness	10 Visits	Y	\$160.00	\$162.00	1.25%	\$2.00	N
10 Group Fitness Concession	10 Visits	Y	\$97.30	\$97.20	-0.10%	-\$0.10	N
25 Group Fitness	25 Visits	Y	\$356.00	\$360.00	1.12%	\$4.00	N
25 Group Fitness Concession	25 Visits	Y	\$216.00	\$216.00	0.00%	\$0.00	N

### Lane Hire

Commercial Lane Hire 25 metres (per hour)	Per lane	Y	\$60.90	\$65.00	6.73%	\$4.10	N
Community Groups Lane Hire 25 Metres (per hour)	Per lane	Y	\$40.80	\$40.20	-1.47%	-\$0.60	N
Commercial Lane Hire 50 metres (per hour)	Per lane	Y	\$81.20	\$85.00	4.68%	\$3.80	N

continued on next page ...

Page 43 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

## Lane Hire [continued]

Community Groups Lane Hire 50 Metres (per hour)	Per lane	Y	\$55.80	\$55.00	-1.43%	-\$0.80	N
Commercial Lane Hire Learn to Swim Pool (per hour)	Per lane	Y	\$20.30	\$49.00	141.38%	\$28.70	N
Community Groups Lane Hire Learn to Swim Pool (per hour)	Per lane	Y	\$15.25	\$35.00	129.51%	\$19.75	N
Commercial Pool Hire 25 metres (per hour)	Per booking	Y	\$254.00	\$275.00	8.27%	\$21.00	N
Community Groups Pool Hire 25 Metres (per hour)	Per booking	Y	\$203.00	\$220.00	8.37%	\$17.00	N
Commercial Pool Hire 50 metres (per hour)	Per booking	Y	\$457.00	\$299.00	-34.57%	-\$158.00	N
Community Groups Pool Hire 50 Metres (per hour)	Per booking	Y	\$355.00	\$239.00	-32.68%	-\$116.00	N
Commercial Pool Hire Learn to Swim Pool (per hour)	Per booking	Y	\$50.70	\$99.00	95.27%	\$48.30	N
Community Groups Pool Hire Learn to Swim Pool (per hour)	Per booking	Y	\$40.60	\$75.00	84.73%	\$34.40	N

## Debit Fees

Bronze Concession		N	\$0.00	\$575.70	∞	\$575.70	N
Bronze FULL	Per Adult	N	\$0.00	\$959.40	∞	\$959.40	N
Burnley Concession Membership		N	\$0.00	\$837.00	∞	\$837.00	N
Burnley Full Membership		N	\$0.00	\$1,395.00	∞	\$1,395.00	N
Burnley Intermediate Membership		N	\$0.00	\$837.00	∞	\$837.00	N
Burnley Junior Membership		N	\$0.00	\$419.00	∞	\$419.00	N
Burnley Practise Membership		N	\$0.00	\$140.00	∞	\$140.00	N
Gold Concession		N	\$0.00	\$959.00	∞	\$959.00	N
Gold FULL		N	\$0.00	\$1,599.00	∞	\$1,599.00	N
Joining Fee		N	\$99.00	\$99.00	0.00%	\$0.00	N
Silver Concession		N	\$0.00	\$767.00	∞	\$767.00	N
Silver FULL		N	\$0.00	\$1,279.00	∞	\$1,279.00	N

## Program Classes

Group Fitness	Per class	Y	\$17.80	\$18.00	1.12%	\$0.20	N
Group Fitness (Concession)	Per class	Y	\$10.80	\$10.80	0.00%	\$0.00	N

## Gym

10 x Empower sessions		N	\$0.00	\$90.00	∞	\$90.00	N
10 x Empower sessions concession		N	\$0.00	\$54.00	∞	\$54.00	N
10 x Move of Life Sessions		N	\$0.00	\$90.00	∞	\$90.00	N
10 x Move of Life Sessions Concession		N	\$0.00	\$54.00	∞	\$54.00	N
25 x Empower Sessions		N	\$0.00	\$200.00	∞	\$200.00	N
25 x Empower sessions concession		N	\$0.00	\$120.00	∞	\$120.00	N

continued on next page ...

Page 44 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
<b>Gym</b> [continued]							
25 x Move of Life Sessions		N	\$0.00	\$200.00	∞	\$200.00	N
25 x Move of Life Sessions Concession		N	\$0.00	\$120.00	∞	\$120.00	N
Empower + Session		N	\$0.00	\$10.00	∞	\$10.00	N
Empower + Session Concession		N	\$0.00	\$6.00	∞	\$6.00	N
Empower Session		N	\$0.00	\$10.00	∞	\$10.00	N
Empower Session Concession		N	\$0.00	\$6.00	∞	\$6.00	N
Gym Casual Access		N	\$0.00	\$22.00	∞	\$22.00	N
Gym Casual Access Concession		N	\$0.00	\$13.20	∞	\$13.20	N
Gym Facility Hire		N	\$0.00	\$109.00	∞	\$109.00	N
Move for Life and Empower Programs Initial Assessment Fee		N	\$0.00	\$48.00	∞	\$48.00	N
Move for life session		N	\$0.00	\$10.00	∞	\$10.00	N
Move for life session concession		N	\$0.00	\$6.00	∞	\$6.00	N
Casual Centre Access Pass	Per visit	Y	\$26.60	\$27.00	1.50%	\$0.40	N
Centre Visit Pass Concession	Per visit	Y	\$16.00	\$16.15	0.94%	\$0.15	N

## Personal Training

½ hr (Casual)	Per 1/2 Hour	Y	\$58.90	\$58.90	0.00%	\$0.00	N
½ hr (Member)	Per 1/2 Hour	Y	\$49.60	\$49.60	0.00%	\$0.00	N
1 hr (Casual)	Per Hour	Y	\$95.40	\$95.40	0.00%	\$0.00	N
1 hr (Member)	Per Hour	Y	\$76.30	\$76.30	0.00%	\$0.00	N
10 Visit Pass Casual – 1/2 Hr	10 Visits	Y	\$530.10	\$530.10	0.00%	\$0.00	N
10 Visit Pass Member – 1/2 Hr	10 Visits	Y	\$446.40	\$446.40	0.00%	\$0.00	N
10 Visit Pass Casual – 1 Hr	10 Visits	Y	\$860.00	\$860.00	0.00%	\$0.00	N
10 Visit Pass Member – 1 Hr	10 Visits	Y	\$690.00	\$690.00	0.00%	\$0.00	N

## Swim Lessons

Advanced Swim Clinic		N	\$34.00	\$31.00	-8.82%	-\$3.00	N
Beginner Swim Clinic		N	\$27.00	\$31.00	14.81%	\$4.00	N
Intermediate Swim Clinic		N	\$31.00	\$31.00	0.00%	\$0.00	N
Learn to Swim - Term		N	\$0.00	\$22.00	∞	\$22.00	N
Learn to Swim - Term Concession		N	\$0.00	\$13.20	∞	\$13.20	N
Member - Stroke Improvement Course		N	\$128.00	\$128.00	0.00%	\$0.00	N
Non-Member Stroke Improvement		N	\$140.00	\$140.00	0.00%	\$0.00	N
Start Up Fee (All Aquatic Programs)	Per person	Y	\$32.70	\$33.25	1.68%	\$0.55	N
Swim Lessons Child - per lesson	Per Lesson	N	\$19.70	\$22.00	11.68%	\$2.30	N
Child – Concession per lesson	Per Lesson	N	\$11.90	\$13.20	10.92%	\$1.30	N
One on One Lessons	Per Lesson	Y	\$56.80	\$59.00	3.87%	\$2.20	N
Two on One Lessons	Per Lesson	Y	\$98.00	\$89.00	-9.18%	-\$9.00	N
Swim Lesson Child Fortnightly Debit**	Per Lesson	N	\$31.10	\$44.90	44.37%	\$13.80	N

continued on next page ...

Page 45 of 67

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

**Swim Lessons** [continued]

Swim Lesson Child – Concession Fortnightly Debit**	Per Lesson	N	\$18.70	\$26.90	43.85%	\$8.20	N
School Lessons	Per Lesson	N	\$9.90	\$13.40	35.35%	\$3.50	N
School Lessons Concession	Per Lesson	N	\$6.00	\$8.10	35.00%	\$2.10	N

**Programs – Myotherapy**

½ hr (Member)	Per 1/2 Hour	Y	\$53.30	\$54.20	1.69%	\$0.90	N
½ hr (Casual)	Per 1/2 Hour	Y	\$63.60	\$64.70	1.73%	\$1.10	N
1 hr (Member)	Per Hour	Y	\$96.40	\$98.10	1.76%	\$1.70	N
1 hr (Casual)	Per Hour	Y	\$110.50	\$112.50	1.81%	\$2.00	N

**Yarra Triathlon Programs****Miscellaneous**

Replacement RFID band/key fob (New fee)	Per band	Y	\$6.00	\$6.00	0.00%	\$0.00	N
Lost Locker RFID key fob	Per Key Fob	Y	\$11.40	\$11.40	0.00%	\$0.00	N
Shower	Per visit	Y	\$4.00	\$4.00	0.00%	\$0.00	N

**Burnley Golf Course**

18 Holes Weekend Concession		N	\$0.00	\$19.20	∞	\$19.20	N
9 Hole Midweek		N	\$21.80	\$25.00	14.68%	\$3.20	N
9 Hole Midweek Concession		N	\$16.40	\$15.00	-8.54%	-\$1.40	N
9 Holes Weekend Concession		N	\$24.00	\$16.80	-30.00%	-\$7.20	N
Community Golf (Affiliated Organisations)		N	\$0.00	\$0.00	0.00%	\$0.00	N
Junior 9 Holes		N	\$0.00	\$15.00	∞	\$15.00	N
18 Hole Midweek	Per Adult	Y	\$27.90	\$29.00	3.94%	\$1.10	N
18 Holes Midweek Concession	Per Junior	Y	\$21.30	\$17.20	-19.25%	-\$4.10	N
9 Holes – Weekend	9 holes	Y	\$23.00	\$28.00	21.74%	\$5.00	N
18 Holes Weekend	18 holes	Y	\$29.50	\$32.00	8.47%	\$2.50	N
1 Hour Lesson	Per Hour	Y	\$122.00	\$124.00	1.64%	\$2.00	N
1/2 Hour Lesson	Per 1/2 Hour	Y	\$60.00	\$61.10	1.83%	\$1.10	N
6 Lesson Voucher	Per pass	Y	\$300.00	\$305.00	1.67%	\$5.00	N
Clinic	Per clinic	Y	\$122.00	\$124.00	1.64%	\$2.00	N
Mini Clinic	Per clinic	Y	\$22.00	\$22.30	1.36%	\$0.30	N
Buggy Hire	One cart	Y	\$5.60	\$5.70	1.79%	\$0.10	N
9 Hole Cart Hire	9 holes	Y	\$29.00	\$29.50	1.72%	\$0.50	N
9 Hole Single Cart Hire	9 holes	Y	\$19.80	\$20.10	1.52%	\$0.30	N
18 Hole Cart Hire	18 holes	Y	\$48.70	\$49.50	1.64%	\$0.80	N
18 Hole Single Cart Hire	18 holes	Y	\$32.50	\$33.00	1.54%	\$0.50	N
Practice Fees	Per visit	Y	\$4.00	\$5.00	25.00%	\$1.00	N

continued on next page ...

Page 46 of 67

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Name	Unit of measure	GST	Year 21/22 Fee (incl. GST)	Year 22/23 Fee (incl. GST)	Increase %	Increase \$	Statutory
------	-----------------	-----	----------------------------------	----------------------------------	---------------	----------------	-----------

**Burnley Golf Course** [continued]

Hire Set	Per set	Y	\$15.70	\$15.90	1.27%	\$0.20	N
----------	---------	---	---------	---------	-------	--------	---

**Engineering Planning**

Traffic Surveys – classified counts	Per count	N	\$271.50	\$276.50	1.84%	\$5.00	N
Parking signs – sign changes	Per sign	Y	\$201.00	\$204.50	1.74%	\$3.50	N

**Drainage Fees (Levy)**

0-400m2	Per m2	N	\$12.80	\$13.00	1.56%	\$0.20	N
401-500m2	Per m2	N	\$16.75	\$17.05	1.79%	\$0.30	N
501-600m2	Per m2	N	\$21.20	\$21.55	1.65%	\$0.35	N
601-700m2	Per m2	N	\$22.80	\$23.20	1.75%	\$0.40	N
701-800m2	Per m2	N	\$25.05	\$25.50	1.80%	\$0.45	N
801-900m2	Per m2	N	\$26.75	\$27.20	1.68%	\$0.45	N
901-1,000m2	Per m2	N	\$27.80	\$28.30	1.80%	\$0.50	N
1,001m2 + (negotiable fee)	Per m2	N	\$27.80	\$28.30	1.80%	\$0.50	N

**Waste Management**

Compost Bins 220lt BMW	Per Bin	Y	\$38.60	\$39.30	1.81%	\$0.70	N
Hungry Bin	Per Bin	Y	\$304.50	\$310.00	1.81%	\$5.50	N
Worm Farms RELN	Per Bin	Y	\$92.40	\$94.00	1.73%	\$1.60	N
Garbage 80lt MGB	Per Bin	N	\$120.00	\$122.00	1.67%	\$2.00	N
Garbage 120lt MGB	Per Bin	N	\$158.50	\$161.50	1.89%	\$3.00	N
Garbage 240lt MGB	Per Bin	N	\$282.00	\$287.00	1.77%	\$5.00	N
Residential and Commercial (and Multi-Unit Developments per unit/apartment) MRB 120lt plus 80lt MGB	Per Bin	N	\$196.00	\$199.50	1.79%	\$3.50	N
Relocation of Street Litter Bins	Per Bin	Y	\$508.00	\$517.00	1.77%	\$9.00	N

**Urban Agriculture**

Footpath/nature strip garden permit fee	Per Permit	Y	\$20.80	\$21.15	1.68%	\$0.35	N
Footpath/nature strip planter box yearly rental fee	Per year	Y	\$57.80	\$58.80	1.73%	\$1.00	N
Footpath/nature strip planter box yearly rental fee – concession	Per year	Y	\$28.45	\$28.95	1.76%	\$0.50	N

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

<b>Fee Name</b>	<b>Parent Name</b>	<b>Page</b>
-----------------	--------------------	-------------

**Index of all Fees****0**

0-400m2	[Drainage Fees (Levy)]	47
---------	------------------------	----

**1**

1 Hour Lesson	[Burnley Golf Course]	46
1 hr (Casual)	[Personal Training]	45
1 hr (Casual)	[Programs – Myotherapy]	46
1 hr (Member)	[Personal Training]	45
1 hr (Member)	[Programs – Myotherapy]	46
1,001m2 + (negotiable fee)	[Drainage Fees (Levy)]	47
1/2 Hour Lesson	[Burnley Golf Course]	46
10 Adult Swims	[Bulk Tickets]	43
10 Child Swims	[Bulk Tickets]	43
10 Concession Swim	[Bulk Tickets]	43
10 Group Fitness	[Bulk Tickets]	43
10 Group Fitness Concession	[Bulk Tickets]	43
10 or more Dwellings	[Request to extend expiry date of a permit]	34
10 Swim, Spa, Sauna & Steam	[Bulk Tickets]	43
10 Swim, Spa, Sauna & Steam Concession	[Bulk Tickets]	43
10 Visit Pass Casual – 1 Hr	[Personal Training]	45
10 Visit Pass Casual – 1/2 Hr	[Personal Training]	45
10 Visit Pass Member – 1 Hr	[Personal Training]	45
10 Visit Pass Member – 1/2 Hr	[Personal Training]	45
10 x Empower sessions	[Gym]	44
10 x Empower sessions concession	[Gym]	44
10 x Move of Life Sessions	[Gym]	44
10 x Move of Life Sessions Concession	[Gym]	44
18 Hole Cart Hire	[Burnley Golf Course]	46
18 Hole Midweek	[Burnley Golf Course]	46
18 Hole Single Cart Hire	[Burnley Golf Course]	46
18 Holes Midweek Concession	[Burnley Golf Course]	46
18 Holes Weekend	[Burnley Golf Course]	46
18 Holes Weekend Concession	[Burnley Golf Course]	46

**2**

2 to 0 Dwellings	[Request to extend expiry date of a permit]	34
25 Adult Swims	[Bulk Tickets]	43
25 Adult Swims Concession	[Bulk Tickets]	43
25 Child Swims	[Bulk Tickets]	43
25 Group Fitness	[Bulk Tickets]	43
25 Group Fitness Concession	[Bulk Tickets]	43
25 Swim, Spa, Sauna & Steam	[Bulk Tickets]	43
25 Swim, Spa, Sauna & Steam Concession	[Bulk Tickets]	43
25 x Empower Sessions	[Gym]	44
25 x Empower sessions concession	[Gym]	44
25 x Move of Life Sessions	[Gym]	45
25 x Move of Life Sessions Concession	[Gym]	45

**4**

401-500m2	[Drainage Fees (Levy)]	47
-----------	------------------------	----

**5**

501-600m2	[Drainage Fees (Levy)]	47
-----------	------------------------	----

**6**

6 Lesson Voucher	[Burnley Golf Course]	46
601-700m2	[Drainage Fees (Levy)]	47

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Fee Name	Parent Name	Page
<b>7</b>		
7 Day Rate – Full	[Performance Spaces (Richmond Theatre)]	41
7 Day Rate – Not-for-Profit	[Performance Spaces (Richmond Theatre)]	41
701-800m2	[Drainage Fees (Levy)]	47
<b>8</b>		
801-900m2	[Drainage Fees (Levy)]	47
<b>9</b>		
9 Hole Cart Hire	[Burnley Golf Course]	46
9 Hole Midweek	[Burnley Golf Course]	46
9 Hole Midweek Concession	[Burnley Golf Course]	46
9 Hole Single Cart Hire	[Burnley Golf Course]	46
9 Holes – Weekend	[Burnley Golf Course]	46
9 Holes Weekend Concession	[Burnley Golf Course]	46
901-1,000m2	[Drainage Fees (Levy)]	47
<b>a</b>		
a) up to and including 10 submissions which seek a change to an amendment and where necessary referring the submissions to a panel	[Consideration of submissions to Amendment and reference to panel]	27
<b>A</b>		
A1 Copies – per copy	[Miscellaneous]	38
A3 Copies – per copy	[Miscellaneous]	38
A4 Copies – per copy	[Miscellaneous]	38
Additional Assessment Fee (Section 19H)	[Class 1 or Class 2 Premises]	16
Additional Consulting Services re Building Permits	[Miscellaneous]	38
Additional fee for each employee over 10 (Max fee is for 61+ employees)	[Class 1 or Class 2 Premises]	16
Additional fee for each employee over 10 (Max fee is for 61+ employees)	[Class 3 and Not for Profit Class 1 and 2 Food Premises]	16
Additional fee for each employee over 10 (Max fee is for 61+ employees)	[Not for Profit Class 3 Food Premises]	17
Additional Inspection Fee Under 19(H)	[Class 3 and Not for Profit Class 1 and 2 Food Premises]	17
Additional Inspection Fee Under 19(H)	[Not for Profit Class 3 Food Premises]	17
Additional miscellaneous item Footpath trading	[Local Laws / Legislative Services]	13
Additional Occupancy Permits	[Miscellaneous]	37
Adjoining Property Owners Details (search)	[Miscellaneous]	39
Admin Fee – Organising CCTV inspection or drain cleaning for one occurrence	[Drainage Cleaning and Inspection]	24
Adoption of an Amendment	[Other]	28
Adult Day Care	[Home Care Packages (HCP)]	11
Adult Swim	[Casual Entry]	43
Adult Swim, Spa & Sauna	[Casual Entry]	43
Advanced Swim Clinic	[Swim Lessons]	45
Advertising Letters and Notices	[Planning Scheme Amendment]	35
Advertising Letters and Notices (5 or more notices)	[Other Development]	35
Advertising Sign – per sign (licensed)	[Items on Footpath]	14
Advertising Sign – per sign (unlicensed)	[Items on Footpath]	14
After hours call out fee	[Top Floor]	26
After Hours Call-Out Fee per hour	[Hire of Town Halls]	39
After Hours Call-Out Fee per hour	[Small Community Spaces]	40
After Hours Call-Out Fee per hour	[Medium Community Spaces]	40
After Hours Call-Out Fee per hour	[Large Community Spaces]	41
All Day Parking (various locations)	[Parking Services]	12
All Meals	[Home Care Packages (HCP)]	11
Alterations & Additions – \$10,001-\$20,000	[Class 1 & 10]	36
Alterations & Additions – \$100,001-\$300,000	[Class 1 & 10]	36
Alterations & Additions – \$20,001-\$100,000	[Class 1 & 10]	36
Alterations & Additions – \$300,001-\$400,000	[Class 1 & 10]	36
Alterations & Additions – Up to \$10,000	[Class 1 & 10]	36
Alternative Solution/ Dispensation/ Change of Use determination	[Miscellaneous]	39

continued on next page ...

Page 49 of 67



# Attachment 1 - Attachment 1 - Draft Budget 2022-23

Fee Name	Parent Name	Page
----------	-------------	------

## A [continued]

Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – Less than \$100,000	[Reg 11 Other Development]	32
Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – More than \$1,000,000	[Reg 11 Other Development]	32
Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – More than \$100,000 and not more than \$1,000,000	[Reg 11 Other Development]	32
Amendment to a Development Plan Approval	[Other Development]	35
Amendments under 20(4)	[Other]	28
Amendments under 20A	[Other]	28
Animal Registration refund	[Cat Registration]	16
Annual Licence Fee	[Permit to hire Park for Commercial Fitness Trainers]	22
Annual Registration Fee	[Registration of Domestic Animal Business]	16
Application fee – Commercial Profit Making (non refundable)	[Filming & Commercial Still Photography Permit]	23
Application for a planning certificate	[Other Fees]	34
Application for certificate of compliance	[Other Fees]	34
Application for Development Plan Approval	[Other Development]	35
Approval of an Amendment	[Other]	28

## b

b) 11 to (and including) 20 submissions which seek a change to an amendment and where necessary referring the submissions to a panel	[Consideration of submissions to Amendment and reference to panel]	27
--	--	----

## B

Bag of Books	[Book Sales]	6
Balcony (per day)	[Hire of Town Halls]	39
Beginner Swim Clinic	[Swim Lessons]	45
Bexsero	[Vaccine]	27
Bond	[Fairfield Amphitheatre]	42
Bond	[Burnley Circus Site]	42
Book delivery	[Libraries]	5
Book delivery	[Book Sales]	6
Boostrix	[Vaccine]	27
Bronze Concession	[Debit Fees]	44
Bronze FULL	[Debit Fees]	44
Buggy Hire	[Burnley Golf Course]	46
Building permit levy for a Building greater than \$10,000 (Statutory fee) – Residential Only	[Lodgement Fees (building work permit)]	36
Building Record search Class 1 & 10	[Miscellaneous]	37
Building Record search Class 2-9	[Miscellaneous]	37
Burnley Concession Membership	[Debit Fees]	44
Burnley Full Membership	[Debit Fees]	44
Burnley Intermediate Membership	[Debit Fees]	44
Burnley Junior Membership	[Debit Fees]	44
Burnley Practise Membership	[Debit Fees]	44
Busking Permit (Monthly charge)	[Local Laws / Legislative Services]	14

## C

c) Submissions that exceed 20 submissions which seek a change to an amendment, and where necessary referring the submissions to a panel	[Consideration of submissions to Amendment and reference to panel]	27
---	--	----

## C

Carports, Garages, Shed etc. (Class 10 Structure)	[Class 1 & 10]	36
Casual Booking Fee	[Outside School Hours Care]	25
Casual Centre Access Pass	[Gym]	45
Cat trap – rental per week	[Local Laws / Legislative Services]	13
CCTV inspection (Traffic management not included)	[Drainage Cleaning and Inspection]	24
Centre Visit Pass Concession	[Gym]	45
Certificate S327 (incl. Flood Certificate)	[Lodgement Fees (building work permit)]	36
Certification fee	[Miscellaneous]	39

continued on next page ...

Page 50 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Fee Name	Parent Name	Page
<b>C</b> [continued]		
Change of Use/Combined Allotment Statements	[Miscellaneous]	38
Change Rooms	[Fairfield Amphitheatre]	42
Child – Concession per lesson	[Swim Lessons]	45
Child Swim	[Casual Entry]	43
Class 1 and 2	[Once-off Events]	17
Class 1 Use only/reduction of car parking/loading bay requirements/liquor licence	[Applications for permits Reg 9 Type of Permit Application]	28
Class 1 Use only/reduction of car parking/loading bay requirements/liquor licence	[Planning schedule of permit application revision fees under section 57a – Reg 12 Type of Permit Application]	30
Class 1 Use only/reduction of car parking/loading bay requirements/liquor licence	[Reg 11 Permit Amendment Fees]	31
Class 1 Use only/reduction of car parking/loading bay requirements/liquor licence	[Reg 12 Planning schedule of permit amendment revision fees under Section 57A Type of Permit Amendment]	33
Class 10 Amendment to a Class 10 permit (other than a class 7, class 8 or class 9 permit)	[Reg 11 VICSMART Applications which meet the VicSmart criteria]	32
Class 10 Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – Less than \$100,000	[Reg 12 Other Development]	33
Class 10 VICSMART A permit that is a VicSmart Application (other than a Class 7, 8 or 9)	[Reg 9 VICSMART Applications]	28
Class 10 VICSMART A permit that is a VicSmart Application (other than a Class 7, 8 or 9)	[VicSmart]	35
Class 11 – Less than \$100,000	[Reg 12 Other Development]	30
Class 11 < \$100,000	[Reg 9 Other Development]	28
Class 11 Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – More than \$100,000 and not more than \$1,000,000	[Reg 12 Other Development]	33
Class 12 – More than \$100,000 and not more than \$1,000,000	[Reg 12 Other Development]	30
Class 12 > \$100,001 – \$1,000,000	[Reg 9 Other Development]	28
Class 12 Amendment to a Class 11, 12, 13, 14, 15 or 16 permit – More than \$1,000,000	[Reg 12 Other Development]	33
Class 13 – More than \$1,000,000 and not more than \$5,000,000	[Reg 12 Other Development]	30
Class 13 > \$1,000,001 – \$5,000,000	[Reg 9 Other Development]	28
Class 14 – Class 19 Amendments	[Reg 11 Subdivision]	32
Class 14 – More than \$5,000,000 and not more than \$15,000,000	[Reg 12 Other Development]	30
Class 14 > \$5,000,001 – \$15,000,000	[Reg 9 Other Development]	28
Class 14 Amendment to a Class 17 permit – To subdivide an existing building (other than a class 9 permit)	[Reg 12 Subdivision]	34
Class 15 – More than \$15,000,000 and not more than \$50,000,000	[Reg 12 Other Development]	30
Class 15 > \$15,000,001 – \$50,000,000	[Reg 9 Other Development]	28
Class 15 Amendment to a Class 18 permit – To subdivide land into two lots (other than a class 9 or class 17 permit)	[Reg 12 Subdivision]	34
Class 16 – More than \$50,000,000	[Reg 12 Other Development]	30
Class 16 > \$50,000,001	[Reg 9 Other Development]	29
Class 16 Amendment to a Class 19 permit – To effect a realignment of a common boundary between lots or to consolidate two or more lots (other than a class 9 permit)	[Reg 12 Subdivision]	34
Class 17 Amendment to a Class 20 permit – To subdivide land (other than a class 9, class 17, class 18 or class 19 permit)	[Reg 12 Subdivision]	34
Class 17 Subdivide an existing building	[Reg 9 Subdivision]	29
Class 17 To subdivide an existing building (other than a class 9 permit)	[Reg 12 Subdivision]	30
Class 18 Amendment to a Class 21 permit - To: a) create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or b) create or remove a right of way; or c) create, vary or remove an easement other than a right of way; or d) vary or remove a condition in the nature of an easement (other than right of way) in a Crown grant.	[Reg 12 Subdivision]	34
Class 18 Subdivide land into 2 lots	[Reg 9 Subdivision]	29

continued on next page ...

Page 51 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Fee Name	Parent Name	Page
<b>C</b> [continued]		
Class 18 To subdivide land into two lots (other than a class 9 or class 17 permit)	[Reg 12 Subdivision]	30
Class 19 Amendment to a Class 22 permit – A permit not otherwise provided for in the regulation	[Reg 12 Subdivision]	34
Class 19 To effect a realignment of a common boundary between lots or to consolidate two or more lots	[Reg 9 Subdivision]	29
Class 19 To effect a realignment of a common boundary between lots or to consolidate two or more lots (other than a class 9 permit)	[Reg 12 Subdivision]	30
Class 2 – Less than \$10,000	[Reg 12 Single Dwellings]	30
Class 2 (Residential fit outs)	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	37
Class 2 < \$10,000	[Reg 9 Single Dwellings]	28
Class 2 < \$10,000	[Single Dwelling]	35
Class 2 Application to amend a permit (other than a permit to develop land for a single dwelling per lot, use & develop land for a single dwelling per lot, or to undertake development ancillary to the use of land for a single dwelling per lot) to: To change the statement of what the permit allows or to change any or all of the conditions	[Reg 11 Permit Amendment Fees]	31
Class 2 Application to amend a permit (other than a permit to develop land for a single dwelling per lot, use & develop land for a single dwelling per lot, or to undertake development ancillary to the use of land for a single dwelling per lot) to: To change the statement of what the permit allows or To change any or all of the conditions	[Reg 12 Planning schedule of permit amendment revision fees under Section 57A Type of Permit Amendment]	33
Class 20 Subdivide land (per 100 lots created)	[Reg 9 Subdivision]	29
Class 20 To subdivide land (other than a class 9, class 17, class 18 or class 19 permit)	[Reg 12 Subdivision]	31
Class 21	[Reg 9 Subdivision]	29
Class 21	[Reg 12 Subdivision]	31
Class 22 A permit not otherwise provided for in the regulation	[Reg 9 Subdivision]	29
Class 22 A permit not otherwise provided for in the regulation	[Reg 12 Subdivision]	31
Class 3	[Once-off Events]	17
Class 3 – More than \$10,000 and not more than \$100,000	[Reg 12 Single Dwellings]	30
Class 3 > \$10,001 – \$100,000	[Reg 9 Single Dwellings]	28
Class 3 > \$10,001 – \$100,000	[Single Dwelling]	35
Class 3 Amendment to a Class 2, 3, 4, 5 or 6 permit – Less than \$10,000	[Reg 11 Single Dwellings]	31
Class 3 Amendment to a Class 2, 3, 4, 5 or 6 permit – Less than \$10,000	[Reg 12 Single Dwellings]	33
Class 4 – More than \$100,000 and not more than \$500,000	[Reg 12 Single Dwellings]	30
Class 4 > \$100,001 – \$500,00	[Reg 9 Single Dwellings]	28
Class 4 > \$100,001 – \$500,00	[Single Dwelling]	35
Class 4 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$10,000 and not more than \$100,000	[Reg 11 Single Dwellings]	31
Class 4 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$10,000 and not more than \$100,000	[Reg 12 Single Dwellings]	33
Class 5 – More than \$500,000 and not more than \$1,000,000	[Reg 12 Single Dwellings]	30
Class 5 > \$500,001 – \$1,000,000	[Reg 9 Single Dwellings]	28
Class 5 > \$500,001 – \$1,000,000	[Single Dwelling]	35
Class 5 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$100,000 and not more than \$500,000	[Reg 11 Single Dwellings]	31
Class 5 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$100,000 and not more than \$500,000	[Reg 12 Single Dwellings]	33
Class 6 – More than \$1,000,000 and not more than \$2,000,000	[Reg 12 Single Dwellings]	30
Class 6 > \$1,000,001 – \$2,000,000	[Reg 9 Single Dwellings]	28
Class 6 > \$1,000,001 – \$2,000,000	[Single Dwelling]	35

continued on next page ...

Page 52 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Fee Name	Parent Name	Page
<b>C</b> [continued]		
Class 6 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$500,000	[Reg 11 Single Dwellings]	31
Class 6 Amendment to a Class 2, 3, 4, 5 or 6 permit – More than \$500,000	[Reg 12 Single Dwellings]	33
Class 7 < \$10,000	[Reg 9 VICSMART Applications]	28
Class 7 < \$10,000	[VicSmart]	35
Class 7 Amendment to a Class 7 permit	[Reg 11 VICSMART Applications which meet the VicSmart criteria]	32
Class 8 > \$10,000	[Reg 9 VICSMART Applications]	28
Class 8 > \$10,000	[VicSmart]	35
Class 8 Amendment to a Class 8 permit	[Reg 11 VICSMART Applications which meet the VicSmart criteria]	32
Class 9 Amendment to a Class 9 permit – Subdivide or consolidate land	[Reg 11 VICSMART Applications which meet the VicSmart criteria]	32
Class 9 VICSMART application to subdivide or consolidate land	[Reg 9 VICSMART Applications]	28
Class 9 VICSMART application to subdivide or consolidate land	[VicSmart]	35
Clinic	[Burnley Golf Course]	46
Commercial	[Archive Request]	36
Commercial – includes house modules	[Permit Inspections]	22
Commercial dog walking permit (annual permit)	[Local Laws / Legislative Services]	13
Commercial fee	[Victoria Park – Casual Fees]	19
Commercial fee	[Victoria Park Sherrin Stand Change Rooms – Casual Fees]	19
Commercial fee	[Casual Sports Ground A Hire]	20
Commercial fee	[Casual Sports Ground B Hire]	20
Commercial fee	[Casual Pavilion Hire]	20
Commercial Lane Hire 25 metres (per hour)	[Lane Hire]	43
Commercial Lane Hire 50 metres (per hour)	[Lane Hire]	43
Commercial Lane Hire Learn to Swim Pool (per hour)	[Lane Hire]	44
Commercial Pool Hire 25 metres (per hour)	[Lane Hire]	44
Commercial Pool Hire 50 metres (per hour)	[Lane Hire]	44
Commercial Pool Hire Learn to Swim Pool (per hour)	[Lane Hire]	44
Commercial Profit Making – Film/Ad Producers – Major impact: Permit	[Filming & Commercial Still Photography Permit]	23
Commercial Rate Full Day	[Community Meeting Room]	25
Commercial Rate Full Day	[Community Kitchen]	25
Commercial Rate Full Day	[Training Room]	26
Commercial Rate Full Day	[Consultation Room]	26
Commercial Rate Full Day	[Playgroup Room 2]	26
Commercial Rate Full Day	[Front Room]	26
Commercial Rate Full Day	[Foyer Room]	26
Commercial Rate Half Day	[Community Meeting Room]	25
Commercial Rate Half Day	[Community Kitchen]	25
Commercial Rate Half Day	[Training Room]	26
Commercial Rate Half Day	[Front Room]	26
Commercial Rate Half Day*	[Foyer Room]	26
Commercial Rate hourly	[Top Floor]	26
Commercial Rate per hour	[Consultation Room]	26
Commercial Rate per hour	[Playgroup Room 2]	26
Commercial^	[Casual Hire – Tennis, Netball, Basketball Court]	20
Community Golf (Affiliated Organisations)	[Burnley Golf Course]	46
Community Groups Lane Hire 25 Metres (per hour)	[Lane Hire]	43
Community Groups Lane Hire 50 Metres (per hour)	[Lane Hire]	44
Community Groups Lane Hire Learn to Swim Pool (per hour)	[Lane Hire]	44
Community Groups Pool Hire 25 Metres (per hour)	[Lane Hire]	44
Community Groups Pool Hire 50 Metres (per hour)	[Lane Hire]	44
Community Groups Pool Hire Learn to Swim Pool (per hour)	[Lane Hire]	44
Community hall public liability insurance	[Top Floor]	26
Community Hall Public Liability Insurance - per day	[Medium Community Spaces]	40
Community Hall Public Liability Insurance - per day	[Performance Spaces (Richmond Theatre)]	41
Community Hall Public Liability Insurance (per day)	[Small Community Spaces]	40
Community Hall Public Liability Insurance (per day)	[Large Community Spaces]	40
Community Transport	[Home Care Packages (HCP)]	11
Community Transport General	[Community Transport]	11
Compost Bins 220lt BMW	[Waste Management]	47

continued on next page ...

Page 53 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Fee Name	Parent Name	Page
----------	-------------	------

**C** [continued]

Computation checking	[Miscellaneous]	38
Concession 1*	[Victoria Park – Casual Fees]	19
Concession 1*	[Victoria Park Sherrin Stand Change Rooms – Casual Fees]	19
Concession 1*	[Casual Sports Ground A Hire]	20
Concession 1*	[Casual Sports Ground B Hire]	20
Concession 1*	[Casual Pavilion Hire]	20
Concession 1*^	[Casual Hire – Tennis, Netball, Basketball Court]	20
Concession 2*	[Victoria Park – Casual Fees]	19
Concession 2*	[Victoria Park Sherrin Stand Change Rooms – Casual Fees]	20
Concession 2*	[Casual Sports Ground A Hire]	20
Concession 2*	[Casual Sports Ground B Hire]	20
Concession 2*	[Casual Pavilion Hire]	20
Concession 2*^	[Casual Hire – Tennis, Netball, Basketball Court]	20
Concession 3*	[Victoria Park – Casual Fees]	19
Concession 3*	[Victoria Park Sherrin Stand Change Rooms – Casual Fees]	20
Concession 3*	[Casual Sports Ground A Hire]	20
Concession 3*	[Casual Sports Ground B Hire]	20
Concession 3*	[Casual Pavilion Hire]	20
Concession 3*^	[Casual Hire – Tennis, Netball, Basketball Court]	21
Concession Rate hourly	[Top Floor]	26
Concession Swim	[Casual Entry]	43
Concessional Maximum Fee	[Dog Registration]	15
Concessional Maximum Fee	[Cat Registration]	15
Concessional Rate Full Day	[Community Meeting Room]	25
Concessional Rate Full Day	[Community Kitchen]	25
Concessional Rate Full Day	[Training Room]	26
Concessional Rate Full Day	[Consultation Room]	26
Concessional Rate Full Day	[Front Room]	26
Concessional Rate Full Day	[Foyer Room]	26
Concessional Rate Half Day	[Community Meeting Room]	25
Concessional Rate Half Day	[Community Kitchen]	25
Concessional Rate Half Day	[Training Room]	26
Concessional Rate Half Day	[Front Room]	26
Concessional Rate Half Day	[Foyer Room]	26
Concessional Rate per 2 hour session	[Playgroup Room 2]	26
Concessional Rate per hour	[Consultation Room]	26
Concessional Reduced Fee	[Dog Registration]	15
Concessional Reduced Fee	[Cat Registration]	15
Consent & Report applications (other than demolition)	[Miscellaneous]	37
Consent & Report applications (other than demolition) (Reg 116)	[Miscellaneous]	37
Consent & Report applications Reg 116	[Miscellaneous]	37
Consent fee*	[Consent (RMA 2004)]	23
Consulting charge out rate p/hr i.e. dilapidation surveys	[Miscellaneous]	37
Copy of Certificate of Analysis for person from whom sample obtained	[Information/Service Fees]	19
Copy of Registration Certificate – Only available to current proprietor	[Information/Service Fees]	19
Counter Fast Track Assessment Fee	[Construction Management Support Unit]	22
Credit Card Surcharge	[Finance]	6

**D**

Damaged / Lost Books	[Libraries]	5
Damaged / Lost Magazines	[Libraries]	5
Day Rate – Concession	[Fairfield Amphitheatre]	41
Day Rate – Concession (Not-for-Profit)	[Burnley Circus Site]	42
Day Rate – Full	[Performance Spaces (Richmond Theatre)]	41
Day Rate – Full	[Fairfield Amphitheatre]	41
Day Rate – Full (Commercial)	[Burnley Circus Site]	42
Day Rate – Not-for-Profit	[Performance Spaces (Richmond Theatre)]	41
Debt Recovery Administration	[Property & Rating Fees]	5
Debt Recovery Administration Summons Trace successful	[Property & Rating Fees]	5

continued on next page ...

Page 54 of 67



# Attachment 1 - Attachment 1 - Draft Budget 2022-23

Fee Name	Parent Name	Page
<b>D</b> [continued]		
Debt Recovery Administration Summons Trace unsuccessful	[Property & Rating Fees]	5
Debt Recovery Company Search	[Property & Rating Fees]	5
Debt Recovery Field Call	[Property & Rating Fees]	5
Debt Recovery Title Search	[Property & Rating Fees]	5
Delivered / Centre Meals – Couple Above \$115,245	[Delivered / Centre Meals – High Fee Range]	10
Delivered / Centre Meals – Family Above \$118,546	[Delivered / Centre Meals – High Fee Range]	10
Delivered / Centre Meals – Single Above \$86,208	[Delivered / Centre Meals – High Fee Range]	10
Delivered / Centre Meals Couple – \$59,802 to \$115,245	[Delivered / Centre Meals – Medium Fee Range]	10
Delivered / Centre Meals Couple Up to \$59,802	[Delivered / Centre Meals – Low Fee Range]	10
Delivered / Centre Meals Family – \$66,009 to \$118,546	[Delivered / Centre Meals – Medium Fee Range]	10
Delivered / Centre Meals Family Up to \$66,009	[Delivered / Centre Meals – Low Fee Range]	10
Delivered / Centre Meals Single – \$39,089 to \$86,208	[Delivered / Centre Meals – Medium Fee Range]	10
Delivered / Centre Meals Single Up to \$39,089	[Delivered / Centre Meals – Low Fee Range]	10
Demolish – attached dwelling	[Class 1 & 10]	36
Demolish – commercial building	[Class 1 & 10]	36
Demolish – detached dwelling	[Class 1 & 10]	36
Deposit Cat trap (Refundable)	[Registration of Domestic Animal Business]	16
Derelict vehicles/pound fee – abandoned/unregistered vehicle	[Parking Services]	12
De-scaling a project	[Request to amend a permit/plans Secondary Consent (other than under s72)]	35
Determination whether anything is to Council's satisfaction	[Other Fees]	34
Dishonoured Cheque Administration Fee	[Finance]	6
Dishonoured Direct Debt Administration Fee	[Finance]	6
Dogs & cats currently registered at another Council – transfer and 1st registration	[Dog Registration]	15
Dogs & Cats under 6mths of age	[Dog Registration]	15
Drain/Pit Cleaning – Jet/Educator Cleaning (Traffic management and tipping fees not included)	[Drainage Cleaning and Inspection]	24
<b>E</b>		
Emergency work/cost recovery	[Miscellaneous]	38
Empower + Session	[Gym]	45
Empower + Session Concession	[Gym]	45
Empower Session	[Gym]	45
Empower Session Concession	[Gym]	45
Engerix B Adult	[Vaccine]	27
Event Application Fee	[Permits]	42
Event Inspection Charge	[Site Fees, Occupation Charges & Other Usage Charges]	41
Event Permit Application Fee for events of 500 or more persons or with significant structures or risks, as assessed by council officer, less than 12 weeks prior to event	[Permits]	42
Excess Animal Permit – Application Fee (Non Refundable)	[Local Laws / Legislative Services]	13
Excess Animal Permit – Fee	[Local Laws / Legislative Services]	13
Extension of permit/application 3/6/12 months	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	37
Extract of premises register	[Information/Service Fees]	19
<b>F</b>		
Family Swim	[Casual Entry]	43
Fee to amend an application for a permit after notice is given	[Reg 12 Revised Plans Amend an application for an amendment to a permit after notice has been given]	32
Fences (Class 10 Structure)	[Class 1 & 10]	36
Filming (incl ads/still photography) inspection (Mon to Fri)	[Filming & Commercial Still Photography Permit]	23
Filming inspection (incl ads/still photography) – Out of hours	[Filming & Commercial Still Photography Permit]	23
Final Inspection – (Class 1 & 10) Lapsed Building Permit – No Works	[Miscellaneous]	38

continued on next page ...

Page 55 of 67

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Fee Name	Parent Name	Page
<b>F [continued]</b>		
Final Inspection – (Class 2-9) Lapsed Building Permit – No Works	[Miscellaneous]	38
Footpath – industrial – asphalt / concrete (as per YSD33 IAF & CF) greater than 60mm & less than equal to 100mm	[Road Reinstatement]	24
Footpath – industrial – concrete with asphalt surface (as per YSD33 ICAF) <=170mm	[Road Reinstatement]	24
Footpath – residential – asphalt (as per YSD33 RAF) – less than 60mm	[Road Reinstatement]	24
Footpath awning fee	[Local Laws / Legislative Services]	13
Footpath heaters	[Local Laws / Legislative Services]	13
Footpath Trading – Application/ Inspection fee (Non-refundable)	[Local Laws / Legislative Services]	13
Footpath/nature strip garden permit fee	[Urban Agriculture]	47
Footpath/nature strip planter box yearly rental fee	[Urban Agriculture]	47
Footpath/nature strip planter box yearly rental fee – concession	[Urban Agriculture]	47
For an agreement to a proposal to amend or end an agreement under section 173 of the Act	[Other]	28
Foster care – Cat	[Cat Registration]	16
Foster care – Dog	[Dog Registration]	15
Freedom of information requests	[Governance Support]	5
<b>G</b>		
Garbage 120lt MGB	[Waste Management]	47
Garbage 240lt MGB	[Waste Management]	47
Garbage 80lt MGB	[Waste Management]	47
Garbage Charge – Properties exempt from Rates	[Property & Rating Fees]	5
General Local Law Permit	[Local Laws / Legislative Services]	14
Gleadell Street Market (per stall)	[Kerb Market]	15
Gold Concession	[Debit Fees]	44
Gold FULL	[Debit Fees]	44
Goods Display	[Items on Footpath]	14
Group Fitness	[Program Classes]	44
Group Fitness (Concession)	[Program Classes]	44
Groups auspice by Council business units	[Small Community Spaces]	40
Groups auspicied by Council business units	[Foyer Room]	26
Groups auspicied by Council business units	[Medium Community Spaces]	40
Groups auspicied by Council business units	[Large Community Spaces]	40
Groups out spaced by Council business units	[Top Floor]	26
Gym Casual Access	[Gym]	45
Gym Casual Access Concession	[Gym]	45
Gym Facility Hire	[Gym]	45
<b>H</b>		
Half Day Parking (4 Hours, various locations)	[Parking Services]	12
Hardbacks	[Book Sales]	6
Havrix Adult	[Vaccine]	27
Havrix Junior	[Vaccine]	27
Hire of Inbuilt Projector - per day	[Hire of Town Halls]	39
Hire of Piano - per day	[Hire of Town Halls]	39
Hire of Portable Projector (per day)	[Hire of Town Halls]	39
Hire of Sound System - per day * requires sound technician	[Hire of Town Halls]	39
Hire Set	[Burnley Golf Course]	47
Home Care General High Range – Couple Above \$115,245	[Home Care General – High Fee Range]	7
Home Care General High Range – Family Above \$118,546	[Home Care General – High Fee Range]	7
Home Care General High Range – Single Above \$86,208	[Home Care General – High Fee Range]	7
Home Care General Low fee range – Couple Up to \$59,802 (CHSP)	[Home Care General – Low Fee Range]	6
Home Care General Low fee range – Couple Up to \$59,802 (HACCPYP)	[Home Care General – Low Fee Range]	6

continued on next page ...

Page 56 of 67



**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Fee Name	Parent Name	Page
<b>H</b> [continued]		
Home Care General Low fee range – Family Up to \$66,009 (CHSP)	[Home Care General – Low Fee Range]	6
Home Care General Low fee range – Family Up to \$66,009 (HACCPYP)	[Home Care General – Low Fee Range]	6
Home Care General Low fee range – Single \$28,605 to \$39,089 (CHSP)	[Home Care General – Low Fee Range]	6
Home Care General Low fee range – Single \$28,605 to \$39,089 (HACCPYP)	[Home Care General – Low Fee Range]	6
Home Care General Low fee range – Single Up to \$28,605	[Home Care General – Low Fee Range]	6
Home Care General Medium fee range – Couple \$59,802 to \$78,283	[Home Care General – Medium Fee Range]	7
Home Care General Medium fee range – Couple \$78,283 to \$96,764	[Home Care General – Medium Fee Range]	7
Home Care General Medium fee range – Couple \$96,764 to \$115,245 (CHSP)	[Home Care General – Medium Fee Range]	7
Home Care General Medium fee range – Couple \$96,764 to \$115,245 (HACCPYP)	[Home Care General – Medium Fee Range]	7
Home Care General Medium fee range – Family \$101,033 to \$118,546 (CHSP)	[Home Care General – Medium Fee Range]	7
Home Care General Medium fee range – Family \$101,033 to \$118,546 (HACCPYP)	[Home Care General – Medium Fee Range]	7
Home Care General Medium fee range – Family \$66,009 to \$83,521	[Home Care General – Medium Fee Range]	7
Home Care General Medium fee range – Family \$83,521 to \$101,033	[Home Care General – Medium Fee Range]	7
Home Care General Medium fee range – Single \$39,089 to \$54,795	[Home Care General – Medium Fee Range]	6
Home Care General Medium fee range – Single \$54,795 to \$70,501	[Home Care General – Medium Fee Range]	7
Home Care General Medium fee range – Single \$70,501 to \$86,208	[Home Care General – Medium Fee Range]	7
Home Maintenance – Family Above \$118,546 (CHSP)	[Home Maintenance – High Fee Range]	10
Home Maintenance – Family Above \$118,546 (HACCPYP)	[Home Maintenance – High Fee Range]	10
Home Maintenance High Range – Couple Above \$115,245 (CHSP)	[Home Maintenance – High Fee Range]	10
Home Maintenance High Range – Couple Above \$115,245 (HACCPYP)	[Home Maintenance – High Fee Range]	10
Home Maintenance High Range – Single Above \$86,208 (CHSP)	[Home Maintenance – High Fee Range]	10
Home Maintenance High Range – Single Above \$86,208 (HACCPYP)	[Home Maintenance – High Fee Range]	10
Home Maintenance Low fee range – Couple \$44,309 to \$59,802	[Home Maintenance – Low Fee Range]	9
Home Maintenance Low fee range – Couple Up to \$44,309	[Home Maintenance – Low Fee Range]	9
Home Maintenance Low fee range – Family \$44,309 to \$66,009	[Home Maintenance – Low Fee Range]	9
Home Maintenance Low fee range – Family Up to \$44,309	[Home Maintenance – Low Fee Range]	9
Home Maintenance Low fee range – Single \$28,605 to \$39,089	[Home Maintenance – Low Fee Range]	9
Home Maintenance Low fee range – Single Up to \$28,605	[Home Maintenance – Low Fee Range]	9
Home Maintenance Medium Fee Range Couple – \$59,802 to \$115,245	[Home Maintenance – Medium Fee Range]	9
Home Maintenance Medium Fee Range Family – \$66,009 to \$118,546	[Home Maintenance – Medium Fee Range]	9
Home Maintenance Medium Fee Range Single – \$39,089 to \$86,208	[Home Maintenance – Medium Fee Range]	9
Home/Personal/Respite Care (6.00pm Friday to 8.00am Monday)	[Home Care Packages (HCP)]	11
Home/Personal/Respite Care (6.00pm to 8.00am Monday to Friday)	[Home Care Packages (HCP)]	11

continued on next page ...

Page 57 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Fee Name	Parent Name	Page
<b>H</b> [continued]		
Home/Personal/Respite Care (8.00am to 6.00pm Monday to Friday)	[Home Care Packages (HCP)]	11
Hourly hire – Full	[Small Community Spaces]	40
Hourly hire – Full (min 3 hourly hire)	[Hire of Town Halls]	39
Hourly hire – Full (min 3 hourly hire)	[Medium Community Spaces]	40
Hourly hire – Full (min 3 hourly hire)	[Large Community Spaces]	40
Hourly Hire - Full rate	[Performance Spaces (Richmond Theatre)]	41
Hourly hire – Not-for-Profit	[Small Community Spaces]	40
Hourly hire – Not-for-Profit (min 3 hourly hire)	[Hire of Town Halls]	39
Hourly hire – Not-for-Profit (min 3 hourly hire)	[Medium Community Spaces]	40
Hourly hire – Not-for-Profit (min 3 hourly hire)	[Large Community Spaces]	40
Hourly Rate - Non for profit	[Performance Spaces (Richmond Theatre)]	41
Hungry Bin	[Waste Management]	47
<b>I</b>		
Immunisation – alternative vaccinations	[Vaccine]	27
Immunisation – vaccinations	[Vaccine]	27
Influenza vaccine	[Vaccine]	27
Inspection	[Consent (RMA 2004)]	23
Inspection - Commercial/Industrial Vehicle Crossing	[Vehicle Crossing Permit]	22
Inspection – Out of hours	[Consent (RMA 2004)]	23
Inspection – per inspection	[Miscellaneous]	38
Inspection – per inspection (out of hours)	[Miscellaneous]	38
Inspection - Private single dwelling Vehicle Crossing	[Vehicle Crossing Permit]	22
Inspection of Dog/Cat register (per entry)	[Registration of Domestic Animal Business]	16
Installation of Car Share Bay	[Parking Services]	12
Installation of Loading Zone	[Parking Services]	12
Inter Library Loans	[Libraries]	5
Intermediate Swim Clinic	[Swim Lessons]	45
Internet Access	[Libraries]	5
<b>J</b>		
January to June	[Funded Kindergarten ]	25
Joining Fee	[Debit Fees]	44
July to December	[Funded Kindergarten ]	25
Junior 9 Holes	[Burnley Golf Course]	46
Junior Team	[Category A]	21
Junior Team	[Category B]	21
Junior Team	[Cricket Synthetic]	21
Junior Team	[Football]	21
Junior Team	[Soccer]	21
<b>K</b>		
Kiosk	[Fairfield Amphitheatre]	41
Kitchen Use Only – per day	[Hire of Town Halls]	39
<b>L</b>		
Land information certificates	[Property & Rating Fees]	5
Land information certificates – 24 hour turnaround (online application only)	[Property & Rating Fees]	5
Late Booking Change Administration Fee	[Hire of Town Halls]	39
Late Booking Change Administration Fee	[Small Community Spaces]	40
Late Booking Change Administration Fee	[Medium Community Spaces]	40
Late Booking Change Administration Fee	[Large Community Spaces]	41
Late Booking Change Administration Fee	[Performance Spaces (Richmond Theatre)]	41
Late booking fee	[Top Floor]	27
Late Booking Fee	[Hire of Town Halls]	39
Late Booking Fee	[Small Community Spaces]	40
Late Booking Fee	[Medium Community Spaces]	40
Late Booking Fee	[Large Community Spaces]	41
Late Booking Fee	[Performance Spaces (Richmond Theatre)]	41
Late Fee for Vac Care, ASC, LDC, Kinder	[Late Fee – Childrens Services]	24
Late Fee for Vac Care, ASC, LDC, Kinder	[Late Fee – Childrens Services]	24

continued on next page ...

Page 58 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Fee Name	Parent Name	Page
<b>L</b> [continued]		
Learn to Swim - Term	[Swim Lessons]	45
Learn to Swim - Term Concession	[Swim Lessons]	45
Library Bags	[Library Merchandise]	5
Library Keep Cups	[Library Merchandise]	5
Library USBs	[Library Merchandise]	5
Licensed premises – per table over 800mm (Including benches)	[Tables & Chairs]	14
Licensed Premises – per chair (600mm = 1 Chair)	[Tables & Chairs]	14
Licensed Premises – per table up to 800mm	[Tables & Chairs]	14
Liquor Licence Reports (site check and measure up to 500m <sup>2</sup> of building)	[Miscellaneous]	38
Liquor Licensing Advice Requests	[Planning Enforcement]	15
Livestock (large)	[Animal Pound Release Fees]	16
Livestock (small)	[Animal Pound Release Fees]	16
Local law permit application fee (As required)	[Local Laws / Legislative Services]	14
Local Laws permit Inspection fee – After hours	[Local Laws / Legislative Services]	14
Local laws Permit refund fee	[Local Laws / Legislative Services]	13
Locker	[Casual Entry]	43
Lodgement of each certificate of pool and spa barrier compliance	[Pool & Spa Register related fees]	39
Lodgement of each certificate of pool and spa barrier non-compliance	[Pool & Spa Register related fees]	39
Long Day Care	[Long Day Care]	25
Lost Card	[Libraries]	5
Lost Locker RFID key fob	[Miscellaneous]	46
<b>M</b>		
Magazines	[Book Sales]	6
Major Event Permit (per event day) – Concession	[Event Permit – 500 or more persons or with significant structures or risks, as assessed by Council Officer]	43
Major Event Permit (per event day) – Full	[Event Permit – 500 or more persons or with significant structures or risks, as assessed by Council Officer]	43
Market Permit (One Off fee) – Concession	[Permits]	42
Market Permit (One Off fee) – Full	[Permits]	42
Medium Event Permit (per event day) – Concession	[Event Permit – 100 persons 500 or with minimal structures and risks]	42
Medium Event Permit (per event day) – Full	[Event Permit – 100 persons 500 or with minimal structures and risks]	42
Member - Stroke Improvement Course	[Swim Lessons]	45
Mini Clinic	[Burnley Golf Course]	46
Minor Sound Permit	[Permits]	42
Miscellaneous / Impound Fee	[Other]	15
Miscellaneous / Impound release Fee	[Local Laws / Legislative Services]	14
Miscellaneous commercial work e.g. remove hydrant hose	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	37
Mobile Food Van – Charity or Non for profit event	[Local Laws / Legislative Services]	13
Mobile Food Van – small private events permit 1 day or less	[Local Laws / Legislative Services]	13
Mobile Food Van (prescribed event area) each additional food van/stall over 5 vans	[Tables & Chairs]	15
Mobile Food Van (prescribed event area) multi max. 5 vans	[Tables & Chairs]	15
Mobile Food Van public land (once-off day rate)	[Tables & Chairs]	15
Mobile Food Vans – Concession Rate (Yarra Resident Only)	[Local Laws / Legislative Services]	13
Mobile Food Vans – Normal Rate	[Local Laws / Legislative Services]	13
More than \$100,001 and not more than \$1,000,000	[Other Development]	35
Move for Life and Empower Programs Initial Assessment Fee	[Gym]	45
Move for life session	[Gym]	45
Move for life session concession	[Gym]	45
<b>N</b>		
New dwellings: 2 attached	[Class 1 & 10]	36
New dwellings: single	[Class 1 & 10]	36
New Multiple Class 1 developments (Quotation)	[Class 1 & 10]	36
New registration - Application fee	[Aquatic Facilities]	18

continued on next page ...

Page 59 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Fee Name	Parent Name	Page
<b>N [continued]</b>		
New registration - Registration fee – lower risk services (note that registration is not subject to renewal)	[Premises Providing Personal Services]	19
New registration fee	[Aquatic Facilities]	18
New Registrations	[Premises Providing Personal Services]	19
New registrations - Application fee	[Commercial]	18
New registrations - Application fee	[Not For Profit]	18
New Registrations – Application fee	[Class 1 or Class 2 Premises]	16
New Registrations – Application fee	[Class 3 and Not for Profit Class 1 and 2 Food Premises]	16
New Registrations – Application fee	[Not for Profit Class 3 Food Premises]	17
New registrations - Registration fee	[Commercial]	18
New registrations - Registration fee	[Not For Profit]	18
New Registrations – Registration fee	[Class 1 or Class 2 Premises]	16
New Registrations – Registration fee	[Class 3 and Not for Profit Class 1 and 2 Food Premises]	17
New Registrations – Registration fee	[Not for Profit Class 3 Food Premises]	17
New registrations - Registration fee – higher risk services	[Premises Providing Personal Services]	19
Night parking rate	[Parking Services]	12
Nimenrix	[Vaccine]	27
Non-Member Stroke Improvement	[Swim Lessons]	45
Not for profit organisations – all classes	[Once-off Events]	17
Notice in a Newspaper	[Other Development]	35
<b>O</b>		
Occasional Care	[Occasional Child Care]	25
Occupancy Fee – Commercial License/ Occupancy	[Road / Footpath Occupation Permit]	23
Occupancy Fee – Private single dwelling and local shop trader	[Road / Footpath Occupation Permit]	22
Occupation of parking bays – parking meter/first day – Commercial Street	[Parking Services]	12
Occupation of parking bays – parking meter/first day – Non Commercial Street	[Parking Services]	12
Occupation of parking bays – parking meter/ subsequent day – Commercial street	[Parking Services]	12
Occupation of parking bays – parking meter/ subsequent day – Non Commercial Street	[Parking Services]	12
Occupation of public land (parks, roads, footpaths etc.) for events (commercial)	[Site Fees, Occupation Charges & Other Usage Charges]	41
On site notices	[Other Development]	35
One on One Lessons	[Swim Lessons]	45
Other Development less than 5M	[Request to extend expiry date of a permit]	34
Other Development more than 5M	[Request to extend expiry date of a permit]	34
Out of Hours	[Permit Inspections]	22
Out of Hours Permit	[Permit Inspections]	22
Outside School Hours Care Fee	[Outside School Hours Care]	25
Over \$500,000 (quotation based on consulting building surveyors schedule)	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	37
Overdue Registration Renewal Fee	[Other Fees]	19
Overtime - past 2am	[Hire of Town Halls]	39
<b>P</b>		
Paperbacks	[Book Sales]	6
Parking Fees – meters/ticket machines (per hour) spread from 0.00 to \$12.00 max	[Parking Services]	11
Parking offences set out in Schedule 6 of the Road Safety (General) Regulations 2019	[Parking Services]	12
Parking Permit – Car Share Bay	[Parking Services]	12
Parking Permits – 1st Resident permit	[Parking Services]	12
Parking Permits – 1st Resident permit concession or 1st Visitor permit concession	[Parking Services]	11
Parking Permits – 1st Visitor permit	[Parking Services]	12
Parking Permits – 2nd Resident permit concession or 2nd Visitor permit concession	[Parking Services]	11
Parking Permits – 2nd Resident permits	[Parking Services]	12
Parking Permits – 2nd Visitor permits	[Parking Services]	12

continued on next page ...

Page 60 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Fee Name	Parent Name	Page
<b>P</b> [continued]		
Parking Permits – 3rd Resident permits	[Parking Services]	12
Parking Permits – 3rd Resident permits concession or 3rd Visitor permit concession	[Parking Services]	11
Parking Permits – 3rd Visitor permits	[Parking Services]	12
Parking Permits – Business – 1st permit	[Parking Services]	12
Parking Permits – Business – 2nd and subsequent permits	[Parking Services]	12
Parking Permits – Disabled	[Parking Services]	12
Parking sensor removal/reinstatement	[Road Reinstatement]	24
Parking signs – sign changes	[Engineering Planning]	47
Parklet Application and Inspection - Neighbourhood	[Local Laws / Legislative Services]	12
Parklet Application and Inspection - Primary	[Local Laws / Legislative Services]	13
Parklet Application and Inspection - Secondary	[Local Laws / Legislative Services]	13
Parklet Permit 12 Month - Neighbourhood	[Local Laws / Legislative Services]	13
Parklet Permit 12 Month - Primary	[Local Laws / Legislative Services]	13
Parklet Permit 12 Month - Secondary	[Local Laws / Legislative Services]	13
Parklet Permit 1st Quarter - Neighbourhood	[Local Laws / Legislative Services]	13
Parklet Permit 1st Quarter - Primary	[Local Laws / Legislative Services]	13
Parklet Permit 1st Quarter - Secondary	[Local Laws / Legislative Services]	13
Parklet Permit Summer 6 Month - Neighbourhood	[Local Laws / Legislative Services]	13
Parklet Permit Summer 6 Month - Primary	[Local Laws / Legislative Services]	13
Parklet Permit Summer 6 Month - Secondary	[Local Laws / Legislative Services]	13
Payment Arrangement fee (Rates – Referred for Legal Action)	[Property & Rating Fees]	5
Permit – Commercial Profit Making – Minor impact/ small budget productions (incl films & ads)	[Filming & Commercial Still Photography Permit]	23
Permit – Commercial/Industrial Vehicle Crossing	[Vehicle Crossing Permit]	22
Permit – Non Profit Making Filming (incl still photography)	[Filming & Commercial Still Photography Permit]	23
Permit – Plant and Equipment – Commercial – No road closure	[Road / Footpath Occupation Permit]	23
Permit – Plant and Equipment – Private single dwelling and local shop traders.	[Road / Footpath Occupation Permit]	23
Permit – Private Single Dwelling Vehicle Crossing	[Vehicle Crossing Permit]	22
Permit – Student Filming (incl still photography)	[Filming & Commercial Still Photography Permit]	23
Permit – work area / public protection occupation	[Road / Footpath Occupation Permit]	22
Permit – Works between \$10,001 and \$500K Application Fee*	[Asset Protection Permit]	22
Permit – Works more than \$501K Application Fee*	[Asset Protection Permit]	22
Permit – Works up to \$10k*	[Asset Protection Permit]	22
Personal Care General High Range – Couple Above \$115,245	[Personal Care – High Fee Range]	8
Personal Care General High Range – Family Above \$118,546	[Personal Care – High Fee Range]	8
Personal Care General High Range – Single Above \$86,208	[Personal Care – High Fee Range]	8
Personal Care General Medium fee range – Couple \$59,802 to \$78,283	[Personal Care – Medium Fee Range]	8
Personal Care General Medium fee range – Couple \$78,283 to \$96,764	[Personal Care – Medium Fee Range]	8
Personal Care General Medium fee range – Couple \$96,764 to \$115,245	[Personal Care – Medium Fee Range]	8
Personal Care General Medium fee range – Family \$101,033 to \$118,546	[Personal Care – Medium Fee Range]	8
Personal Care General Medium fee range – Family \$66,009 to \$83,521	[Personal Care – Medium Fee Range]	8
Personal Care General Medium fee range – Family \$83,521 to \$101,033	[Personal Care – Medium Fee Range]	8
Personal Care General Medium fee range – Single \$39,089 to \$54,795	[Personal Care – Medium Fee Range]	8
Personal Care General Medium fee range – Single \$54,795 to \$70,501	[Personal Care – Medium Fee Range]	8
Personal Care General Medium fee range – Single \$70,501 to \$86,208	[Personal Care – Medium Fee Range]	8
Personal Care Low fee range – Couple \$44,309 to \$59,802	[Personal Care – Low Fee Range]	7

continued on next page ...

Page 61 of 67



## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Fee Name	Parent Name	Page
<b>P</b> [continued]		
Personal Care Low fee range – Couple Up to \$44,309	[Personal Care – Low Fee Range]	7
Personal Care Low fee range – Family \$44,309 to \$66,009	[Personal Care – Low Fee Range]	7
Personal Care Low fee range – Family Up to \$44,309	[Personal Care – Low Fee Range]	7
Personal Care Low fee range – Single \$28,605 to \$39,089	[Personal Care – Low Fee Range]	7
Personal Care Low fee range – Single Up to \$28,605	[Personal Care – Low Fee Range]	7
Photocopies A3	[Photocopies]	6
Photocopies A3 (colour)	[Photocopies]	6
Photocopies A4	[Photocopies]	6
Photocopies A4 (colour)	[Photocopies]	6
Plan photocopying (larger than A3)	[Other Development]	35
Plans to comply with Condition 1 of the permit – Second and subsequent assessments	[Other Development]	35
Plant and Equipment Permit – Commercial – Local road – Full road closure	[Road / Footpath Occupation Permit]	23
Planter box/tubs – Laneway garden permit fee	[Local Laws / Legislative Services]	14
Planter Box/Tubs (Excludes Tables & Chairs)	[Local Laws / Legislative Services]	13
Footpath trading only		
Power	[Site Fees, Occupation Charges & Other Usage Charges]	41
Power	[Fairfield Amphitheatre]	41
Power	[Burnley Circus Site]	42
Practice Fees	[Burnley Golf Course]	46
Practice Game	[Registered Yarra Sports Clubs out of season hire]	22
Pre & Post Season Training	[Registered Yarra Sports Clubs out of season hire]	22
Private single dwelling and local shop traders	[Permit Inspections]	22
Professional services (EHO) as requested	[Information/Service Fees]	19
Profile Design Service	[Vehicle Crossing Permit]	22
Property enquiry	[Other Development]	35
Property information request (incl Solicitor 's request fee) (Statutory Fee) (incl inspections owner/builder projects)	[Lodgement Fees (building work permit)]	36
Public Entertainment Permits – Charity or other Council specific endorsed Public Entertainment events	[Miscellaneous]	38
Public Entertainment Permits (temporary) additional	[Miscellaneous]	38
Inspection per hour		
Public Entertainment Permits (temporary) additional	[Miscellaneous]	38
Inspection per hour (out of hours)		
Public Entertainment Permits (temporary) Site 1,001 m2 to 5,000m2 (Max. 5 structures. Max 2hrs inspection time)	[Miscellaneous]	38
Public Entertainment Permits (temporary) Site 15,001m2+ (Max.30 structures. Max. 4 hrs inspection time)	[Miscellaneous]	38
Public Entertainment Permits (temporary) Site 25,001m2+ (Max.50 structures. Max. 6 hrs inspection time)	[Miscellaneous]	38
Public Entertainment Permits (temporary) Site 5,001 m2 to 15,000m2 (Max. 5 structures 2. Max 3hrs inspection time)	[Miscellaneous]	38
Public Entertainment Permits (temporary) Site up to 1,000m2 (Max. 5 structures. Max 2hrs inspection time)	[Miscellaneous]	38
Public Entertainment Permits Fast Track Fee	[Miscellaneous]	38
Assessment Fee (<10 business days notice)		
Public Photocopier (per copy)	[Other Development]	35
<b>R</b>		
Rate Notice reproduction	[Property & Rating Fees]	5
Real Estate Sign License	[Tables & Chairs]	15
Reg 12	[Revised Plans Amend an application for a permit after notice has been given – Reg 12]	29

continued on next page ...

Page 62 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Fee Name	Parent Name	Page
<b>R</b> [continued]		
Reg 15 Application for Certificate of Compliance	[Other Applicable Statutory Fees]	29
Reg 16 For an agreement to a proposal to amend or end an agreement under S173 of the Act	[Other Applicable Statutory Fees]	32
Reg 18 Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council	[Other Applicable Statutory Fees]	29
Reg 18 Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council Including lodging plans to comply if the first submission to Council was unsatisfactory	[Other Applicable Statutory Fees]	33
Reg 6 Certification of a plan of subdivision	[Certification]	29
Reg 7 Alteration of a plan under section 10 (2) of the Act	[Certification]	29
Reg 8 Recertification of a plan of subdivision	[Reg 8 Recertification]	32
Registration – Declared menacing, dangerous & restricted breed dogs	[Dog Registration]	15
Registration & Search Fee for each pool/spa built before 1 November 2020	[Pool & Spa Register related fees]	39
Registration Fee for each pool/spa built after 1 November 2020	[Pool & Spa Register related fees]	39
Registrations for a period of 3 to 6 months	[Short Term Registrations]	17
Registrations for a period of more than 6 months will be treated as a 12 month registration	[Short Term Registrations]	17
Registrations for a period of up to 3 months	[Short Term Registrations]	17
Re-inspection Fee	[Class 1 or Class 2 Premises]	16
Re-inspection Fee	[Class 3 and Not for Profit Class 1 and 2 Food Premises]	17
Re-inspection Fee	[Not for Profit Class 3 Food Premises]	17
Re-inspection Fee (temp and mobile food premises)	[Short Term Registrations]	18
Release fee – Cat	[Animal Pound Release Fees]	16
Release fee – Dog	[Animal Pound Release Fees]	16
Relocation of Street Litter Bins	[Waste Management]	47
Renewal - Additional fee for each additional facility in premises in excess of one (1)	[Aquatic Facilities]	18
Renewal fee	[Aquatic Facilities]	18
Renewal for premises accommodating not more than 5 persons	[Commercial]	18
Renewals	[Class 1 or Class 2 Premises]	16
Renewals	[Class 3 and Not for Profit Class 1 and 2 Food Premises]	16
Renewals	[Not for Profit Class 3 Food Premises]	17
Renewals	[Premises Providing Personal Services]	19
Renewals - Additional fee for each additional person than can be accommodated in excess of 5 (Max fee for 61+ persons)	[Commercial]	18
Renewals - Additional fee for each additional person than can be accommodated in excess of 5 (Max fee for 61+ persons)	[Not For Profit]	18
Renewals for premises accommodating not more than 5 persons	[Not For Profit]	18
Replacement Animal Registration tag	[Cat Registration]	16
Replacement Parking permit fee	[Parking Services]	12
Replacement RFID band/key fob (New fee)	[Miscellaneous]	46
Report and consent advertising	[Miscellaneous]	37
Request for copy of dog/cat registration certificate (per entry)	[Registration of Domestic Animal Business]	16
Request to amend planning scheme	[Amendments to Planning Scheme]	27
Reservations	[Libraries]	5
Residential	[Archive Request]	36
Residential and Commercial (and Multi-Unit Developments per unit/apartment) MRB 120lt plus 80lt MGB	[Waste Management]	47
Respite Care General High Range – Couple Above \$115,245	[Respite Care – High Fee Range]	9
Respite Care General High Range – Family Above \$118,546	[Respite Care – High Fee Range]	9

continued on next page ...

Page 63 of 67



# Attachment 1 - Attachment 1 - Draft Budget 2022-23

Fee Name	Parent Name	Page
<b>R</b> [continued]		
Respite Care General High Range – Single Above \$86,208	[Respite Care – High Fee Range]	9
Respite Care General Medium fee range – Couple \$59,802 to \$78,283	[Respite Care – Medium Fee Range]	9
Respite Care General Medium fee range – Couple \$78,283 to \$96,764	[Respite Care – Medium Fee Range]	9
Respite Care General Medium fee range – Couple \$96,764 to \$115,245	[Respite Care – Medium Fee Range]	9
Respite Care General Medium fee range – Family \$101,033 to \$118,546	[Respite Care – Medium Fee Range]	9
Respite Care General Medium fee range – Family \$66,009 to \$83,521	[Respite Care – Medium Fee Range]	9
Respite Care General Medium fee range – Family \$83,521 to \$101,033	[Respite Care – Medium Fee Range]	9
Respite Care General Medium fee range – Single \$39,089 to \$54,795	[Respite Care – Medium Fee Range]	8
Respite Care General Medium fee range – Single \$54,795 to \$70,501	[Respite Care – Medium Fee Range]	8
Respite Care General Medium fee range – Single \$70,501 to \$86,208	[Respite Care – Medium Fee Range]	9
Respite Care Low fee range – Couple \$44,309 to \$59,802	[Respite Care – Low Fee Range]	8
Respite Care Low fee range – Couple Up to \$44,309	[Respite Care – Low Fee Range]	8
Respite Care Low fee range – Family \$44,309 to \$66,009	[Respite Care – Low Fee Range]	8
Respite Care Low fee range – Family Up to \$44,309	[Respite Care – Low Fee Range]	8
Respite Care Low fee range – Single \$28,605 to \$39,089	[Respite Care – Low Fee Range]	8
Respite Care Low fee range – Single Up to \$28,605	[Respite Care – Low Fee Range]	8
Retrospective Valuation Certificate	[Property & Rating Fees]	5
Road – asphalt/concrete <100mm	[Road Reinstatement]	24
Road – deep lift asphalt/concrete/bluestone	[Road Reinstatement]	24
<b>S</b>		
School Lessons	[Swim Lessons]	46
School Lessons Concession	[Swim Lessons]	46
Seasonal (6 month operation) sporting clubs – Registration is for annual period	[Class 3 and Not for Profit Class 1 and 2 Food Premises]	16
Seasonal (6 month operation) sporting clubs – Registration is for annual period	[Not for Profit Class 3 Food Premises]	17
Security deposit (bond)	[Top Floor]	27
Security Deposit (Bond)	[Hire of Town Halls]	39
Security Deposit (Bond)	[Small Community Spaces]	40
Security Deposit (Bond)	[Medium Community Spaces]	40
Security Deposit (Bond)	[Large Community Spaces]	40
Security Deposit (Bond)	[Performance Spaces (Richmond Theatre)]	41
Senior Professional Team SeniorNPL/ FV Senior State League 1 (fenced facility)	[Soccer]	21
Senior Team	[Category A]	21
Senior Team	[Category B]	21
Senior Team	[Turf Cricket]	21
Senior Team	[Cricket Synthetic]	21
Senior Team	[Football]	21
Senior Team FV NPL & State 1 Reserves, State League 2, and below/ VicSoccer	[Soccer]	21
Service Requests – Animal Control	[Registration of Domestic Animal Business]	16
Shopping Trolley Release fees	[Local Laws / Legislative Services]	14
Shower	[Miscellaneous]	46
Significant Tree Application fee (Non-refundable)	[Local Laws / Legislative Services]	13
Significant Tree Permit – Pruning only	[Local Laws / Legislative Services]	13
Significant Tree Permit – Removal	[Local Laws / Legislative Services]	13
Silver Concession	[Debit Fees]	44
Silver FULL	[Debit Fees]	44
Single Dwelling	[Request to extend expiry date of a permit]	34
Single use of Bastow 1 charging fee for entry	[Registered Yarra Sports Clubs out of season hire]	22
Site fee for use of Parks, Reserve or Rotunda – Full	[Site Fees, Occupation Charges & Other Usage Charges]	41

continued on next page ...

Page 64 of 67

## Attachment 1 - Attachment 1 - Draft Budget 2022-23

Fee Name	Parent Name	Page
<b>S [continued]</b>		
Site fee for use of Parks, Reserve or Rotunda – Not-for-Profit	[Site Fees, Occupation Charges & Other Usage Charges]	41
Site Induction (additional)	[Hire of Town Halls]	39
Site Induction (additional)	[Large Community Spaces]	41
Site Induction (additional)	[Performance Spaces (Richmond Theatre)]	41
Siting Approval Public Entertainment – 1 Structure	[Miscellaneous]	37
Siting Approval Public Entertainment – 10+ Structures	[Miscellaneous]	38
Siting Approval Public Entertainment – 2-5 Structures	[Miscellaneous]	37
Siting Approval Public Entertainment – 6-9 Structures	[Miscellaneous]	37
Siting Approval Public Entertainment Fast – Track Assessment Fee (<10 business days notice)	[Miscellaneous]	37
Skip Bin Permit – Container placement	[Skip Bin Permit]	23
Skip Bin Permit – Skip placement – metered	[Skip Bin Permit]	23
Skip Bin Permit – Skip placement – unmetered	[Skip Bin Permit]	23
Small Event Permit (per event day) – Concession	[Event Permit – Up to 100 persons with no structures and minimum risks]	42
Small Event Permit (per event day) – Full	[Event Permit – Up to 100 persons with no structures and minimum risks]	42
Social Support Group Outing	[Community Transport]	11
Sound Technician - per hour	[Large Community Spaces]	40
Sound Technician - per hour	[Performance Spaces (Richmond Theatre)]	41
Sound Technician (per hour)	[Hire of Town Halls]	39
Standard Maximum Fee	[Dog Registration]	15
Standard Maximum Fee	[Cat Registration]	15
Standard Reduced Fee	[Dog Registration]	15
Standard Reduced Fee	[Cat Registration]	15
Start Up Fee (All Aquatic Programs)	[Swim Lessons]	45
Subdivision	[Request to extend expiry date of a permit]	34
Subdivision	[Other Development]	35
Swim Lesson Child – Concession Fortnightly Debit**	[Swim Lessons]	46
Swim Lesson Child Fortnightly Debit**	[Swim Lessons]	45
Swim Lessons Child - per lesson	[Swim Lessons]	45
Swim Upgrade to S/S/S	[Casual Entry]	43
Swim Upgrade to S/S/S Concession	[Casual Entry]	43
Swim, Spa & Sauna (concession)	[Casual Entry]	43
Swimming Pools	[Class 1 & 10]	36
<b>T</b>		
Teenage Holiday Programs	[Youth Services]	25
Teenage Holiday Programs – Concession	[Youth Services]	25
Temporary Public Space Licence (prescribed event area) each additional stall/promotional activity over 5	[Local Laws / Legislative Services]	14
Temporary Public Space Licence (prescribed event area) each additional stall/promotional activity over 5 for Charity or Non for profit	[Local Laws / Legislative Services]	14
Temporary Public Space Licence (prescribed event area) multi max 5 stalls/promotional activities	[Local Laws / Legislative Services]	14
Temporary Public Space Licence (prescribed event area) multi max 5 stalls/promotional activities Charity or Non for profit	[Local Laws / Legislative Services]	13
Temporary Public Space Licences up to 7 days	[Local Laws / Legislative Services]	14
Temporary Public space permit – Promotional Short Term (1) 0-3 days	[Local Laws / Legislative Services]	14
Temporary Public space permit – Promotional Short Term (2) 3-7 days where admin/detailed review required	[Local Laws / Legislative Services]	14
Term Fee Concession	[Funded Kindergarten]	25
Town Hall Public Liability Insurance (per day)	[Hire of Town Halls]	39
Tradesperson permit monthly fee- non metered	[Parking Services]	12
Tradesperson permit per day- non metered	[Parking Services]	12
Tradesperson permit per week- non metered	[Parking Services]	12
Traffic Management	[Road Reinstatement]	24
Traffic Surveys – classified counts	[Engineering Planning]	47
Transfer fee	[Aquatic Facilities]	18
Transfer Fee	[Registration of Domestic Animal Business]	16

continued on next page ...

Page 65 of 67

**Attachment 1 - Attachment 1 - Draft Budget 2022-23**

Fee Name	Parent Name	Page
<b>T</b> [continued]		
Transfer Fee	[Class 1 or Class 2 Premises]	16
Transfer Fee	[Class 3 and Not for Profit Class 1 and 2 Food Premises]	17
Transfer Fee	[Not for Profit Class 3 Food Premises]	17
Transfer Fee (transfers not applicable to lower risk services)	[Premises Providing Personal Services]	19
Transfers	[Commercial]	18
Transfers	[Not For Profit]	18
Two on One Lessons	[Swim Lessons]	45
<b>U</b>		
Unlicensed Premises – per chair (600mm = 1 Chair)	[Tables & Chairs]	15
Unlicensed Premises – per table over 800mm (including benches)	[Tables & Chairs]	14
Unlicensed Premises – per table up to 800mm Up to \$30,000	[Tables & Chairs]	14
Urgent fee	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	37
Urgent removal/reinstatement	[Lodgement Fees (building work permit)]	36
Use only	[Road Reinstatement]	24
	[Request to extend expiry date of a permit]	34
<b>V</b>		
Vacation Care Fee – Late booking	[Outside School Hours Care]	25
Value \$5,000 and greater (Statutory fee)	[Lodgement Fees (building work permit)]	36
Variation to Building Permit (amended documentation)	[Miscellaneous]	37
Variation to Building Permit (change of details)	[Miscellaneous]	37
Varilrix	[Vaccine]	27
VBA cladding rectification levy Classes 2 – 8 (over \$1.5M) (Statutory fee)	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	37
VBA cladding rectification levy Classes 2 – 8 (works \$1M - \$1.5M) (Statutory fee)	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	37
VBA cladding rectification levy Classes 2 – 8 (works \$800,000 to \$1M) (Statutory fee)	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	37
Vehicle tow-away – impounding fee	[Parking Services]	12
Vicsmart	[Request to extend expiry date of a permit]	34
<b>W</b>		
Waste Water System Approval	[Other Fees]	19
Weekly Rate - Concession (Not-for-Profit)	[Burnley Circus Site]	42
Weekly Rate - Full (Commercial)	[Burnley Circus Site]	42
Willowview – High Fee Range – Couple Above \$115,245	[Willowview – Outing Group]	11
Willowview – High Fee Range – Family Above \$118,546	[Willowview – Outing Group]	11
Willowview – High Fee Range – Single Above \$86,208	[Willowview – Outing Group]	11
Willowview – Low Fee Range Couple Up to \$59,802	[Willowview – Outing Group]	11
Willowview – Low Fee Range Family Up to \$66,009	[Willowview – Outing Group]	11
Willowview – Low Fee Range Single Up to \$39,089	[Willowview – Outing Group]	10
Willowview – Medium Fee Range Couple – \$59,802 to \$115,245	[Willowview – Outing Group]	11
Willowview – Medium Fee Range Family – \$66,009 to \$118,546	[Willowview – Outing Group]	11
Willowview – Medium Fee Range Single – \$39,089 to \$86,208	[Willowview – Outing Group]	11
Word Processing	[Libraries]	5
Worm Farms RELN	[Waste Management]	47
<b>Other</b>		
\$1,000,001 and above	[Other Development]	35
\$100,000 or less	[Other Development]	35
\$100,001-\$300,000	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	37
\$30,001-\$100,000	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	37
\$300,001-\$500,000	[Class 2, 3, 4, 5, 6, 7, 8 and 9]	37

continued on next page ...

Page 66 of 67

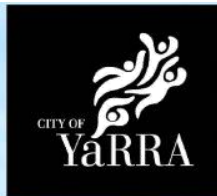
**Attachment 1 - Attachment 1 - Draft Budget 2022-23****Fee Name****Parent Name****Page****Other** [continued]

½ hr (Casual)  
 ½ hr (Casual)  
 ½ hr (Member)  
 ½ hr (Member)

[Personal Training]  
 [Programs – Myotherapy]  
 [Personal Training]  
 [Programs – Myotherapy]

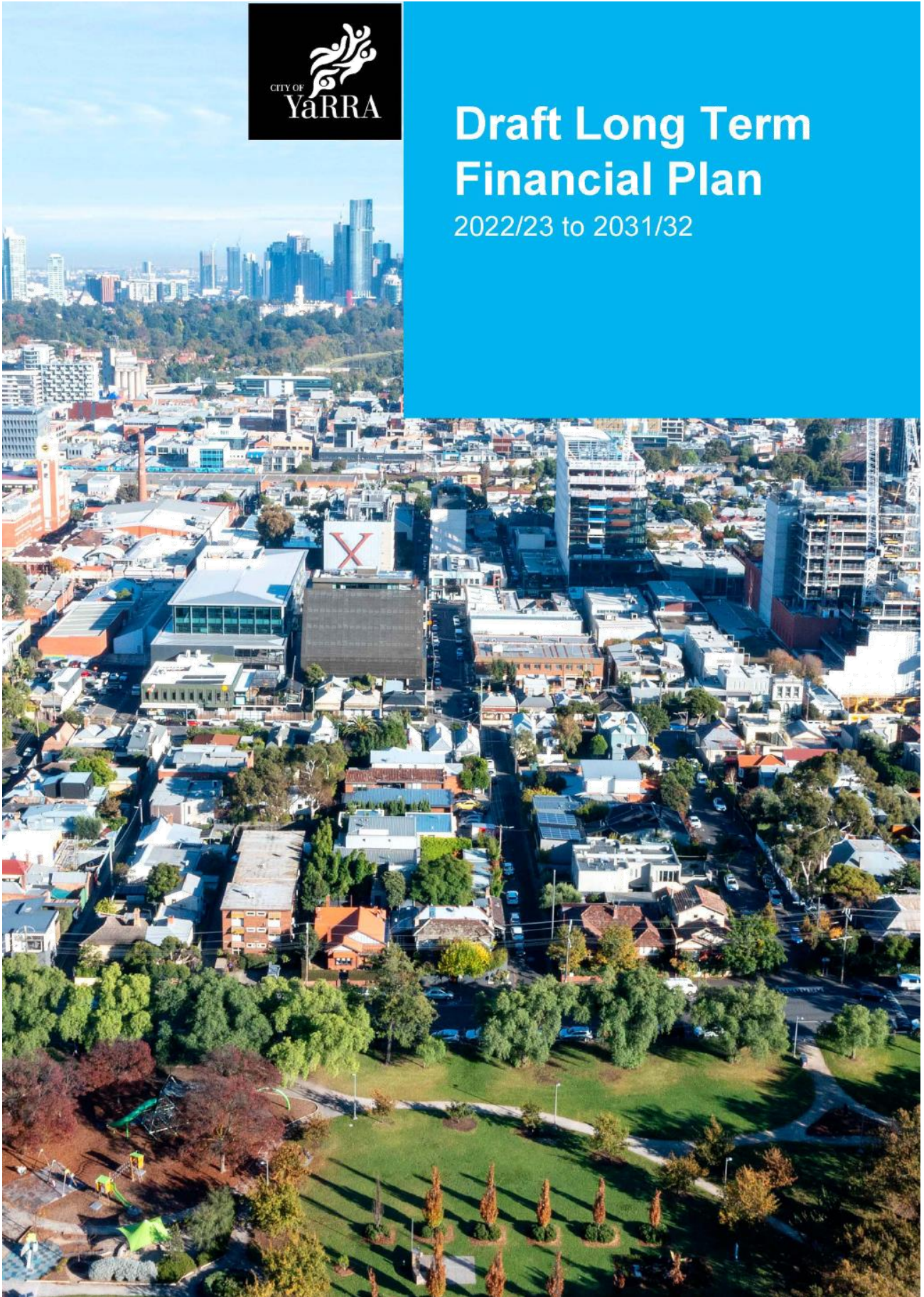
45  
 46  
 45  
 46





# Draft Long Term Financial Plan

2022/23 to 2031/32



**Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32**

**City of Yarra Long Term Financial Plan 2022/23 to 2031/32**

1. Executive Summary	03
2. Financial Plan Context	05
3. Financial Plan Statements	14
4. Financial Performance Indicators	25
5. Strategies and Plans	27



## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### 1. Executive Summary

Yarra City Council has prepared this updated Long Term Financial Plan 2022/23 to 2031/32 (the Financial Plan) to support the Community's Vision and Council Plan. Through the development of the vision, the community has told us their desire for Yarra City Council to be environmentally and financially sustainable and to have a strong and vibrant community. The Council Plan includes actions to deliver on this vision.

Yarra's long-term planning strategy principles are focused on creating a sustainable financial environment to enable Council to continue to provide the community with high quality and required services and infrastructure into the medium and long term, driven by the Yarra 2036 Community Vision.

We have committed to updating the Financial Plan annually in conjunction with the budget. This updated Financial Plan is keeping with that commitment.

The Financial Plan is developed in the context of the following strategic planning principles as required under section 89 of the *Local Government Act 2020*:

- *Integrated approach to planning, monitoring and performance reporting* - The Financial Plan has been developed alongside the Council Plan and in alignment with the Community Vision and other core strategic plans to ensure integration. Council is in the process of developing its integrated strategic planning and reporting framework;
- *Addresses the Community Vision* - The Financial Plan addresses the Community Vision by outlining the resources and funding required to deliver the planned services, initiatives and capital works projects over the next 10 years working towards achieving Yarra's 2036 Community Vision;
- *Takes into account the resources needed for effective implementation* - The Financial Plan statements incorporate the financial resources necessary to implement the Council Plan objectives and strategies over the next 4 years and to work towards achieving the Community Vision over the next 10 years;
- *Identifies and addresses the risks to effective implementation* - Council's strategic planning principles identify and address the risks to effective implementation of the Financial Plan, and
- *Provides for ongoing monitoring of progress and regular reviews to identify and address changing circumstances* - Council reports on its financial performance and position on a quarterly basis and a review of strategic documents is conducted regularly to ensure they remain current.

The Financial Plan is a continuation of Council's responsible financial program and aims to:

- Balance the community's needs and ensuring that Council continues to be financially sustainable in the long term;
- Increase Council's commitment to sustainable asset renewal and maintenance of the community's assets;
- Maintain a strong cash position for financial sustainability;
- Achieve efficiencies through targeted savings and an ongoing commitment to contain costs including transformation programs;
- Include rate and fee increases that are both manageable and sustainable; and
- Provide a framework to deliver balanced budgets including sustainable annual underlying surpluses.

Yarra's Financial Plan outlines the resources required to deliver the Council Plan and ensure we are investing in assets the community values; our services meet the needs and expectations of the community, are affordable and accessible for the community; and our organisation remains financially sustainable.

Yarra continues to grow – our population is currently estimated at 103,125 (2020) and forecast to increase to 157,607 by 2041, an increase of 52%. This growth will provide some additional rate revenue, however additional growth also requires additional investment in assets and services to support the larger population. These additional costs add to what we already invest maintaining our existing \$2.1 billion in assets, and to the costs of delivering services our community values.



## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### Executive Summary Cont.....

Like all Councils across Victoria, Yarra has been impacted financially by the COVID-19 pandemic, both through increased spending to support our local community and businesses and loss of revenue. Council made a deliberate and considered decision to step up and assist the community and businesses during the pandemic. This included significantly expanding the rates hardship policy, waiving all footpath and outdoor trading fees to support Yarra businesses, and providing more than \$1.5m in additional grants. As a result, Council's operating environment and financial position has been impacted with losses in excess of \$50 million.

In order to continue to deliver what our community wants and expects, as well as continuing to deliver on Yarra's vision, Council needs to make some strategic decisions. Urgent consideration has been given to improving operational efficiencies, managing costs, attracting external funding and expanding opportunities to generate revenue. Council expects to deliver financial improvements and efficiencies over the next 10 years of at least \$23 million. In addition to this, Council is currently undertaking a strategic review of its operations, which will be reported back to the community and seek their feedback.

Council is proposing to increase metered parking and permit fees in 2022/23. The cost of Yarra's resident parking permits will remain among the lowest in inner-city Melbourne, and we are also maintaining our significant concession discounts (including retaining a free first permit for concession holders). This is the first time in six years metered parking fees have increased in Yarra. We are moving towards a more demand driven parking model that considers demand for parking spaces in price setting. This increase in parking revenue will help Council to continue to provide the services and projects the community wants us to invest in.

Council will also be investigating the potential introduction of a separate waste charge in its 2023/24 Budget. Yarra is one of only eight councils in Victoria that does not have a separate waste charge. This investigative work has yet to commence but will be undertaken in close consultation with the community where Council will consider a range of options and the implications of those prior to making any decision about this. A separate waste charge would bring Yarra into line with the overwhelming majority of councils across Victoria and may potentially allow for further investments in its waste collection services to ensure Yarra remain a leader in the sustainability space. It will also assist Council in meeting upcoming legislative requirements.

Council will also be commencing a significant IT investment which will enhance and improve our customer experience, providing our community with online access to Council services, anywhere, at any time.

Yarra must continue to reinvest in our existing assets so our roads, parks, gardens, pools and buildings that we value stay in a condition we are proud of. As we bring on new assets, to remain sustainable we must also review the assets we already have to ensure we are maximising public value.

Services also evolve, and Yarra City will assess the performance and future for current services to understand whether they are relevant and whether Yarra needs to continue to deliver them or whether there is a role for an alternative delivery model. To remain sustainable over the life of this plan, some Yarra services may have to change.

Interest rates are currently at record low levels but are expected to rise through the life of this plan. The City will continue a restrained approach to debt and only pursue new borrowings where an intergenerational benefit is apparent.

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### 2. Financial Plan Context

This section describes the context, principles and considerations in determining the 10 year financial projections and assumptions.

#### 2.1 Introduction

The Long Term Financial Plan 2021-22 to 2030-31 was required to be developed through the *Local Government Act 2020* (LGA) and provided a ten year financially sustainable projection regarding how the actions of the Council Plan 2021-2025 may be funded to achieve the aspirations in Yarra 2036 Community Vision.

Council is committed to a transparent and accountable budget and financial plan process. Whilst not required under the LGA, Council is updating the Financial Plan document annually as part of the budget preparation process. Together with the budget document, it is subject to ongoing review and may be updated during the budget year through a revised budget process. This updated Long Term Financial Plan 2022/23 to 2031/32 is keeping with that commitment.

This section describes how the Financial Plan links to the achievement of the Community Vision and the Council Plan within the Integrated Strategic Planning & Reporting framework. This framework guides the Council in identifying community needs and aspirations over the long term (Community Vision), medium term (Council Plan) and short term (Annual Budget) and then holding itself accountable (Annual Report).

#### 2.2 Integrated Strategic Planning & Reporting Framework

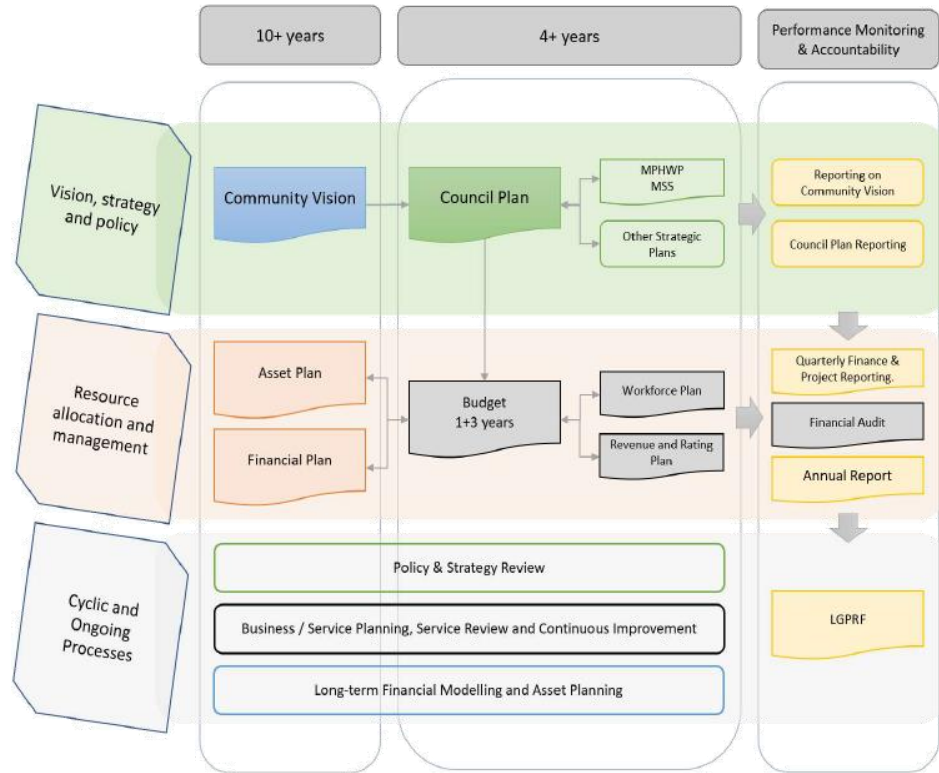
Part 4 of the Local Government Act 2020 addresses planning and financial management and Division 1 covers strategic planning. The Financial Plan is one of the strategic plans subject to the Strategic planning principles. Section 89 of the Act sets out the Strategic planning principles and the following diagram provides an overview of the core legislated elements of an integrated strategic planning and reporting framework and outcomes:



## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### 2. Financial Plan Context Cont.....

The following figure demonstrates how each element might inform or be informed by other parts of the integrated framework.



## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### 2.3 Engagement Principles

Yarra has implemented the following consultation process to obtain input and feedback from stakeholders to help inform the development of the Financial Plan:

The Community Vision informs all planning and decision making for Council and our community. It informs our Council Plan (effective from 1 July 2021 to 30 June 2025) and our 10-year financial and asset management plans.

The Vision is the product of a two-staged engagement approach, which started with broad community engagement in November 2020, and a community panel in May 2021.

The community engagement process that informed the Community Vision also sought input for the Council Plan, Financial Plan and Asset Plan. The community engagement was delivered in line with our Community Engagement Policy.

Council meeting on 19th of April 2022 will consider the 2022/23 budget and the Financial Plan. Both documents will be release for public exhibition from 22 April to 6 May 2022. Community feedback will be considered before final adoption of the 2022/23 budget and the Financial Plan on 21 June 2022.

### 2.4 Service Performance Principles

Yarra seeks to provide services on a community needs and value for money basis. The service performance principles are listed below.

- Services are provided in an equitable manner and are responsive to the diverse needs of the community. The Council Plan is designed to identify the key services and projects to be delivered to the community. The Financial Plan shows how the service aspirations within the Council Plan may be funded;
- Services are available to the relevant users within the community;
- Yarra delivers quality services seeking to provide value for money to the community. The Local Government Performance Reporting Framework (LGPRF) is designed to communicate Council's performance regarding the delivery of services, and
- Yarra has a Feedback and Complaints Policy and a Community Engagement Policy enabling Council to consider and respond to community feedback and complaints regarding service provision and provides opportunities to be involved in planning and decision-making respectively. Community involvement in planning and decision making improves Council's planning and delivery of services.

### 2.5 Asset Plan Integration

Integration to the Asset Plan is a key principle of the Council's strategic financial planning principles. The purpose of this integration is designed to ensure that future funding is allocated in a manner that supports service delivery in terms of the plans and the effective management of Council's assets into the future.

The Asset Plan identifies the operational and strategic practices which will ensure that Council manages assets across their life cycle in a financially sustainable manner. The Asset Plan, and associated asset management policies, provide council with a sound base to understand the risk associated with managing its assets for the community's benefit.

The Asset Plan is designed to inform the 10-year Financial Plan by identifying the amount of capital renewal, backlog and maintenance funding that is required over the life of each asset category. The level of funding will incorporate knowledge of asset condition, the risk assessment issues as well as the impact of reviewing and setting intervention and service levels for each asset class.

In addition to identifying the operational and strategic practices that ensure that Council manages assets across their life cycle in a financially sustainable manner, the Asset Plan quantifies the asset portfolio and the financial implications of those practices. Together the Financial Plan and Asset Plan seek to balance projected investment requirements against projected budgets.

### 2.6 Financial Management Principles

Financial strategy principles have been developed and provide the framework for the development of Council's Long Term Financial Plan and Annual Budget. The principles enable consistent and informed decision-making by Council. The Financial Strategy Principles as outlined below aim to ensure a balanced and sustainable budget for the Council:

- Implement a sustainable budget and conservative financial strategy that caters for short and long-term requirements;
- Maximisation of grants and subsidies received from Victorian and Commonwealth governments to achieve a better share of government taxes for the community;
- Borrowings are directed towards funding of inter-generational growth infrastructure special projects and major asset renewal that support growth; and
- Trust funds and statutory reserves are fully cash backed.

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### 2.7 Financial Policy Statements

This section defines the measures that demonstrate Council's financial sustainability in order to fund the aspirations of the Community Vision and the Council Plan.

Indicator	Measure	Target	Forecast Actual										
			2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Adjusted underlying result	Adjusted underlying surplus (deficit) / Adjusted underlying revenue	> 5%	(6%)	(3%)	(2%)	1%	3%	4%	4%	4%	5%	5%	5%
Working Capital	Current Assets / Current Liabilities	>1.4	1.8	1.5	1.3	1.2	1.1	1.1	1.2	1.2	1.3	1.5	1.8
Asset renewal	Asset renewal and upgrade expenses / Depreciation	>1.0	1.4	1.2	1.1	1.1	1.0	1.3	1.4	1.4	1.3	1.3	1.2
Indebtedness	Non-current liabilities / own source revenue	<40%	32%	26%	21%	17%	14%	11%	8%	5%	3%	1%	1%

#### *Adjusted underlying result*

An indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives. Improvement in financial performance expected over the period within the Financial Plan, as adjusted underlying deficit means reliance on Councils' cash reserves or increased debt to maintain services and invest in capital works.

#### *Working Capital*

Sufficient working capital is required to meet Council's obligations as and when they fall due. A high or increasing level of working capital suggests an improvement in liquidity. Council is targeting a working capital ratio of above 1.4.

#### *Asset renewal*

Allocate adequate funds towards renewal capital in order to replace assets and infrastructure as they reach the end of their service life. Council is targeting an asset renew ratio of above 1.0.

#### *Indebtedness*

That Council applies loan funding to new capital and maintains total noncurrent liabilities in line with own source revenue and growth of the municipality. Debt servicing and debt redemption will be maintained within the financial capacity of Council reflected in a cap on indebtedness of less than 40%.

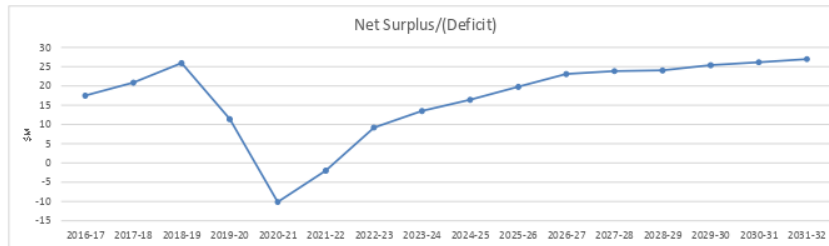
## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### 2.8 Financial Plan Overview and Strategic Actions

The Financial Plan includes a ten year projection of Council's financial performance and position, cash flows, capital works program, and planned human resources outlining the expected resources that will be required to achieve the Community Vision 2036 and Council Plan 2021-2025. It also includes information about Council's financial management principles, assumptions, strategies and other influences that have had a significant impact on these projections.

This overview provides a summary of the 10 year financial outlook and high level strategies.

#### 2.8.1 Net Surplus/(Deficit)



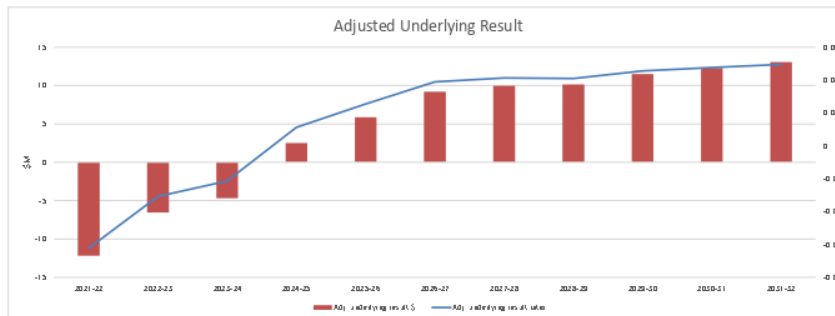
Whilst Council incurred significant losses during COVID-19, it also presented a significant challenge to businesses, households and the local economy. Council will continue to act in the interest of keeping our community, residents and workforce safe.

Planning for a surplus is fiscally responsible to maintain uninterrupted service delivery to our community and to provide essential funding for capital works including the redevelopment of major community facilities. Council has strategically planned for surpluses for the next ten years, after incurring losses in 2020/21 and 2021/22 as a result of COVID-19.

Council will invest in technology infrastructure as it evolves more into the digital transformation space and enhance its the community experience with the community and deliver its services.

The Financial Plan does not provide for growth in FTE numbers, despite the forecast for an increased population and dwellings. Requirements to fulfil statutory obligations or increased customer demand in a rate capped environment will be a challenge and Yarra will aim to identify efficiency gains in the operating budget with a strategic approach to Service Planning.

#### 2.8.2 Adjusted Underlying Result

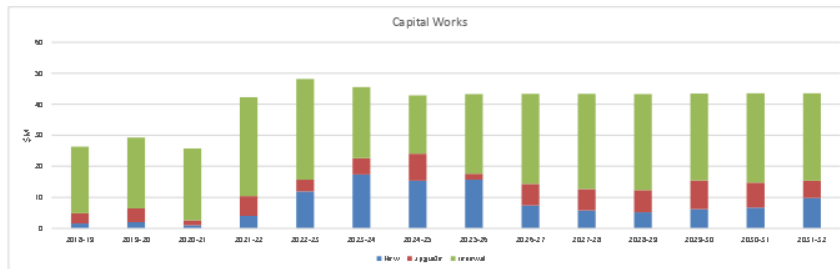


The Adjusted underlying result is an important indicator as it measures the level of sustainable operating results, critical to ensure Council can provide core services and meet its objectives. In order to continue to deliver what our community wants and expects, as well as continuing to deliver on Yarra's vision, Council needs to make some strategic decisions. Urgent consideration has been given to improving operational efficiencies, managing costs, attracting external funding and expanding opportunities to generate revenue. As a result, Council is expecting its adjusted underlying results to improve in future years.



## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### 2.8.3 Asset Renewal, New and Upgrade expenditure



Council intends to spend \$441 million to renew, improve and create new community facilities and infrastructure over the next 10 years. This will be funded by a mix of rates, reserves and external funding sources including grants, contributions and proceeds of sale from assets that are no longer required.

Information from Council's Asset Management Plans determines Council's capital expenditure priorities. Funding for capital expenditure is primarily sourced from rates. In addition, Council utilises a Developer Contribution Plan which will contribute towards capital works projects. Contribution levels will depend on land sales and the desire of developers to construct new developments within the municipality. A strategic effort is also undertaken continuously to fund capital projects utilising other funding sources such as grants. Borrowings are also used where the cost of borrowings is less than deferring (and incurring higher construction costs) capital works to future years and there is a critical need for the sustainable development of the community asset.

As part of Council's approach to responsible and sustainable asset management, Council's 10 Year Capital Works Program assigns funding priority to the renewal and upgrade of existing infrastructure over the creation of new assets.

Sustainable asset management is necessary for Council to meet its responsibilities to:

- Provide sustainable services to current and future generations
- Provide and maintain necessary sustainable community infrastructure; and
- Encourage and support the economic and social development of the area.

Council's approach to asset management includes:

- the application of Yarra's Asset Management Strategy and Plan;
- defining sustainable service levels that meet sustainable community expectations;
- an organisational wide information system for asset data management, reporting and works planning; and
- a planned and fully funded approach to timely asset renewal driven by a lifecycle management practices.

### 2.8.4 Council property

In 2018, Council adopted a Property Strategy, which provides a holistic framework for the management of all Council property assets and establishes guiding principles for the alignment of Council's property portfolio with its future community and service delivery requirements. As part of a strategic review, council will review and evaluate its property portfolio to ensure that public value is maximised.

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### 2.8.5 Rates and Other Revenue

#### Rates

Rate increases in accordance with the Fair Go Rates framework (Rate Cap) and Council's Revenue and Rating Plan.

The Minister for Local Government has declared the rate cap level for 2022/23 at 1.75%. This follows rate caps of 1.5% in 2021/22, 2.0% in 2020/21, 2.50% in 2019/20, and 2.25% in 2018/19. If the rate cap increases are less than predicted and additional revenue sources are not available, Council may be required to cease provision of some services, reduce service levels, reduce the capital works program, or undertake some combination of these actions.

Waste management costs (through increases in the State Government Landfill Levy) have increased substantially during the last two years and expected to increase further in future years. Additional costs are also attributed to increased waste service costs, such as recycling processing services, due to recent sector challenges.

Council will also be investigating the potential introduction of a separate waste charge in its 2023/24 Budget. Yarra is one of only eight councils in Victoria that does not have a separate waste charge. This investigative work has yet to commence but will be undertaken in close consultation with the community where Council will consider a range of options and the implications of those prior to making any decision about this. A separate waste charge would bring Yarra into line with the overwhelming majority of councils across Victoria and may potentially allow for further investments in its waste collection services to ensure Yarra remain a leader in the sustainability space. It will also assist Council in meeting upcoming legislative requirements.

#### Other Revenue

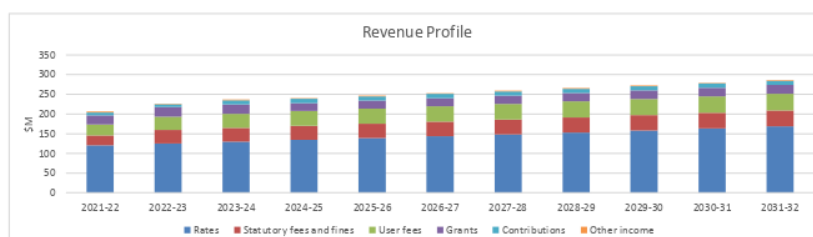
User fees and charges are reviewed annually with consideration given to a range of factors such as cost recovery, community access, equity and affordability and market forces. A list of fees and charges are included within the Budget each year.

Council actively seeks to source external grants and grow its own-sourced revenue, which includes contributions, interest, asset sales and other income. Council will pro-actively advocate to other levels of government for grant funding support to deliver infrastructure and service outcomes for the community.

Council collects revenue from the application of statutory fees and fines under the direction of legislation or other government directions. These can be: Planning and subdivision fees, Building and Inspection fees, infringements and fines and land information certificate fees.

Council is proposing to increase metered parking and permit fees in 2022/23. This is the first time in six years metered parking fees have increased in Yarra. Council is moving towards a more demand driven and flexible parking model.

#### Rates and Other Revenue Profile



The average rate will increase by 1.75% for the 2022/23 year and the same rate cap is assumed in future years in the Financial Plan. However, the Financial Plan is reviewed annually as part of Council's budget deliberations and future rate increases will be considered in light of prevailing economic conditions, community needs and the rate cap ordered by the Minister for Local Government.

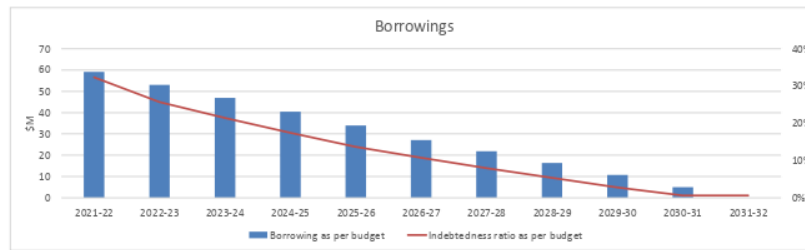
## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### 2.8.6 Financial position (working capital ratio)



Council's working capital has been significantly impacted by COVID-19 and is expected to deteriorate further over the next few years while funding the improvement of Council facilities and infrastructure through the Capital Works Program. Council is currently undertaking a strategic review of its operations to deliver efficiencies and improvements in working capital. Much of Council's cash reserves are held for specific and allocated purposes, such as open space reserve. The increasing working capital in later years also reflects the increase in open space reserve, which is to fund future investments in much needed Community Open space.

### 2.8.7 Borrowings



The introduction of rate capping as well as debt required to be repaid in the short term, has had a significant impact on the Financial Plan and challenged Council's financial position. Existing debt is serviced by a \$32.5 million principal and interest loan, due to be repaid by 2031/32 and a \$13.5 million principal and interest loan due to be repaid by 2027.

The Victorian Auditor-General has indicated through its recommendation on financial ratios that Indebtedness (Non-current liabilities/Own sourced revenue) above 40% places Council in the medium risk category and 60% in the high risk category. The indebtedness ratio in the Financial Plan is expected to be 32% at the end of the current 2021/22 budget year and will continue to decrease during the life of the Financial Plan, to reduce the already low risk to Council.

### Summary

This is a responsible long term financial plan. It includes transformational initiatives such as major technology upgrades, expansion of Council's continuous improvement and efficiency benefit. An increased focus on service planning, maximising the public value of assets and outcomes anticipated from strategic review, will be required to ensure the ongoing financial sustainability of Council into the future.

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### 2.9 Assumptions to the financial plan statements

This section presents information in regard to the assumptions to the Comprehensive Income Statement for the 10 years from 2022/23 to 2031/32. The assumptions comprise the annual escalations/movement for each line items of the Comprehensive Income Statement.

The escalation factors are the main drivers of future estimates of each revenue and expense items. Further adjustments are made for specific movements or factors when needed. CPI fluctuates through the Financial Plan period however, Yarra City Council has applied a consistent and conservative indicators across the 10 year period.

Escalation Factors % movement	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Rates and charges	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%
Statutory fees, fines and User Fees	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%
Grants	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%
Employee costs	1.75%	1.85%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Materials, services & Other	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%	1.75%
Depreciation & Amortisation	\$0.5m	\$0.5m	\$0.5m	\$0.5m	\$0.5m	\$0.5m	\$0.5m	\$0.5m	\$0.5m	\$0.5m

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### 3. Financial Plan Statements

This section presents information in regard to the Financial Plan Statements for the 10 years from 2022/23 to 2031/32.

Comprehensive Income Statement  
Balance Sheet  
Statement of Cash Flows  
Statement of Capital Works  
Statement of Human Resources  
Statement of Changes in Equity

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

## 3.1 Comprehensive Income Statement

	Forecast / Actual										
	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Income</b>											
Rates and charges	120,589	125,112	128,793	132,538	136,049	139,621	143,255	146,954	150,717	154,546	158,441
Statutory fees and fines	25,040	35,754	36,379	37,016	37,664	38,323	38,994	39,676	40,370	41,077	41,796
User fees	27,731	33,174	35,355	37,546	38,203	38,871	39,551	40,244	40,948	41,664	42,393
Grants - Operating	20,121	16,417	16,704	16,997	17,294	17,597	17,905	18,218	18,537	18,861	19,191
Grants - Capital	3,257	8,806	7,273	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Contributions - monetary	5,000	5,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Contributions - monetary - other	1,958	1,934	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	650	80	50	50	50	50	50	50	50	50	50
Other income	2,040	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
<b>Total income</b>	<b>206,386</b>	<b>228,035</b>	<b>237,212</b>	<b>239,804</b>	<b>244,917</b>	<b>250,119</b>	<b>255,413</b>	<b>260,799</b>	<b>266,279</b>	<b>271,856</b>	<b>277,530</b>
<b>Expenses</b>											
Employee costs	98,071	102,856	105,807	107,392	109,554	112,270	115,040	117,865	120,747	123,687	126,685
Materials and services	79,010	82,556	85,209	83,125	82,391	81,281	82,695	84,734	85,599	87,088	88,604
Depreciation	24,550	24,837	25,337	25,837	26,337	26,837	27,337	27,837	28,337	28,837	29,337
Amortisation - right of use assets	1,145	1,163	217	46	46	15	-	-	-	-	-
Bad and doubtful debts	3,561	5,075	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Borrowing costs	1,287	1,552	1,377	1,196	1,010	817	643	503	359	212	63
Finance Costs - leases	119	58	11	5	3	-	-	-	-	-	-
Other expenses	631	746	759	772	786	800	814	828	842	857	872
<b>Total expenses</b>	<b>208,374</b>	<b>218,844</b>	<b>223,717</b>	<b>223,374</b>	<b>225,127</b>	<b>227,021</b>	<b>231,529</b>	<b>236,768</b>	<b>240,885</b>	<b>245,681</b>	<b>250,562</b>
<b>Surplus/(deficit) for the year</b>	<b>(1,988)</b>	<b>9,191</b>	<b>13,495</b>	<b>16,430</b>	<b>19,790</b>	<b>23,099</b>	<b>23,884</b>	<b>24,031</b>	<b>25,395</b>	<b>26,175</b>	<b>26,968</b>
<b>Other comprehensive income</b>											
<b>Items that will not be reclassified to surplus or deficit in future periods</b>											
Net asset revaluation increment /(decrement)	82,087	-	85,912	-	90,796	-	95,725	-	100,773	-	105,957
<b>Total comprehensive result</b>	<b>80,099</b>	<b>9,191</b>	<b>99,407</b>	<b>16,430</b>	<b>110,586</b>	<b>23,099</b>	<b>119,609</b>	<b>24,031</b>	<b>126,168</b>	<b>26,175</b>	<b>132,925</b>



## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

## 3.2 Balance Sheet

	Forecast / Actual 2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000
<b>Assets</b>											
<b>Current assets</b>											
Cash and cash equivalents	87,310	70,198	60,446	53,531	49,776	49,462	51,783	54,545	59,191	64,731	72,230
Trade and other receivables	19,133	15,884	12,810	12,837	12,964	13,193	13,691	14,129	14,673	15,326	16,090
Inventories	95	95	95	95	95	95	95	95	95	95	95
Other assets	1,402	1,402	1,402	1,402	1,402	1,402	1,402	1,402	1,402	1,402	1,402
<b>Total current assets</b>	<b>107,940</b>	<b>87,580</b>	<b>74,753</b>	<b>67,865</b>	<b>64,238</b>	<b>64,151</b>	<b>66,972</b>	<b>70,171</b>	<b>75,361</b>	<b>81,554</b>	<b>89,817</b>
<b>Non-current assets</b>											
Investments in associates, joint arrangements and subsidiaries	5	5	5	5	5	5	5	5	5	5	5
Property, infrastructure, plant & equipment	2,124,788	2,147,790	2,253,391	2,269,907	2,377,129	2,393,134	2,504,364	2,519,331	2,634,701	2,648,926	2,768,610
Right-of-use assets	1,228	324	107	61	15	-	-	-	-	-	-
<b>Total non-current assets</b>	<b>2,126,021</b>	<b>2,148,119</b>	<b>2,253,503</b>	<b>2,269,973</b>	<b>2,377,150</b>	<b>2,393,139</b>	<b>2,504,369</b>	<b>2,519,336</b>	<b>2,634,706</b>	<b>2,648,931</b>	<b>2,768,615</b>
<b>Total assets</b>	<b>2,233,962</b>	<b>2,235,699</b>	<b>2,328,256</b>	<b>2,337,838</b>	<b>2,441,387</b>	<b>2,457,290</b>	<b>2,571,341</b>	<b>2,589,507</b>	<b>2,710,067</b>	<b>2,730,486</b>	<b>2,858,433</b>
<b>Liabilities</b>											
<b>Current liabilities</b>											
Trade and other payables	15,737	15,737	15,737	15,737	15,737	15,737	15,737	15,337	15,337	15,337	15,337
Trust funds and deposits	12,432	12,432	12,432	12,432	12,432	12,432	12,432	12,432	12,432	12,432	12,432
Unearned income/revenue	5,125	5,125	5,125	5,125	5,125	5,125	5,125	5,125	5,125	5,125	5,125
Provisions	18,139	18,139	18,139	18,139	18,139	18,139	18,139	18,139	18,139	18,139	18,139
Interest-bearing liabilities	6,046	6,221	6,402	6,587	6,780	5,325	5,465	5,608	5,756	4,978	-
Lease liabilities	1,184	229	46	49	17	-	-	-	-	-	-
<b>Total current liabilities</b>	<b>58,663</b>	<b>57,882</b>	<b>57,881</b>	<b>58,069</b>	<b>58,230</b>	<b>56,758</b>	<b>56,898</b>	<b>56,641</b>	<b>56,788</b>	<b>56,010</b>	<b>51,033</b>
<b>Non-current liabilities</b>											
Provisions	3,667	3,267	2,867	2,467	2,067	1,667	1,435	1,435	1,435	1,435	1,435
Interest-bearing liabilities	53,121	46,901	40,499	33,912	27,132	21,807	16,342	10,733	4,978	-	-
Lease liabilities	166	112	66	17	-	-	-	-	-	-	-
<b>Total non-current liabilities</b>	<b>56,954</b>	<b>50,280</b>	<b>43,432</b>	<b>36,396</b>	<b>29,199</b>	<b>23,474</b>	<b>17,777</b>	<b>12,169</b>	<b>6,413</b>	<b>1,435</b>	<b>1,435</b>
<b>Total liabilities</b>	<b>115,617</b>	<b>108,162</b>	<b>101,313</b>	<b>94,465</b>	<b>87,428</b>	<b>80,231</b>	<b>74,675</b>	<b>68,810</b>	<b>63,201</b>	<b>57,446</b>	<b>52,468</b>
<b>Net assets</b>	<b>2,118,345</b>	<b>2,127,537</b>	<b>2,226,943</b>	<b>2,243,373</b>	<b>2,353,959</b>	<b>2,377,059</b>	<b>2,496,666</b>	<b>2,520,697</b>	<b>2,646,866</b>	<b>2,673,040</b>	<b>2,805,965</b>
<b>Equity</b>											
Accumulated surplus	649,673	656,134	666,535	679,565	696,404	716,578	737,511	758,592	781,037	804,262	828,409
Reserves	1,468,672	1,471,402	1,560,409	1,563,809	1,657,555	1,660,480	1,759,155	1,762,105	1,865,829	1,868,779	1,977,556
<b>Total equity</b>	<b>2,118,345</b>	<b>2,127,537</b>	<b>2,226,944</b>	<b>2,243,373</b>	<b>2,353,959</b>	<b>2,377,058</b>	<b>2,496,667</b>	<b>2,520,698</b>	<b>2,646,866</b>	<b>2,673,040</b>	<b>2,805,965</b>

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### 3.3 Statement of Changes in Equity

	Total \$'000	Accu Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
<b>2022 Forecast Actual</b>				
Balance at beginning of the financial year	2,038,246	656,661	1,362,635	18,950
Surplus/(deficit) for the year	(1,988)	(1,988)	-	-
Net asset revaluation increment/(decrement)	82,087	-	82,087	-
Transfers to other reserves	-	(5,000)	-	5,000
<b>Balance at end of the financial year</b>	<b>2,118,345</b>	<b>649,673</b>	<b>1,444,722</b>	<b>23,950</b>
<b>2023</b>				
Balance at beginning of the financial year	2,118,345	649,673	1,444,722	23,950
Surplus/(deficit) for the year	9,191	9,191	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	(5,000)	-	5,000
Transfers from other reserves	-	2,270	-	(2,270)
<b>Balance at end of the financial year</b>	<b>2,127,536</b>	<b>656,134</b>	<b>1,444,722</b>	<b>26,680</b>
<b>2024</b>				
Balance at beginning of the financial year	2,127,536	656,134	1,444,722	26,680
Surplus/(deficit) for the year	13,495	13,495	-	-
Net asset revaluation increment/(decrement)	85,912	-	85,912	-
Transfers to other reserves	-	(9,000)	-	9,000
Transfers from other reserves	-	5,905	-	(5,905)
<b>Balance at end of the financial year</b>	<b>2,226,943</b>	<b>666,535</b>	<b>1,530,634</b>	<b>29,775</b>
<b>2025</b>				
Balance at beginning of the financial year	2,226,943	666,535	1,530,634	29,775
Surplus/(deficit) for the year	16,430	16,430	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	(9,000)	-	9,000
Transfers from other reserves	-	5,600	-	(5,600)
<b>Balance at end of the financial year</b>	<b>2,243,373</b>	<b>679,565</b>	<b>1,530,634</b>	<b>33,175</b>

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

<b>2026</b>				
Balance at beginning of the financial year	2,243,373	679,565	1,530,634	33,175
Surplus/(deficit) for the year	19,790	19,790	-	-
Net asset revaluation increment/(decrement)	90,796	-	90,796	-
Transfers to other reserves	-	(9,000)	-	9,000
Transfers from other reserves	-	6,050	-	(6,050)
<b>Balance at end of the financial year</b>	<b>2,353,959</b>	<b>696,404</b>	<b>1,621,430</b>	<b>36,125</b>
<b>2027</b>				
Balance at beginning of the financial year	2,353,959	696,404	1,621,430	36,125
Surplus/(deficit) for the year	23,099	23,099	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	(9,000)	-	9,000
Transfers from other reserves	-	6,075	-	(6,075)
<b>Balance at end of the financial year</b>	<b>2,377,057</b>	<b>716,578</b>	<b>1,621,430</b>	<b>39,050</b>
<b>2028</b>				
Balance at beginning of the financial year	2,377,057	716,578	1,621,430	39,050
Surplus/(deficit) for the year	23,884	23,884	-	-
Net asset revaluation increment/(decrement)	95,725	-	95,725	-
Transfers to other reserves	-	(9,000)	-	9,000
Transfers from other reserves	-	6,050	-	(6,050)
<b>Balance at end of the financial year</b>	<b>2,496,666</b>	<b>737,511</b>	<b>1,717,155</b>	<b>42,000</b>
<b>2029</b>				
Balance at beginning of the financial year	2,496,666	737,511	1,717,155	42,000
Surplus/(deficit) for the year	24,031	24,031	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	(9,000)	-	9,000
Transfers from other reserves	-	6,050	-	(6,050)
<b>Balance at end of the financial year</b>	<b>2,520,698</b>	<b>758,593</b>	<b>1,717,155</b>	<b>44,950</b>

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

<b>2030</b>				
Balance at beginning of the financial year	2,520,698	758,593	1,717,155	44,950
Surplus/(deficit) for the year	25,395	25,395	-	-
Net asset revaluation increment/(decrement)	100,773	-	100,773	-
Transfers to other reserves	-	(9,000)	-	9,000
Transfers from other reserves	-	6,050	-	(6,050)
<b>Balance at end of the financial year</b>	<b>2,646,866</b>	<b>781,037</b>	<b>1,817,929</b>	<b>47,900</b>
<b>2031</b>				
Balance at beginning of the financial year	2,646,866	781,037	1,817,929	47,900
Surplus/(deficit) for the year	26,175	26,175	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	(9,000)	-	9,000
Transfers from other reserves	-	6,050	-	(6,050)
<b>Balance at end of the financial year</b>	<b>2,673,040</b>	<b>804,262</b>	<b>1,817,929</b>	<b>50,850</b>
<b>2032</b>				
Balance at beginning of the financial year	2,673,040	804,262	1,817,929	50,850
Surplus/(deficit) for the year	26,968	26,968	-	-
Net asset revaluation increment/(decrement)	105,957	-	105,957	-
Transfers to other reserves	-	(9,000)	-	9,000
Transfers from other reserves	-	6,180	-	(6,180)
<b>Balance at end of the financial year</b>	<b>2,805,965</b>	<b>828,409</b>	<b>1,923,886</b>	<b>53,670</b>

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### 3.4 Statement of Cash Flows

	Forecast / Actual 2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000
	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
<b>Cash flows from operating activities</b>											
Rates and charges	119,383	126,861	130,505	131,213	134,688	138,225	141,823	145,484	149,210	153,000	156,857
Statutory fees and fines	22,536	32,178	32,741	33,314	33,897	34,491	35,094	35,708	36,333	36,969	37,616
User fees	27,731	33,174	35,355	37,546	38,203	38,871	39,551	40,244	40,948	41,664	42,393
Grants - operating	20,121	16,417	16,704	16,997	17,294	17,597	17,905	18,218	18,537	18,861	19,191
Grants - capital	3,257	8,806	7,273	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Contributions - monetary- OSR	5,000	5,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Contributions - monetary- Other	1,958	1,934	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900
Other receipts	2,040	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758	1,758
Employee costs	(98,071)	(102,856)	(105,807)	(107,392)	(109,554)	(112,270)	(115,040)	(117,865)	(120,747)	(123,687)	(126,685)
Materials and services	(80,041)	(83,702)	(86,368)	(84,298)	(83,577)	(82,481)	(83,909)	(85,962)	(86,441)	(87,945)	(89,476)
<b>Net cash provided by/(used in) operating activities</b>	<b>23,914</b>	<b>39,571</b>	<b>43,061</b>	<b>43,038</b>	<b>46,609</b>	<b>50,090</b>	<b>51,082</b>	<b>51,484</b>	<b>53,497</b>	<b>54,521</b>	<b>55,554</b>
<b>Cash flows from investing activities</b>											
Payments for property, infrastructure, plant	(42,081)	(48,339)	(45,526)	(42,853)	(43,264)	(43,342)	(43,342)	(43,305)	(43,434)	(43,563)	(43,564)
Proceeds from sale of property,	1,150	580	550	550	550	550	550	550	550	550	550
<b>Net cash provided by/ (used in) investing activities</b>	<b>(40,931)</b>	<b>(47,759)</b>	<b>(44,976)</b>	<b>(42,303)</b>	<b>(42,714)</b>	<b>(42,792)</b>	<b>(42,792)</b>	<b>(42,755)</b>	<b>(42,884)</b>	<b>(43,013)</b>	<b>(43,014)</b>
<b>Cash flows from financing activities</b>											
Finance costs	(1,287)	(1,552)	(1,377)	(1,196)	(1,010)	(817)	(643)	(503)	(359)	(212)	(63)
Proceeds from borrowings	52,500	-	-	-	-	-	-	-	-	-	-
Repayment of borrowings	(34,532)	(6,046)	(6,221)	(6,402)	(6,587)	(6,780)	(5,325)	(5,465)	(5,608)	(5,756)	(4,978)
Interest paid - lease liability	(119)	(58)	(11)	(5)	(3)	-	-	-	-	-	-
Repayment of lease liabilities	(1,165)	(1,267)	(229)	(46)	(49)	(16)	-	-	-	-	-
<b>Net cash provided by/(used in) financing activities</b>	<b>15,396</b>	<b>(8,924)</b>	<b>(7,837)</b>	<b>(7,650)</b>	<b>(7,649)</b>	<b>(7,613)</b>	<b>(5,968)</b>	<b>(5,968)</b>	<b>(5,968)</b>	<b>(5,967)</b>	<b>(5,041)</b>
<b>Net increase/(decrease) in cash &amp; cash equivalents</b>	<b>(1,620)</b>	<b>(17,111.95)</b>	<b>(9,752)</b>	<b>(6,915)</b>	<b>(3,754)</b>	<b>(315)</b>	<b>2,322</b>	<b>2,762</b>	<b>4,646</b>	<b>5,540</b>	<b>7,499</b>
Cash and cash equivalents at the beginning of the financial year	88,929.79	87,310	70,198	60,446	53,531	49,776	49,462	51,783	54,545	59,191	64,731
<b>Cash and cash equivalents at the end of</b>	<b>87,310</b>	<b>70,198</b>	<b>60,446</b>	<b>53,531</b>	<b>49,776</b>	<b>49,462</b>	<b>51,783</b>	<b>54,545</b>	<b>59,191</b>	<b>64,731</b>	<b>72,230</b>

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

## 3.5 Statement of Capital Works

	Forecast / Actual 2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000
<b>Property</b>											
Buildings	16,750	14,479	17,832	20,460	17,595	10,798	13,233	12,941	13,205	11,058	10,012
<b>Total buildings</b>	<b>16,750</b>	<b>14,479</b>	<b>17,832</b>	<b>20,460</b>	<b>17,595</b>	<b>10,798</b>	<b>13,233</b>	<b>12,941</b>	<b>13,205</b>	<b>11,058</b>	<b>10,012</b>
<b>Total property</b>	<b>16,750</b>	<b>14,479</b>	<b>17,832</b>	<b>20,460</b>	<b>17,595</b>	<b>10,798</b>	<b>13,233</b>	<b>12,941</b>	<b>13,205</b>	<b>11,058</b>	<b>10,012</b>
<b>Plant and equipment</b>											
Plant, machinery and equipment	2,999	2,188	1,767	2,041	2,066	1,936	2,105	1,787	2,149	2,331	2,091
Fixtures, fittings and furniture	150	150	239	140	140	195	195	190	235	287	250
Computers and telecommunications	2,678	2,001	1,789	1,705	2,040	2,633	1,846	1,861	1,765	1,883	2,517
Library books	630	640	650	660	670	680	680	690	700	710	720
<b>Total plant and equipment</b>	<b>6,457</b>	<b>4,979</b>	<b>4,445</b>	<b>4,546</b>	<b>4,916</b>	<b>5,444</b>	<b>4,826</b>	<b>4,528</b>	<b>4,849</b>	<b>5,211</b>	<b>5,578</b>
<b>Infrastructure</b>											
Roads	6,720	7,060	5,200	5,410	6,328	6,214	7,700	7,948	8,293	7,923	8,341
Bridges	110	-	50	50	50	50	65	-	100	100	-
Footpaths and cycleways	3,299	2,381	1,875	1,371	2,196	5,053	4,683	4,385	3,777	5,134	8,930
Drainage	4,034	3,755	1,957	1,728	1,277	1,971	2,015	1,620	1,987	2,047	3,277
Waste management	75	100	80	85	85	85	85	85	90	90	90
Parks, open space and streetscapes	10,165	3,935	11,075	7,470	8,950	11,634	8,905	10,865	10,153	10,936	7,019
Off street car parks	-	-	58	60	60	-	50	-	-	-	-
Other infrastructure	4,527	2,174	2,955	1,674	1,806	2,094	1,781	933	980	1,065	319
<b>Total infrastructure</b>	<b>28,929</b>	<b>19,404</b>	<b>23,250</b>	<b>17,848</b>	<b>20,752</b>	<b>27,100</b>	<b>25,284</b>	<b>25,836</b>	<b>25,380</b>	<b>27,294</b>	<b>27,975</b>
<b>Total capital works expenditure</b>	<b>52,135</b>	<b>38,863</b>	<b>45,526</b>	<b>42,853</b>	<b>43,264</b>	<b>43,342</b>	<b>43,342</b>	<b>43,305</b>	<b>43,434</b>	<b>43,563</b>	<b>43,564</b>
<b>Represented by:</b>											
New asset expenditure	8,227	9,379	17,375	15,322	15,667	7,387	5,745	5,200	6,192	6,655	9,822
Asset renewal expenditure	38,070	26,572	22,906	18,787	25,664	29,008	30,665	31,022	28,046	28,861	28,223
Asset upgrade expenditure	5,838	2,912	5,246	8,744	1,932	6,947	6,933	7,083	9,196	8,046	5,519
<b>Total capital works expenditure</b>	<b>52,135</b>	<b>38,863</b>	<b>45,526</b>	<b>42,853</b>	<b>43,264</b>	<b>43,342</b>	<b>43,342</b>	<b>43,305</b>	<b>43,434</b>	<b>43,563</b>	<b>43,564</b>
<b>Funding sources represented by:</b>											
Grants	3,257	8,204	10,109	8,926	10,248	359	359	2,359	259	259	259
Contributions	-	2,700	6,445	6,145	6,595	6,615	6,595	6,570	6,570	6,600	6,720
Council cash	48,878	27,959	28,972	27,782	26,421	36,368	36,388	34,376	36,605	36,704	36,585
<b>Total capital works expenditure</b>	<b>52,135</b>	<b>38,863</b>	<b>45,526</b>	<b>42,853</b>	<b>43,264</b>	<b>43,342</b>	<b>43,342</b>	<b>43,305</b>	<b>43,434</b>	<b>43,563</b>	<b>43,564</b>



## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

## 3.6 Statement of Human Resources

Staff expenditure	2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000
<b>Staff expenditure</b>											
Employee costs - operating	99,320	104,104	107,091	108,695	110,883	113,632	116,436	119,295	122,212	125,187	128,222
Employee costs - capital	(1,249)	(1,248)	(1,284)	(1,303)	(1,329)	(1,362)	(1,396)	(1,430)	(1,465)	(1,501)	(1,537)
<b>Total staff expenditure</b>	<b>98,071</b>	<b>102,856</b>	<b>105,807</b>	<b>107,392</b>	<b>109,554</b>	<b>112,270</b>	<b>115,040</b>	<b>117,865</b>	<b>120,747</b>	<b>123,687</b>	<b>126,685</b>

Staff numbers	2021/22 FTE	2022/23 FTE	2023/24 FTE	2024/25 FTE	2025/26 FTE	2026/27 FTE	2027/28 FTE	2028/29 FTE	2029/30 FTE	2030/31 FTE	2031/32 FTE
<b>Staff numbers</b>											
Employees	906.00	906.00	906.00	906.00	906.00	906.00	906.00	906.00	906.00	906.00	906.00
Employee - capital	(9.9)	(9.9)	(9.9)	(9.9)	(9.9)	(9.9)	(9.9)	(9.9)	(9.9)	(9.9)	(9.9)
<b>Total staff numbers</b>	<b>896</b>	<b>896</b>	<b>896</b>	<b>896</b>	<b>896</b>	<b>896</b>	<b>896</b>	<b>896</b>	<b>896</b>	<b>896</b>	<b>896</b>

A summary of human resources expenditure categorised according to the organisational structure of Council is included below:

Department	Total \$'000	Comprises			
		Permanent Full Time \$'000	Part Time \$'000	Casual \$'000	Temporary \$'000
CEO Division	8,450	7,365	823	158	105
Corporate, Business & Financial Services	20,409	17,566	1,908	564	371
Planning & Placemaking	12,277	11,370	720	107	80
Community Wellbeing	30,316	19,776	8,316	1,822	402
City Works & Assets	26,686	21,262	1,439	3,920	65
Total permanent staff expenditure	98,138	77,338	13,207	6,570	1,023
Other employee related expenditure	5,966				
Capitalised labour costs	(1,248)				
<b>Total staff expenditure</b>	<b>102,856</b>	<b>77,338</b>	<b>13,207</b>	<b>6,570</b>	<b>1,023</b>

A summary of the number of full time equivalent (FTE) Council staff in relation to the above expenditure is included below:

Department	Total FTE	Comprises			
		Permanent Full Time FTE	Part Time FTE	Casual FTE	Temporary FTE
CEO Division	70	55	7	7	1
Corporate, Business & Financial Services	177	151	23	1	3
Planning & Placemaking	97	89	7	1	1
Community Wellbeing	306	196	88	18	4
City Works & Assets	256	195	18	42	1
Capitalised labour costs	(10)				
<b>Total staff</b>	<b>896</b>	<b>686</b>	<b>144</b>	<b>67</b>	<b>9</b>

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

## 3.7 Summary of Planned Human Resources Expenditure

For the ten years ended 30 June 2032

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>CEO Division</b>										
Permanent - Full time	7,365	7,576	7,690	7,845	8,039	8,237	8,440	8,646	8,857	9,071
Women	5,789	5,956	6,045	6,166	6,319	6,475	6,634	6,796	6,962	7,131
Men	1,575	1,621	1,645	1,678	1,720	1,762	1,805	1,850	1,895	1,940
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Permanent - Part time	823	846	859	876	898	920	943	966	989	1,013
Women	363	373	379	386	396	406	416	426	436	447
Men	460	473	480	490	502	514	527	540	553	566
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
<b>Total CEO Division</b>	<b>8,188</b>	<b>8,422</b>	<b>8,549</b>	<b>8,721</b>	<b>8,937</b>	<b>9,157</b>	<b>9,382</b>	<b>9,612</b>	<b>9,846</b>	<b>10,084</b>
<b>Corporate, Business &amp; Financial Services</b>										
Permanent - Full time	17,566	18,070	18,340	18,710	19,173	19,646	20,129	20,621	21,123	21,635
Women	6,412	6,596	6,695	6,829	6,999	7,171	7,347	7,527	7,710	7,897
Men	11,154	11,474	11,646	11,880	12,175	12,475	12,782	13,094	13,413	13,738
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Permanent - Part time	1,908	1,963	1,992	2,032	2,083	2,134	2,186	2,240	2,294	2,350
Women	1,199	1,233	1,252	1,277	1,309	1,341	1,374	1,407	1,442	1,477
Men	709	729	740	755	774	793	813	832	853	873
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
<b>Total Corporate, Business &amp; Financial Services</b>	<b>19,474</b>	<b>20,032</b>	<b>20,332</b>	<b>20,742</b>	<b>21,256</b>	<b>21,780</b>	<b>22,315</b>	<b>22,861</b>	<b>23,418</b>	<b>23,985</b>
<b>Planning &amp; Placemaking</b>										
Permanent - Full time	11,370	11,696	11,871	12,110	12,411	12,717	13,029	13,348	13,673	14,004
Women	6,274	6,454	6,551	6,683	6,848	7,017	7,190	7,365	7,545	7,728
Men	5,096	5,242	5,321	5,428	5,562	5,700	5,840	5,982	6,128	6,277
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Permanent - Part time	720	741	752	767	786	806	826	846	866	887
Women	596	613	622	635	651	667	683	700	717	734
Men	124	128	130	132	136	139	142	146	149	153
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
<b>Total Planning &amp; Placemaking</b>	<b>12,090</b>	<b>12,437</b>	<b>12,624</b>	<b>12,878</b>	<b>13,197</b>	<b>13,523</b>	<b>13,855</b>	<b>14,193</b>	<b>14,539</b>	<b>14,891</b>
<b>Community Wellbeing</b>										
Permanent - Full time	19,776	20,343	20,648	21,063	21,586	22,118	22,661	23,216	23,781	24,357
Women	15,092	15,524	15,757	16,074	16,473	16,879	17,294	17,717	18,148	18,588
Men	4,684	4,819	4,891	4,989	5,113	5,239	5,368	5,499	5,633	5,769
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Permanent - Part time	8,316	8,555	8,683	8,858	9,078	9,302	9,530	9,763	10,001	10,243
Women	7,007	7,208	7,316	7,464	7,649	7,837	8,030	8,226	8,426	8,631
Men	1,309	1,347	1,367	1,394	1,429	1,464	1,500	1,537	1,574	1,612
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
<b>Total Community Wellbeing</b>	<b>28,092</b>	<b>28,898</b>	<b>29,331</b>	<b>29,921</b>	<b>30,663</b>	<b>31,420</b>	<b>32,191</b>	<b>32,979</b>	<b>33,781</b>	<b>34,600</b>
<b>City Works &amp; Assets</b>										
Permanent - Full time	21,262	21,872	22,199	22,646	23,208	23,780	24,364	24,960	25,568	26,187
Women	6,387	6,570	6,668	6,803	6,971	7,143	7,319	7,498	7,680	7,866
Men	14,875	15,302	15,531	15,843	16,236	16,637	17,045	17,462	17,887	18,321
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
Permanent - Part time	1,439	1,481	1,503	1,533	1,571	1,610	1,650	1,690	1,731	1,773
Women	645	664	674	687	704	722	739	757	776	795
Men	794	817	829	846	867	888	910	932	955	978
Persons of self-described gender	0	0	0	0	0	0	0	0	0	0
<b>Total City Works &amp; Assets</b>	<b>22,701</b>	<b>23,352</b>	<b>23,702</b>	<b>24,179</b>	<b>24,779</b>	<b>25,390</b>	<b>26,014</b>	<b>26,650</b>	<b>27,299</b>	<b>27,960</b>
Casuals, temporary and other expenditure	13,559	13,948	14,157	14,442	14,800	15,165	15,538	15,918	16,305	16,701
Capitalised labour costs	(1,248)	(1,284)	(1,303)	(1,329)	(1,362)	(1,396)	(1,430)	(1,465)	(1,501)	(1,537)
<b>Total staff expenditure</b>	<b>102,856</b>	<b>105,807</b>	<b>107,392</b>	<b>109,554</b>	<b>112,270</b>	<b>115,040</b>	<b>117,865</b>	<b>120,747</b>	<b>123,687</b>	<b>126,685</b>

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE
<b>CEO Division</b>										
Permanent - Full time	55.0	55.0	55.0	55.0	55.0	55.0	55.0	55.0	55.0	55.0
Women	43.8	43.8	43.8	43.8	43.8	43.8	43.8	43.8	43.8	43.8
Men	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2	11.2
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permanent - Part time	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Women	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3
Men	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total CEO Division</b>	<b>62.3</b>	<b>62.3</b>	<b>62.3</b>	<b>62.3</b>	<b>62.3</b>	<b>62.3</b>	<b>62.3</b>	<b>62.3</b>	<b>62.3</b>	<b>62.3</b>
<b>Corporate, Business &amp; Financial Services</b>										
Permanent - Full time	150.7	150.7	150.7	150.7	150.7	150.7	150.7	150.7	150.7	150.7
Women	56.4	56.4	56.4	56.4	56.4	56.4	56.4	56.4	56.4	56.4
Men	94.3	94.3	94.3	94.3	94.3	94.3	94.3	94.3	94.3	94.3
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permanent - Part time	23.1	23.1	23.1	23.1	23.1	23.1	23.1	23.1	23.1	23.1
Women	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6	13.6
Men	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5	9.5
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total Corporate, Business &amp; Financial Services</b>	<b>173.8</b>	<b>173.8</b>	<b>173.8</b>	<b>173.8</b>	<b>173.8</b>	<b>173.8</b>	<b>173.8</b>	<b>173.8</b>	<b>173.8</b>	<b>173.8</b>
<b>Planning &amp; Placemaking</b>										
Permanent - Full time	89.0	89.0	89.0	89.0	89.0	89.0	89.0	89.0	89.0	89.0
Women	50.1	50.1	50.1	50.1	50.1	50.1	50.1	50.1	50.1	50.1
Men	38.9	38.9	38.9	38.9	38.9	38.9	38.9	38.9	38.9	38.9
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permanent - Part time	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6
Women	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6
Men	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total Planning &amp; Placemaking</b>	<b>95.6</b>	<b>95.6</b>	<b>95.6</b>	<b>95.6</b>	<b>95.6</b>	<b>95.6</b>	<b>95.6</b>	<b>95.6</b>	<b>95.6</b>	<b>95.6</b>
<b>Community Wellbeing</b>										
Permanent - Full time	196.1	196.1	196.1	196.1	196.1	196.1	196.1	196.1	196.1	196.1
Women	152.8	152.8	152.8	152.8	152.8	152.8	152.8	152.8	152.8	152.8
Men	43.2	43.2	43.2	43.2	43.2	43.2	43.2	43.2	43.2	43.2
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permanent - Part time	88.2	88.2	88.2	88.2	88.2	88.2	88.2	88.2	88.2	88.2
Women	72.9	72.9	72.9	72.9	72.9	72.9	72.9	72.9	72.9	72.9
Men	15.3	15.3	15.3	15.3	15.3	15.3	15.3	15.3	15.3	15.3
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total Community Wellbeing</b>	<b>284.3</b>	<b>284.3</b>	<b>284.3</b>	<b>284.3</b>	<b>284.3</b>	<b>284.3</b>	<b>284.3</b>	<b>284.3</b>	<b>284.3</b>	<b>284.3</b>
<b>City Works &amp; Assets</b>										
Permanent - Full time	195.0	195.0	195.0	195.0	195.0	195.0	195.0	195.0	195.0	195.0
Women	57.5	57.5	57.5	57.5	57.5	57.5	57.5	57.5	57.5	57.5
Men	137.5	137.5	137.5	137.5	137.5	137.5	137.5	137.5	137.5	137.5
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permanent - Part time	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4
Women	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7
Men	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7	10.7
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total City Works &amp; Assets</b>	<b>213.4</b>	<b>213.4</b>	<b>213.4</b>	<b>213.4</b>	<b>213.4</b>	<b>213.4</b>	<b>213.4</b>	<b>213.4</b>	<b>213.4</b>	<b>213.4</b>
<b>Casuals and temporary staff</b>	<b>76.6</b>	<b>76.6</b>	<b>76.6</b>	<b>76.6</b>	<b>76.6</b>	<b>76.6</b>	<b>76.6</b>	<b>76.6</b>	<b>76.6</b>	<b>76.6</b>
<b>Capitalised labour costs</b>	<b>(9.9)</b>	<b>(9.9)</b>	<b>(9.9)</b>	<b>(9.9)</b>	<b>(9.9)</b>	<b>(9.9)</b>	<b>(9.9)</b>	<b>(9.9)</b>	<b>(9.9)</b>	<b>(9.9)</b>
<b>Total staff numbers</b>	<b>896.1</b>	<b>896.1</b>	<b>896.1</b>	<b>896.1</b>	<b>896.1</b>	<b>896.1</b>	<b>896.1</b>	<b>896.1</b>	<b>896.1</b>	<b>896.1</b>

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### 4. Financial performance indicators

The following table highlights Council's projected performance across a range of key financial performance indicators. These indicators provide an analysis of Council's 10 year financial projections and should be interpreted in the context of the organisation's objectives and financial management principles.

Indicator	Measure	Notes	Forecast Actual 2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Trend +/-
<b>Operating position</b>														
Adjusted underlying result	Adjusted underlying surplus (deficit) / revenue	1	(6.2%)	(3.1%)	(2.1%)	1.1%	2.5%	3.9%	4.1%	4.1%	4.6%	4.8%	5.0%	+
<b>Liquidity</b>														
Working Capital	Current assets / current liabilities	2	184%	151%	129%	117%	110%	113%	118%	124%	133%	146%	176%	o
Unrestricted cash	Unrestricted cash / current liabilities		91%	63%	40%	23%	11%	6%	4%	4%	7%	12%	10%	-
<b>Obligations</b>														
Loans and borrowings	Interest bearing loans and borrowings / rate revenue	3	49%	42%	36%	31%	25%	19%	15%	11%	7%	3%	0%	+
Loans and borrowings	Interest and principal repayments on interest bearing loans and borrowings / rate revenue		30%	6%	6%	6%	6%	5%	4%	4%	4%	4%	3%	+
Indebtedness	Non-current liabilities / own source revenue		32%	26%	21%	17%	14%	11%	8%	5%	3%	1%	1%	+
Asset renewal	Asset renewal and upgrade expense / Asset depreciation	4	143%	119%	111%	107%	105%	134%	138%	137%	131%	128%	115%	o
<b>Stability</b>														
Rates concentration	Rate revenue / adjusted underlying revenue	5	59%	57%	56%	56%	56%	56%	57%	57%	57%	57%	58%	o
Rates effort	Rate revenue / CIV of rateable properties in the municipality		0.20%	0.19%	0.19%	0.19%	0.18%	0.18%	0.17%	0.17%	0.17%	0.16%	0.16%	o

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

Indicator	Measure	Notes	Forecast											Trend
			Actual	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Efficiency														
Expenditure level	Total expenses/ no. of property assessments		\$3,593	\$3,773	\$3,792	\$3,723	\$3,631	\$3,604	\$3,618	\$3,643	\$3,650	\$3,613	\$3,631	o
Revenue level	Total rate revenue / no. of property assessments		\$2,079	\$2,155	\$2,181	\$2,207	\$2,192	\$2,214	\$2,236	\$2,259	\$2,281	\$2,271	\$2,294	+

**Key to Forecast Trend:**

- + Forecasts improvement in Council's financial performance/financial position indicator
- o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecasts deterioration in Council's financial performance/financial position indicator

**Notes to indicators**
**1. Adjusted underlying result**

An indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives. Improvement in financial performance expected over the period, although continued losses means reliance on Councils' cash reserves or increased debt to maintain services and invest in capital works.

**2. Working Capital**

Sufficient working capital is required to meet Council's obligations as and when they fall due. A high or increasing level of working capital suggests an improvement in liquidity.

**3. Debt compared to rates**

Trend indicates Council's reducing reliance on debt against its annual revenue through redemption of long term debts. The level of long-term liabilities is reasonable to the size and nature of a council's activities. A low or decreasing level of long-term liabilities suggests an improvement in the capacity to meet long-term obligations.

**4. Asset renewal**

This percentage indicates the extent of Council's renewal of assets against its depreciation charge (an indication of the decline in value of its existing capital assets). A percentage greater than 100% indicates Council is maintaining its existing assets, while a percentage less than 100% means its assets are deteriorating faster than they are being renewed and future capital expenditure will be required to renew assets.

**5. Rates concentration**

Revenue should be generated from a range of sources. Reflects extent of reliance on rate revenues to fund all of Council's ongoing services. A high or increasing range of revenue sources suggests an improvement in stability.

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### 5. Strategies and Plans

This section describes the strategies and plans that support the 10 year financial projections included to the Financial Plan.

#### 5.1 Borrowing Strategy

##### 5.1.1 Current Debt Position

Council recognises that long term borrowings can be a useful tool for funding renewal of existing and major new assets. It also recognises that while borrowings enhance the capacity of Council's short term capital program, debt repayment and borrowing costs may potentially limit the capacity of future capital programs. It is, therefore, important that the utilisation of debt as a funding tool is applied judiciously.

Council borrowed \$32.5m in 2013/2014 to settle the Vision Super unfunded defined benefit liability and fund major capital projects. This borrowing was an interest only loan and repaid in full in November 2021. In February 2022, Council re-borrowed \$32.5m through Treasury Corporation Victoria (a principal and interest facility) for a term of 10 years.

An additional loan of \$13.5 million was drawn down in 2016/17 to fund the construction of Bargoonga Nganjin, North Fitzroy Library. This loan is funded on a principal and interest basis and will be repaid by the end of the Financial Plan.

The 2021/22 budget also allowed capacity for Council to borrow up to \$20 million in 2021/22 to support Council in delivering our significant program of capital works. This documents assumes the borrowing to take place in June 2022 in accordance with the 2021/22 budget.

This Financial Plan assumes Council will repay principal and interest on all borrowed funds (new and renewed) on an annual basis with a long term reduction in borrowings across the next ten years. Our principal repayments will allow us, depending on prevailing circumstances in the future, to have capacity to borrow further in later years, should that be required.



## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

The following table highlights Council's projected loan balance, including new loans and loan repayments for the 10 years of the Financial Plan.

### 5.1.2 Future Borrowing Requirements

	Forecast / Actual										
	2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000	2030/31 \$'000	2031/32 \$'000
<b>Opening balance</b>	41,203	59,171	53,125	46,904	40,503	33,915	27,135	21,810	16,345	10,737	4,981
Plus New loans	52,500	-	-	-	-	-	-	-	-	-	-
Less Principal repayment	(34,532)	(6,046)	(6,221)	(6,402)	(6,587)	(6,780)	(5,325)	(5,465)	(5,608)	(5,756)	(4,978)
<b>Closing balance</b>	<b>59,171</b>	<b>53,125</b>	<b>46,904</b>	<b>40,503</b>	<b>33,915</b>	<b>27,135</b>	<b>21,810</b>	<b>16,345</b>	<b>10,737</b>	<b>4,981</b>	<b>4</b>
Interest payment	1,287	1,552	1,377	1,196	1,010	817	643	503	359	212	63

Performance Indicator	Target	Forecast / Actual										
		2021/22 %	2022/23 %	2023/24 %	2024/25 %	2025/26 %	2026/27 %	2027/28 %	2028/29 %	2029/30 %	2030/31 %	2031/32 %
Total borrowings / Rate revenue	Below 60%	49%	42%	36%	31%	25%	19%	15%	11%	7%	3%	0%
Debt servicing / Rate revenue	Below 5%	1%	1%	1%	1%	1%	1%	0%	0%	0%	0%	0%
Debt commitment / Rate revenue	Below 10%	30%	6%	6%	6%	6%	5%	4%	4%	4%	4%	3%
Indebtedness / Own source	Below 60%	32%	26%	21%	17%	14%	11%	8%	5%	3%	1%	1%

### 5.2 Reserves Strategy

#### 5.2.1 Current Reserves

##### Open Space Reserve

The Open Space Reserve is a statutory reserve holding funds contributed by developers for the purpose of acquiring, developing and improving public open space and recreational facilities within the Municipality. Funds are contributed in accordance with section 18 of the Subdivision Act and transfers are restricted to the purpose of creating open space such as parks, playgrounds, pavilions and other such items where it is deemed that these works should occur at a later point in time than the initial development.

Movements (transfers) to the reserve (inflows) comprise contribution income from subdividers in lieu of the Open Space Requirement. Transfers from the reserve (outflows) are applied to fund Open Space capital projects on an annual basis.

The Yarra Open Space Strategy 2020 was adopted by council on 1 September 2020. The strategy guides how Council manages Yarra's open space network for the next 15 years. Through the implementation of this strategy, open space projects will be identified, prioritised and funded from the Open Space Reserve. Those projects and reserve funding will be reflected in the LTFP accordingly upon the implementation of the Open Space Strategy.

## Attachment 2 - Attachment 2 - Draft Long Term Financial Plan 2022-23 to 2031-32

### 5.2.2 Reserve Usage Projections

The table below discloses the balance and annual movement for each reserve over the 10-year life of the Financial Plan. Total amount of reserves, for each year, is to align with the Statement of Changes in Equity.

Reserves	Restricted	2021/22 \$000's	2022/23 \$000's	2023/24 \$000's	2024/25 \$000's	2025/26 \$000's	2026/27 \$000's	2027/28 \$000's	2028/29 \$000's	2029/30 \$000's	2030/31 \$000's	2031/32 \$000's
<b>Public Open Space Reserve</b>												
Opening balance		18,950	23,950	26,680	29,775	33,175	36,125	39,050	42,000	44,950	47,900	50,850
Transfer to reserve		5,000	5,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Transfer from reserve		-	(2,270)	(5,905)	(5,600)	(6,050)	(6,075)	(6,050)	(6,050)	(6,050)	(6,050)	(6,180)
<b>Closing balance</b>		<b>23,950</b>	<b>26,680</b>	<b>29,775</b>	<b>33,175</b>	<b>36,125</b>	<b>39,050</b>	<b>42,000</b>	<b>44,950</b>	<b>47,900</b>	<b>50,850</b>	<b>53,670</b>
<b>Reserves Summary</b>												
Opening balance		18,950	23,950	26,680	29,775	33,175	36,125	39,050	42,000	44,950	47,900	50,850
Transfer to reserve		5,000	5,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Transfer from reserve		-	(2,270)	(5,905)	(5,600)	(6,050)	(6,075)	(6,050)	(6,050)	(6,050)	(6,050)	(6,180)
<b>Closing balance</b>		<b>23,950</b>	<b>26,680</b>	<b>29,775</b>	<b>33,175</b>	<b>36,125</b>	<b>39,050</b>	<b>42,000</b>	<b>44,950</b>	<b>47,900</b>	<b>50,850</b>	<b>53,670</b>

---

## 8.2 Amendment C269yara - Rewrite of Local Policies (Panel Report)

---

### Executive Summary

**Important Note:** The officer report and recommendation on this item was published on the Yarra City Council website on 25 March 2022.

Please also note that an amendment to the officer recommendation has now been provided to the Councillors in respect to this item, in order to clarify the strategic intent of a particular clause relating to Clause 11.03-1L Activity Centres and Clause 15.01-2L Building Design. The change to the officer recommendation to Council clarifies the provisions relating to the intent of midrise buildings either complying with the specific Design and Development Overlay (DDO) for the area, or if no DDO exists for that area that the building needs to be designed having regard to the physical and strategic context of the site.

### Purpose

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

- (a) the report of the independent Planning Panel in relation to Amendment C269 ('the Amendment');
- (b) the officers' responses to the recommendations of the independent Planning Panel;
- (c) the officers' recommendations in regard to changes and adoption of Amendment C269yara; and
- (d) the next steps for advancing Amendment C269yara in accordance with the requirements of the *Planning and Environment Act 1987* (the Act).

### 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.

When the State Government embarked on a project to reformat the *Victorian Planning Provisions* (VPP's), this process resulted in the need to modify the formatting of Council's proposed Amendment (causing a delay until the format was resolved).

#### Amendment C269

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

In response to the formal exhibition period, a total of 429 submissions were received.

An independent 'Planning Panel' was held 5 October – 3 November 2021.

Council received the Panel Report on 4 January, 2022 and made the report publicly available on 17 January, 2022.

The Planning Panel recommends that the Amendment be adopted as exhibited subject to some changes (see report).

The Panel commends Council for its comprehensive strategic work program and acknowledges the concerted effort made by Council to respond to issues raised in submissions in the 'proposed post exhibition changes' to the Amendment documents (see report).

The Planning Panel is satisfied that Council has considered relevant planning practice notes and Ministerial Guidelines in preparing the Amendment, and it accepts the premise of Council's submissions and Ms Ancell's evidence (Council's expert witness in Planning) that the Amendment is strategically justified and consistent with planning requirements.

The Panel concludes the Amendment is well founded and strategically justified and should proceed subject to addressing the more specific issues raised in submissions as discussed in the Panel Report.

A number of the changes recommended by the Panel (particularly in the case of policies in the Municipal Planning Strategy (MPS) and the Heritage Policy) are consistent with officers' final version of policies advocated for at Panel (Council's Part C submission). This 'Part C' version of the policies included the revisions to the policies endorsed by Council at its meeting on 3 August 2021, responses to questions raised by the Panel during the hearing, and the evidence of Council's expert witnesses.

### **Next steps**

Officers are now recommending accepting a majority of the Panel's recommendations, except in a couple of important instances (see report).

Council must now make a decision on the Amendment in accordance with the *Planning and Environment Act 1987* (Act). This is the final step for Council in the C269 amendment process.

The version of C269 recommended for adoption is included at Attachment 8 and 9.

A marked up version of the Amendment that shows the changes between the exhibited documents and the documents for adoption is at Attachments 5, 6 and 7.

### **Financial Implications**

The costs associated with the statutory process of an Amendment have been met through the City Strategy Branch budget. They have been very substantial.

### **PROPOSAL**

The *Planning and Environment Act* now requires Council to consider the Panel Report and then:

- (a) either abandon all or any part of the Amendment;  
or
- (b) adopt all or part of the Amendment with or without changes.

The officer recommendation is to pursue option (b) - to adopt the amendment with changes based on the justification outlined in this report and the relevant attachments.

---

## 8.2 Amendment C269yara - Rewrite of Local Policies (Panel Report)

---

<b>Reference</b>	D22/26953
<b>Author</b>	Casey Lord - Senior Strategic Planner
<b>Authoriser</b>	Director Planning and Place Making

---

### Purpose

1. The purpose of this report is for Council to consider:
  - (a) the report of the independent Planning Panel in relation to Amendment C269;
  - (b) the officers' responses to the recommendations of the independent Planning Panel;
  - (c) the officers' recommendations in regard to changes and adoption of Amendment C269yara; and
  - (d) the next steps for advancing Amendment C269yara in accordance with the requirements of the Act.

### Critical analysis

#### History and background

2. Amendment C269 proposes to update the Local Policies in the Yarra Planning Scheme by:
  - (a) replacing the Municipal Strategic Statement (MSS) at Clause 21 and Local Planning Policies at Clause 22; and
  - (b) with a Municipal Planning Strategy and Local Policies within the Planning Policy Framework (PPF), consistent with the structure recently introduced by the State Government.
3. The preparation of Amendment C269 included consideration of the following matters:
  - (a) *Yarra's Planning Scheme Review*:
    - (i) Section 12B of 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, and activity centre boundaries;

- (d) Adopted structure plans, local area plans, built form frameworks for activity centres, Council strategies and Plan Melbourne; and
- (e) Amendment VC148:
  - (i) 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;  
Amendment C269 proposes to replace the existing *Local Policy Planning Framework (LPPF)* with the redrafted policy in the *Planning Policy Framework (PPF)* format;
  - (iii) The *Planning Policy Framework* provides a thematic structure for policies and is standard across all Victorian Planning Schemes;
  - (iv) VC148 also provides a standardised format for policies that includes objectives and strategies, and where necessary, 'policy guidelines' and 'policy documents'. It removes 'application requirements' and 'decision guidelines';
  - (v) VC148 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; and
  - (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 VC148.

#### **Key Process points of background**

- 4. Council sought 'authorisation' from the Minister of Planning to prepare and exhibit Amendment C269 on 26 November, 2019.
- 5. 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.
- 6. Amendment C269 was publicly exhibited from 20 August, 2020 to 4 December, 2020 for 12 weeks in total (not including the 'pause' for the Council elections).
- 7. In response to the exhibition process, Council received a total of 429 submissions (including late submissions). Of the 429 submissions, a total of 53 were received after exhibition.
- 8. At its meeting on 3 August, 2021, Council considered all submissions (received to that date) and resolved to refer all submissions to an independent Planning Panel.
- 9. At the 3 August, 2021 meeting, Council also endorsed a set of proposed changes to the Amendment to be advocated for at the Panel hearing. Those proposed changes were reflected in *the Panel Version* of the Amendment documents, which were sent to the independent Planning Panel.
- 10. Council received 5 submissions and 3 'part (b)' submissions (i.e. additional content received to supplement existing submissions) after the Council officer report was finalised for the 3 August, 2021 Council meeting. As such, these submissions were not considered by Council at the Council meeting on 3 August, 2021. Council's CEO, exercised discretion to accept and consider the late submissions, and these were also referred to the Planning Panel.

## Discussion

### **Planning Panel Hearing**

11. The Planning Panel appointed by *Panels Victoria* consisted of three Panel members: Lisa Kendal (Chair), Sally Conway and John Roney.
12. The Directions Hearing was held on 27 August, 2021.
13. The Panel Hearing commenced on 5 October, 2021 and concluded on 3 November, 2021.
14. Council was represented by Susan Brennan SC and Jane Sharp of Counsel, instructed by Maddocks Lawyers, with assistance from Council officers.
15. Council provided evidence from the following expert witnesses:
  - (a) Jim Gard'ner from GJM Heritage on **heritage**;
  - (b) Sarah Ancell from Echelon Planning on **planning**;
  - (c) Leanne Hodyl from Hodyl & Co on **landmarks**;
  - (d) Jim Antonopoulos from SLR on **noise and acoustics**; and
  - (e) Julian Szafraniec from SGS Economics on **economics and capacity**.
16. During the Planning Panel process, Council provided to the Panel its Part A, Part B, Supplementary Part B and Part C submission in response to the Panel Directions.
17. Council's Part A and Part B submissions to the Panel were based on the position endorsed at the Council Meeting on 3 August, 2021 (i.e. the 'Panel Version of the Amendment Documents').
18. On 26 October, 2021, in accordance with the Panel's Direction #32, Council circulated a full set of updated Amendment documents with 'tracked changes' to all parties. This version of the documents was called Council's '*Part C*' version – being the 'officers' final version of policies advocated for at the Panel hearing. This version included the revisions to the policies endorsed by Council at its meeting on 3 August, 2021, as well as proposed changes in response to questions raised by the Panel during the hearing and the evidence of Council's expert witnesses.
19. Although it is the role of the Planning Panel to consider the exhibited Amendment, the Panel also had regard to 'officers' final version of policies advocated for at Panel (Part C submission)'.

### **Panel Report**

20. The Panel Report was received by Council on 4 January, 2022 and released publicly on 17 January, 2022. Refer to Attachment 1 for a copy of the Planning Panel Report.
21. The Executive Summary of the Panel report includes the Panel's recommendations. It should be noted that the Panel has used the exhibited version of the Amendment documentation as the basis of its recommendations, including in its recommended marked up policies set out in Appendix E of the Panel Report. This was confirmed by Planning Panels Victoria.
22. The Panel recommends that Amendment C269 should be adopted as exhibited subject to changes outlined in the Panel Report.
23. The Panel commends Council for its comprehensive strategic work program and acknowledges the concerted effort made by Council to respond to issues raised in submissions in the 'proposed post exhibition changes' to the Amendment documents.
24. The Panel is satisfied that Council has considered relevant planning practice notes and Ministerial Guidelines in preparing the Amendment, and it accepts the premise of Council's submissions and Ms Ancell's evidence (Council's expert witness in Planning) that the Amendment is strategically justified and consistent with planning requirements.



25. The Panel concludes the Amendment is well founded and strategically justified and should proceed subject to addressing the more specific issues raised in submissions as discussed in the Panel Report.
26. Some of the key points / highlights from the Panel Report are shown in Table 1 below and include (in summary):

**Table 1: Key points / highlights from the Panel Report**

Theme	Summary Comment of the Panel
<b>Housing affordability</b>	<ul style="list-style-type: none"> <li>The provision of ten percent affordable housing for a rezoning (residential) or a major residential development (50 or more dwellings) is justified through the <i>Affordable Housing Strategy</i> and there is no current rationale to alter this amount.</li> </ul>
<b>Housing framework</b>	<ul style="list-style-type: none"> <li>The potential supply of housing is based on acceptable estimates of capacity.</li> <li>The Amendment allows for a potential supply of housing across a range of locations to support housing demand requirements to 2036.</li> <li>The 4 housing 'change area' classifications are generally consistent with the guidance provided in the <i>State Planning Practice Note 90</i> (PPN90) and takes into account 'neighbourhood' or 'precinct characteristics' in assigning housing change areas to precincts.</li> </ul>
<b>Employment precincts</b>	<ul style="list-style-type: none"> <li>The Panel recognises that Council is undertaking strategic work in Cremorne and strongly supports progression of the next steps as set out in the <i>Cremorne Place Implementation Plan (CPIP)</i> in accordance with stated timeframes.</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>The heritage policies have been subject to extensive debate and the strategies have been thoroughly scrutinised.</li> <li>This was of significant benefit for the Panel and improved the outcome of the Amendment.</li> <li>Council has based the heritage policies on sound research and is strategically justified.</li> </ul>

27. The next step in the Amendment process is the final step for Council (figure 1) and is a critical step.

**Figure 1: Amendment Process**



*Figure 1. Steps in the Amendment process*

28. Council must now consider the Panel Report, and decide whether or not to adopt the Amendment (with or without changes).
29. If Council decides not to accept one or more of the Panel's recommendations, it must give its reasons for this when it submits the adopted Amendment to the Minister under section 31 of the Act.

#### **Panel recommendations and officers' response**

30. A detailed officer response to the Panel's recommendations is provided at Attachment 2.
31. Attachment 2 outlines the panel recommendation number (using the numbering of the recommendations from the Executive Summary in the Panel Report), the change recommended by the Panel and the officer response including the officer recommendation to accept or not accept the Panel recommendation, and the reasons why officers support or do not support the recommendation.
32. For several of the policies, the Panel has provided a tracked change version of the policies, known as the *Panel preferred version*, as part of its recommendations. The *Panel preferred version* of the policies is contained in Appendix E of the Panel Report. These policies include: *Clause 02.01 Context*, *Clause 02.02 Vision*, *Clause 02.03 Strategic Directions*, *Clause 11.03-1L Activity Centres* and *Clause 15.03-1L Heritage*.
33. Where a Panel recommendation includes a change 'in accordance with the *Panel preferred version* in Appendix E' to the Panel Report, the officer response (including the officer recommendation to accept, or not accept, the Panel recommendation) and the reasons why officers support, or do not support, the recommendation is set out in Attachment 3 in the comments listed on the right hand side of the document.

#### **Changes included in Council's Part C Submission NOT included in the Panel's recommendations**

34. As noted earlier in this report, the Panel has used the exhibited version of policies as the basis of its recommendations.

35. In doing so, officers have identified some instances where proposed changes that were included in the officers' final version of policies advocated for at the Panel hearing (Part C submission) have NOT been included in the Panel's recommendations.
36. These changes, and the officers response as to whether the change is considered to be necessary, can be found in Attachment 4.
37. Where officers are recommending that the change is necessary, this means including the change in the version of policies for adoption. It should be noted that these changes are minor in nature and generally make improvements to the wording of the policy or correct clause referencing.

**Panel conclusions/recommendations in response to Council resolution 1(f), 3 August 2021 Council Meeting**

38. At its meeting on 3 August, 2021, Council resolved to (among other items), request the Minister for Planning to appoint an independent Planning Panel to consider submissions referred in relation to C269. Importantly, Council also resolved to request the Panel to consider all issues in submissions, but in particular, the issues raised about a set of specific items (extracted below):

- (f) notes the large number of submissions focused on activity centres and shopping strips and Yarra's heritage character and requests the Panel to consider all issues in submissions, but in particular the issues raised about:
- (i) the term mid-rise and what mid-rise development will look like in our activity centres;
  - (ii) balancing tensions of introducing residential growth in and around activity centres versus the primary commercial and cultural roles of those activity centres;
  - (iii) the boundary of the Swan Street activity centre and the inclusion of the precinct bound by Tanner, Stewart and Wangaratta Sts;
  - (iv) the designation of Rathdowne Street, Carlton North as a Neighbourhood Activity Centre as identified in Clause 11.03-1L Activity Centres and its identification for incremental change;

Minutes Page 13

Council Meeting Minutes – 3 August 2021

- (v) the inclusion of significant banks, pubs and clubs in proposed Clause 02.03 "Strategic directions", under the heading "Built environment and heritage" and sub-heading "Manage development and growth in Yarra to maintain and enhance the unique character and heritage of the city".
- (vi) in proposed Clause 02.03 "Strategic directions", under the heading "Built environment and heritage" and sub-heading "Manage development and growth in Yarra to maintain and enhance the unique character and heritage of the city", specific reference to historic street infrastructure such as bluestones laneways, bluestone kerbs & channel as well as the remnants of inner circle railway tracks and historic lampposts
- (vii) the appropriateness of the use of the equinox when considering overshadowing of public open space, compared to the winter solstice.
- (viii) the impact of slower population growth on housing projections for Yarra.

39. The Panel has dealt with all of the specific items listed in Council resolution 1(f) by providing either a Panel recommendation, or a concluding summary, in the body of the Panel Report.
40. Table 2 below identifies each specific issue contained in Council resolution 1(f), the Panel's conclusion / recommendation and the officer response:

Table 2: Council resolution 1(f)

No.	The issue that Council requested the Panel to consider	Panel conclusion / recommendation	Officer Response
1. (f)(i)	<i>The term mid-rise and what mid-rise development will look like in our activity centres</i>	<p>Panel concluded:</p> <ul style="list-style-type: none"> <li>The terms low-rise, mid-rise and high-rise are relative rather than prescriptive.</li> <li>The height metric and whether it is <i>mandatory</i> or <i>discretionary</i> should be found in the applicable zoning or overlay provisions, as advocated by Council.</li> </ul>	Noted
1. (f)(ii)	<i>Balancing tensions of introducing residential growth in and around activity centres versus the primary commercial and cultural roles of those activity centres</i>	<p>Panel concluded:</p> <ul style="list-style-type: none"> <li>The proposed activity centre hierarchy is based on sound research and is generally consistent with State and Metropolitan Planning Policy.</li> <li>The proposed designation of each activity centre is appropriate.</li> </ul>	Noted
1. (f)(iii)	<i>The boundary of the Swan Street activity centre and the inclusion of the precinct bound by Tanner, Stewart and Wangaratta Streets</i>	<p>Panel recommendation:</p> <ul style="list-style-type: none"> <li>Amend the plans to show the land within the Mixed-Use Zone north of Richmond Station bound by Botherambo Street, Tanner Street, Punt Road and Stewart Street <u>as not in</u> the 'Swan Street Activity Centre' but designated '<i>land subject to further strategic work</i>'.</li> </ul>	<p>Accept</p> <p>Refer to Attachment 2 for the reasons why officers support this recommendation</p>
1. (f)(iv)	<i>The designation of Rathdowne Street, Carlton North as a Neighbourhood Activity Centre as identified in Clause 11.03-1L Activity Centres and its identification for incremental change</i>	<p>Panel concluded:</p> <ul style="list-style-type: none"> <li>It is appropriate to designate Rathdowne Street as a <i>Neighbourhood Activity Centre</i>.</li> </ul> <p>Panel recommendation:</p> <ul style="list-style-type: none"> <li>Amend the housing 'change area' category from '<i>incremental</i></li> </ul>	<p>Noted</p> <p>Accept</p> <p>Refer to Attachment 2 for the reasons why officers support</p>

		<i>change</i> to <i>'minimal change'</i> .	this recommendation
<b>1. (f)(v)</b>	<i>The inclusion of significant banks, pubs and clubs in proposed Clause 02.03 "Strategic directions", under the heading "Built environment and heritage" and sub-heading "Manage development and growth in Yarra to maintain and enhance the unique character and heritage of the city"</i>	Panel recommendation:  A variation of this wording is included in Panel's Appendix E of Clause 02.03 "Strategic directions"	Accept  Refer to Attachment 3 for the reasons why officers support this recommendation
<b>1. (f)(vi)</b>	<i>In proposed Clause 02.03 "Strategic directions", under the heading "Built environment and heritage" and sub-heading "Manage development and growth in Yarra to maintain and enhance the unique character and heritage of the city", specific reference to historic street infrastructure such as bluestones laneways, bluestone kerbs &amp; channel as well as the remnants of inner circle railway tracks and historic lampposts.</i>	Panel recommendation:  A variation of this wording is included in Panel's Appendix E of Clause 02.03 "Strategic directions".	Accept  Refer to Attachment 3 for the reasons why officers support this recommendation
<b>1. (f)(vii)</b>	<i>The appropriateness of the use of the equinox when considering overshadowing of public open space, compared to the winter solstice</i>	Panel concludes:  <ul style="list-style-type: none"> <li>The proposed use of the 'equinox' (as exhibited) is appropriate and any changes to apply the winter 'solstice' more broadly should be subject to further strategic assessment.</li> </ul>	Noted
<b>1. (f)(viii)</b>	<i>The impact of slower population growth on housing projections for Yarra</i>	Panel concluded:  <ul style="list-style-type: none"> <li>The Panel accepts Council's expert evidence that the growth projections used are sound understanding that the impacts of the pandemic are still unfolding; and hence, there is still uncertainty relating to the pace and nature of growth.</li> </ul>	Noted

**Panel recommendations NOT supported by officers**

41. In most instances, officers are recommending that Council accept the Panel's recommendations.
42. However, there are a small number of recommendations, that officers do not support and are recommending the Council does NOT accept.
43. Table 3 below outlines the Panel recommendation and the officer response including why officers are recommending the Council does NOT accept the recommendation.

44. In some cases, officers support part, but not all, of a Panel recommendation. Where officers are recommending the Council does NOT accept part of the Panel recommendation, these instances are also listed in Table 3 below.

**Table 3: Panel recommendations not supported by officers**

Panel Rec Number	Change recommended by the Panel	Officer response
8	Review the drafting of policy guidelines in Clause 13.07-1L ('Licensed premises') before adopting the Amendment, including correcting the spelling of the policy <b>title</b> .	<p><b>Officer recommendation: Part Accept</b></p> <p>The change which officers <u>support</u> includes:</p> <ul style="list-style-type: none"> <li>- Correcting the spelling of the policy title from "Licenced" to "Licensed".</li> </ul> <p>The change also recommended by the Panel includes:</p> <ul style="list-style-type: none"> <li>- Reviewing the drafting of the policy guidelines.</li> <li>- This recommendation stems from a question from the Panel to Ms Ancell and Ms Ancell's response that the policy guidelines in the Clause could be redrafted.</li> <li>• Officers <u>do not support</u> this part of the Panel recommendation because: <ul style="list-style-type: none"> <li>- No direction has been provided by the Panel or Ms Ancell in terms of the changes required.</li> <li>- The wording of this policy is a policy neutral translation of existing Clause 22.09 which was subject to a separate Amendment process (Amendment C209yara).</li> <li>- Officers are however, recommending updating the reference to legislation from SEPP No.1 and SEPP No.2 to the EPA Publication 1826.</li> </ul> </li> <li>• It is considered that this policy provides adequate protection for existing licensed venues.</li> </ul>
9	Abandon Clause 13.03-1L ('Flood Management').	<p><b>Officer recommendation: Not accept</b></p> <ul style="list-style-type: none"> <li>• The change includes: <ul style="list-style-type: none"> <li>- Deleting Clause 13.03-1L 'Flood Management'.</li> </ul> </li> <li>• The Panel queried the strategic basis for the policy in terms of requiring development to be sited appropriately and include floor levels consistent with an assessment of the 1:100 year flood depths and overland water flow paths.</li> <li>• As outlined by Council during the hearing (in its Part C submission): <ul style="list-style-type: none"> <li>○ <i>This provision has been included to ensure that new development mitigates and adapts to climate change and reduces flood risks. Whilst the Land Subject to Inundation Overlay and Special Building Overlay require flood impact considerations in those areas identified as having flood risks, Council is aware that other sites may need to incorporate flood mitigation measures so that development can minimise its vulnerability to</i></li> </ul> </li> </ul>

		<p><i>climate change and reduce flood risk.</i></p> <ul style="list-style-type: none"> <li>The Panel recommended that Council abandon the proposed clause relating to 'Flood Management', stating: <ul style="list-style-type: none"> <li><i>Council did not provide any strategic work underpinning the proposed local policy. The strategic justification for the policy is not clear.</i></li> <li><i>It may be appropriate for Council to introduce a local flood policy, however further work is required to understand local policy needs and requirements.</i></li> </ul> </li> <li>Officers <u>do not support</u> the Panel recommendation because: <ul style="list-style-type: none"> <li>Yarra continues to advocate for the flood management policy as it is appropriate to support conditions to achieve acceptable development outcomes. Clause 13.03-1L is directed to managing localised flood risk.</li> </ul> </li> <li>Officers recommend changes to the policy consistent with officer's final version of policies advocated for at the Panel hearing (Part C submission). Officers consider the changes put forward by Council in the Part C version of the policy are appropriate for consistency of wording.</li> </ul>
12	<p>Amend Clause 15.01-2L ('Building Design') to:</p> <p>b) revise the first dot point in the second strategy in under the heading 'Building heights' to state:</p> <p><i>"Major and neighbourhood activity centres (as shown on the Strategic Framework Plan in Clause 02.04-1 and Clause 11.03-1L) where a Design and Development Overlay applies..."</i></p>	<p><b>Officer recommendation: Part Accept</b></p> <ul style="list-style-type: none"> <li>The change includes: <ul style="list-style-type: none"> <li>Updating the first dot point in the second strategy under 'Building heights' to insert additional words so that the dot point reads: <u>Major and neighbourhood</u> activity centres (as shown on the Strategic Framework Plan in Clause 02.04-1 and Clause 11.03-1L) <u>where a Design and Development Overlay applies.</u></li> </ul> </li> <li>Officers <u>support</u> the first part of the Panel recommendation to add reference to 'major' and 'neighbourhood' activity centres as this is consistent with wording in Clause 11.03-1L.</li> <li>Officers <u>do not support</u> the second part of the Panel recommendation to add the qualification 'where a Design and Development Overlay applies' because: <ul style="list-style-type: none"> <li>currently, the DDO does not apply to all MACs and NACs in Yarra, and in some instances, site specific controls such as the DPO apply.</li> <li>Council has completed a significant program of activity centre work to date and will continue to do so.</li> </ul> </li> </ul>
	<p>Amend Clause 15.01-2L ('Building Design') to:</p> <p>c) revise the first strategy under the heading 'Mid-rise development' to state:</p>	<p><b>Officer recommendation: Not Accept</b></p> <ul style="list-style-type: none"> <li>The change includes: <ul style="list-style-type: none"> <li>Updating the first dot point in the first strategy under 'Mid-rise development' to insert additional</li> </ul> </li> </ul>



	<p><i>“Direct mid-rise development to the following locations:</i></p> <p><i>Appropriate locations within major and neighbourhood activity centres where a Design and Development Overlay applies, major employment precincts, commercial and industrial land (as defined in Clauses 02.01 and 11.03-1L).”</i></p>	<p>words so that the dot point reads:</p> <ul style="list-style-type: none"> <li>○ <i>Appropriate locations within major and neighbourhood activity centres <u>where a Design and Development Overlay applies</u>; major employment precincts, commercial and industrial land (as defined in Clauses 02.01 and 11.03-1L.</i></li> <li>• Officers do not support the Panel's recommendation to add the qualification 'where a Design and Development Overlay applies' because: <ul style="list-style-type: none"> <li>- currently, the DDO does not apply to all MACs and NACs in Yarra, and in some instances, site specific controls such as the DPO apply.</li> <li>- Council has completed a significant program of activity centre work to date and will continue to do so.</li> </ul> </li> </ul>
13	<p>Amend Clause 15.01-2L (Landmarks) under the heading 'Strategies' to:</p> <p>d) modify Table 1 to:</p> <ul style="list-style-type: none"> <li>• Fitzroy Town Hall – modify the third view in Column 2 to state <i>'Northwest corner of the intersection of Kent Street and Moor Street'</i></li> </ul>	<p><b>Officer recommendation: Not Accept</b></p> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Modifying the third view to refer to the north west corner rather than the north east corner of Kent and Moor Streets.</li> <li>- The Panel agreed with Council's expert (Ms Hodyl) who noted that the relocation would provide a view that is clear of the street trees.</li> </ul> </li> <li>• Officers <u>do not support</u> the Panel recommendation because: <ul style="list-style-type: none"> <li>- The change in view may have implications for the built form work being progressed along and around Brunswick Street.</li> </ul> </li> </ul>
	<p>Amend Clause 15.01-2L ('Landmarks') under the heading 'Strategies' to:</p> <p>d) modify Table 1 to:</p> <ul style="list-style-type: none"> <li>• Pelaco Sign – delete the first and second views in Column 2</li> </ul>	<p><b>Officer recommendation: Not Accept</b></p> <ul style="list-style-type: none"> <li>• The change includes: <ul style="list-style-type: none"> <li>- Delete the 'first' and 'second views' which are Tram Stop 13 on Wellington Parade and the North-west corner of the intersection of Punt Road and Wellington Parade.</li> <li>- In its discussion, the Panel commented that having regard to the suggestion from a submitter <i>that views to the Shot Tower should also include views from outside the City of Yarra, Council stated “the policy cannot require assessment of views outside of the municipality ... as Council has no statutory authority to regulate protection of those views”.</i></li> <li>- <i>In this context, the Panel notes that the first and second views to the Pelaco sign and the view to the Nylex Sign are both located within the City of Melbourne.</i></li> <li>- The Panel commented that it <i>“has simply applied an approach consistent with Council's own statement to these proposed viewpoints that are outside the City of Yarra.”</i></li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>• Officers <u>do not support</u> the Panel recommendation because: <ul style="list-style-type: none"> <li>- The context and merit for the approach taken in relation to the views towards the 'Shot Tower' (Clifton Hill) which were advocated by the submitter at the hearing is different to the context and merit of protecting the 'first' and 'second' views to the Pelaco Sign.</li> <li>- The issue raised by the submitter in relation to the 'Shot Tower' required further assessment of the impact on private properties as it was introducing new view locations, some of which were outside the LGA boundary. It proposed the introduction of new <u>primary views</u> which would have required further strategic consideration and notification to potentially affected people.</li> <li>- Neither the <i>Landmarks and Views Assessment, October 2019</i> report nor Council's expert (Ms Hodyl) assessed the view of the 'Shot Tower' outside the LGA boundary advocated for by the submitter.</li> <li>- The Panel does not comment on the merits of the 'first' and 'second' view points to the Pelaco sign, beyond extrapolating Council's position on the 'Shot Tower' to apply to all landmarks.</li> <li>- The viewpoints proposed in Amendment C269 to the Pelaco sign have been assessed and supported in the <i>Landmarks and Views Assessment, October 2019</i> report and by Council's expert (Ms Hodyl) at the hearing. Ms Hodyl's evidence was not contested by any other opposing expert evidence. Both the background assessment and Ms Hodyl's evidence agree that these two view points to the Pelaco Sign are primary views.</li> <li>- 'Proposed viewpoint 1' does not affect 'developable' land in the City of Melbourne, and as such, does not rely on the planning controls of a separate municipality to achieve the objective of the policy, as seems to be the concern of the Panel.</li> <li>- The land affected by 'viewpoint 1', in the City of Melbourne, is limited to the public realm.</li> <li>- As outlined in the <i>Landmarks and Views Assessment, October 2019</i> report: <ul style="list-style-type: none"> <li>○ <i>The sign currently is included on the Victorian Heritage Register (H1149).</i></li> <li>○ <i>The statement of significance notes that "the landmark status of the sign is enhanced by its prominent position on Richmond Hill and its high degree of visibility from both sides whether illuminated or not". (page 53)</i></li> </ul> </li> <li>- As outlined in the <i>Landmarks and Views Assessment, October 2019</i> report: the sign is of municipal significance as a landmark as: <ul style="list-style-type: none"> <li>○ <i>A visually prominent feature and the tallest</i></li> </ul> </li> </ul> </li> </ul>
--	--	--

		<p><i>structure in the immediate locality, silhouetted against the sky from all viewpoints.</i></p> <ul style="list-style-type: none"> <li>○ <i>It is socially important with its size and prominence symbolising the dominant role played by the Pelaco Company in Australia as a shirt manufacturer.</i></li> <li>○ <i>It symbolises the social and economic importance of Richmond as an industrial suburb.</i></li> <li>○ <i>It is of high historical and social significance as noted by its listing on the Victorian Heritage Register. (page 53)</i></li> </ul> <ul style="list-style-type: none"> <li>- The Panel conclusion does not acknowledge or appear to consider that ‘viewpoint 1’ at Tram stop 13 on Wellington Parade is the first prominent view of the sign when coming from the CBD.</li> <li>- Importantly, the <i>Landmarks and Views Assessment, October 2019</i> report assessed that: <ul style="list-style-type: none"> <li><i>This viewpoint is outside City of Yarra, however these signs were meant to be visible from longer distances and are often oriented to be seen along main thoroughfares, from rail lines and sometimes from more distant suburbs. (page 55)</i></li> </ul> </li> <li>- The ‘proposed viewpoint 2’ does not affect ‘developable’ land in the City of Melbourne and as such does not rely on the planning controls of a separate municipality to achieve the objective of the policy, as seems to have been the concern of the Panel.</li> <li>- Further, the Panel’s conclusion does not consider that although ‘viewpoint 2’ at the north west corner of Punt Road and Wellington Parade is in the City of Melbourne, it is across the road carriage way of Punt Road from the City of Yarra.</li> <li>- As with ‘view point 1’ the <i>Landmarks and Views Assessment, October 2019</i> report recognises that the viewpoint is outside the LGA, however has assessed that <ul style="list-style-type: none"> <li><i>these signs were meant to be visible from longer distances and are often oriented to be seen along main thoroughfares, from rail lines and sometimes from more distant suburbs. (page 55)</i></li> </ul> </li> <li>- It is also important to recognise that the Panel accepted that the proposed policy has been prepared to address identified weaknesses in the existing policy and improves clarity by defining relevant views and the significant elements in the view to the identified landmarks.</li> <li>- In its discussion, the Panel considered that the strategic work that underpins the policy has generally been accepted by a peer review (conducted by Ms Hodyl) as sound and</li> </ul>
--	--	---

		<p>acceptable.</p> <ul style="list-style-type: none"> <li>- As outlined in the response to submissions table included in the 3 August, 2021 Council meeting report, Council is progressing the permanent built form provisions for Bridge Road and Victoria Street Activity Centres through draft Amendment C291yara, which ensures the protection of primary views (including from 'viewpoints 1 and 2' in respect of the Pelaco sign) to the relevant landmarks identified in the proposed policy.</li> </ul>
	<p>Amend Clause 15.01-2L ('Landmarks') under the heading 'Strategies' to:</p> <p>d) modify Table 1 to:</p> <ul style="list-style-type: none"> <li>• Nylex Sign – delete Column 1, 2 and 3.</li> </ul>	<p><b>Officer recommendation: Not Accept</b></p> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Delete the Nylex sign from table 1.</li> <li>- In its discussion, the Panel commented that having regard to the suggestion from a submitter <ul style="list-style-type: none"> <li>○ <i>that views to the Shot Tower should also include views from outside the City of Yarra, Council stated "the policy cannot require assessment of views outside of the municipality ... as Council has no statutory authority to regulate protection of those views". In this context, the Panel notes that the first and second views to the Pelaco sign and the view to the Nylex Sign are both located within the City of Melbourne.</i></li> </ul> </li> <li>- The Panel further stated that: <ul style="list-style-type: none"> <li>○ <i>Consistent with Council's stated position, the Panel considers that these views should be deleted from Table 1. As this is the only identified view to the Nylex Sign, the sign should be deleted from Table 1.</i></li> <li>○ <i>In accordance with this approach, if Council seeks to retain the Nylex Sign in Table 1 then it should be subject to a separate Planning Scheme amendment following further analysis of an appropriate viewing location within the City of Yarra.</i></li> </ul> </li> </ul> </li> <li>• Officers <u>do not support</u> the Panel recommendation because: <ul style="list-style-type: none"> <li>- The Panel does not comment on the merits of the view lines to the Nylex sign, beyond extrapolating Council's position on the 'Shot Tower' to apply to all landmarks.</li> <li>- The view line proposed in Amendment C269 to the Nylex sign has been assessed and supported in the <i>Landmarks and Views Assessment, October 2019</i> report and by Council's expert at the Panel hearing (Ms Hodyl).</li> <li>- The <i>Landmarks and Views Assessment, October 2019</i> report outlined that the sign: <ul style="list-style-type: none"> <li>○ <i>is covered by its own heritage overlay, HO350 – Nylex sign/Richmond Maltings Site.</i></li> <li>○ <i>is registered under the VHD and its reference</i></li> </ul> </li> </ul> </li> </ul>

		<p>is H2049.</p> <ul style="list-style-type: none"> <li>- The 'Statement of Significance' for the sign goes into detail around its historic value.</li> <li>- The VHD report comments of the sign's landmark qualities and high social significance: <p><i>"The sign dominates the view along the major thoroughfares of Punt Road and Hoddle Streets and because of its location at the entrance to the South Eastern Freeway the Nylex sign is considered the unofficial gateway into Melbourne. The clock and temperature display is a constant point of reference for residents and motorists."</i> (page 65)</p> </li> <li>- The <i>Landmarks and Views Assessment, October 2019</i> report noted that <p><i>it is one of a collection of signs marking Victoria's industrial heritage in Richmond.</i> (page 65)</p> </li> <li>- The proposed viewpoint does not affect 'developable' land in the City of Melbourne (as the view is over the river) and as such does not rely on the planning controls of a separate municipality to achieve the objective of the policy.</li> </ul>
15	<p>Amend Clause 15.02-1L ('Environmentally Sustainable Development') to align with Council's 'Part C version' subject to:</p> <ul style="list-style-type: none"> <li>- using the verb 'encourage' instead of 'achieve' in the strategy relating to best practice to state "<i>Encourage Best Practice environmentally sustainable development...</i>"</li> <li>- retaining the word 'comparable' in the expiry clause.</li> </ul>	<p><b>Officer recommendation: Part Accept</b></p> <ul style="list-style-type: none"> <li>• The changes recommended by the Panel include: <ul style="list-style-type: none"> <li>- Amending Clause 15.02-1L ('Environmentally Sustainable Development') to align with officers' final version of policies advocated for at the Panel hearing (Part C submission), except for the following changes: <ul style="list-style-type: none"> <li>○ Replace the word 'achieve' with 'encourage' in the second strategy so that it reads: <p><del>Achieve</del> <u>Encourage Best Practice</u> environmentally sustainable development..."</p> </li> <li>○ Replace the word "the equivalent of" with the words "comparable" in the expiry clause so that it reads: <ul style="list-style-type: none"> <li>▪ <i>This policy will expire when it is superseded by <del>the equivalent of</del> <u>comparable</u> provision of the Victorian Planning Provisions.</i>"</li> </ul> </li> </ul> </li> </ul> </li> <li>• The Panel notes that the <i>Practitioner's Guide</i> does not suggest use of the verb 'achieve' when writing strategies for the PPF.</li> <li>• The Panel considered the verb 'encourage' in the strategy, as proposed in the DELWP version, is more appropriate and more clearly explains the intent of the strategy. The Panel considered the word 'achieve' is more appropriately used in the objective.</li> <li>• The Panel also recommended replacing the words "the equivalent of" with the word "comparable" as it is</li> </ul>

		<p>not the role of the clause to specify what the substitute policy must constitute, and this will be determined through a separate process.</p> <ul style="list-style-type: none"> <li>Officers <u>do not support</u> the Panel recommendation to replace the word “achieve” with “encourage” or replace the words “the equivalent of” with the word “comparable” because: <ul style="list-style-type: none"> <li>This would result in Yarra’s local policy deviating from the CASBE version of the policy.</li> <li>Officers consider it important to remain consistent with the CASBE position and ensure that the policy is worded as strongly and as effectively as possible.</li> <li>The Panel for Hobsons Bay Amendment C131 recently recommended the use of the CASBE version of the ESD policy subject to <b>no</b> changes.</li> <li>Yarra is working with other CASBE councils on a planning scheme amendment that builds on existing local ESD policy. This project – known as <i>Elevating ESD Targets Planning Policy Amendment Project</i> aims to facilitate revised and elevated ESD targets, including targets for zero carbon development.</li> </ul> </li> <li>Officers support the balance of the Panel recommendation, to amend Clause 15.02-1L (‘Environmentally Sustainable Development’) to align with officers’ final version of policies advocated for at the Panel hearing (Part C submission).</li> </ul>
17	<p><b>Amend Clause 16.01-2L (Location of residential development) to:</b></p> <p><b>a) revise the first objective to state:</b></p> <ul style="list-style-type: none"> <li><b><i>To direct the majority of new housing development to high and moderate change locations within a major or neighbourhood activity centre or major regeneration area (as shown on the Strategic Framework Plan in Clause 02.04).</i></b></li> </ul>	<p><b>Officer recommendation: Part Accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Revising the first objective so that it reads: <ul style="list-style-type: none"> <li>To direct the majority of new housing development <u>to high and moderate change locations</u> within <del>a</del> <u>a major or neighbourhood</u> activity centre or major regeneration area (as shown on the Strategic Framework Plan in clause 02.04-4).</li> </ul> </li> </ul> </li> <li>Officers <u>do not support</u> the first part of the Panel recommendation to add reference to ‘high’ and ‘moderate’ change locations because it changes the intent of the objectives and narrows its application (to high and moderate change areas). There are instances in activity centres where the incremental change location will accommodate growth (for example DDO40 Fitzroy West).</li> <li>Officers support the second part of the Panel recommendation to add reference to ‘major’ or ‘neighbourhood’ activity centres as it is a point of clarification and is consistent with the intent of the policy.</li> </ul>
18	<p>Amend the housing change area maps in proposed Clause 16.01-2L (‘Location of Residential Development’)</p>	<p><b>Officer recommendation: Do not accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes:</li> </ul>

	<p>to show the following sites within the categories listed below:</p> <p>Moderate change</p> <p>f) 39-47 Lithgow Street, Abbotsford.</p>	<ul style="list-style-type: none"> <li>- redesignating 39-47 Lithgow Street from 'Incremental' change to 'Moderate' change.</li> <li>• It should be noted that the Panel stated in its report, that identifying the most appropriate category for this site proved challenging and that the site exhibits many characteristics common to both the 'moderate' and 'incremental' change areas.</li> <li>• Officers <u>do not support</u> the Panel's recommendation on this issue because:             <ul style="list-style-type: none"> <li>- Ms Ancell provided evidence in support of the exhibited incremental change classification, noting that the land is in the Mixed Use Zone and Heritage Overlay, is adjacent to a heritage streetscape, and 'incremental' change allows for smaller scale apartment development.</li> <li>- Further to this, officers note that the site demonstrates the following characteristics associated with 'incremental' change areas:                 <ul style="list-style-type: none"> <li>○ <i>the</i> site is in the MUZ, it is identified as individually significant in the HO339 and is adjacent to a heritage streetscape.</li> <li>○ the site is located on a large lot, among relatively consistent small and narrow lot sizes which are primarily of contributory significance.</li> <li>○ The properties to the north and west of the site are zoned NRZ1 and consist of single storey dwellings.</li> <li>○ Lithgow Street is a narrow street with a single shared bike path and car lane in each direction.</li> </ul> </li> <li>- As outlined in the statement of significance for HO339, the William Street HO339 area is significant as                 <ul style="list-style-type: none"> <li>○ <i>an important group of substantially intact, modest masonry and timber workers' housing dating predominantly from the late nineteenth and early twentieth century, including a number of early significant bluestone dwellings.</i> The site sits within this context.</li> </ul> </li> <li>- Officers maintain that the exhibited 'incremental' designation is appropriate given the context of the surrounding precinct, located at the very perimeter of the MAC surrounded by minimal change areas.</li> </ul> </li> </ul>
23	<p>Amend Clause 19.02-6L ('Open Space') to:</p> <p>c) delete the first and third strategies.</p>	<p><b>Officer recommendation: Part Accept</b></p> <ul style="list-style-type: none"> <li>• The first change recommended by the Panel includes:             <ul style="list-style-type: none"> <li>- Deleting the following strategy:                 <p style="margin-left: 40px;"><i>"Facilitate improved links between open spaces within the city and other municipalities to form a network."</i></p> </li> </ul> </li> </ul>



		<ul style="list-style-type: none"> <li>Officers support this recommendation because: <ul style="list-style-type: none"> <li>The above change duplicates existing state policy in Clause 19.02-6S.</li> </ul> </li> <li>The second change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Deleting the following strategy: <p><i>“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.”</i></p> </li> </ul> </li> <li>Officers <u>do not support</u> this second Panel recommendation because: <ul style="list-style-type: none"> <li>While the Panel’s discussion suggests the Panel considered this strategy duplicates State policy, officers consider the strategy is Yarra specific and acknowledges that there are deficits in open space across particular parts of Yarra. It is therefore important to keep as this is not addressed in State policy.</li> </ul> </li> </ul>
25	<p>Amend Clause 19.03-3L (‘Water Sensitive Urban Design’) to:</p> <p>b) remove the strategy and policy guideline referencing the <i>Urban Stormwater Best Practice Environmental Management Guidelines</i> (CSIRO, 1999).</p>	<p><b>Officer recommendation: Part Accept</b></p> <p>Note: The Panel recommendation refers to the removal of a strategy, however, it appears to be an objective.</p> <ul style="list-style-type: none"> <li>The changes therefore include: <ul style="list-style-type: none"> <li>Removing the objective <p><i>“To achieve the best practice water quality performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 amended).”</i></p> </li> <li>Remove the policy guideline referencing the <i>Urban Stormwater Best Practice Environmental Management Guidelines</i> (CSIRO, 1999)</li> </ul> </li> <li>Officers <u>do not support</u> removing the objective and policy guideline in their entirety because: <ul style="list-style-type: none"> <li>State policy does not include objectives or policy guidelines that relate to best practice stormwater quality.</li> </ul> </li> <li>Officers do, however, <u>support</u> removing the specific references to the <i>Urban Stormwater Best Practice Environmental Management Guidelines</i> (CSIRO 1999 amended) because: <ul style="list-style-type: none"> <li>It avoids duplication with State policy.</li> </ul> </li> <li>The objective would read: <p><i>To achieve best practice stormwater quality performance.</i></p> </li> <li>The policy guideline would read: <p><i>Consider as relevant:</i></p> <ul style="list-style-type: none"> <li><i>Best practice stormwater management.</i></li> </ul> </li> </ul>

### **Next steps in the Amendment process**

45. The process for Council's consideration of a Planning Scheme amendment is prescribed in the Act.
46. Under Sections 27, 28 and 29 of the Act, Council must:
  - (a) consider the Panel's report before deciding whether to adopt the Amendment or not; and then;
  - (b) either abandon all or part of the Amendment; or
  - (c) adopt all or part of the Amendment with or without changes.
47. Section 9 of the *Planning and Environment Regulations 2015* (the Regulations) sets out the information to be submitted to the Minister for Planning under Section 31 of the Act.
48. Council must provide the following:
  - (a) the reasons why any recommendations of a Panel were not adopted; and
  - (b) a description of and the reasons for any changes made to the Amendment before adoption.
49. Attachment 2 and Attachment 3 to this report sets out what the Panel recommended and explains why the recommendations are supported by officers, or not supported by officers.
50. Attachment 4 to this report describes the changes included in Council's Part C version of the policies advocated for at the Panel hearing that were not included in the Panel's recommendations, and why some of these changes are supported by officers to be included in the version of policies for adoption.

### **C269 - 'Marked up' version of Amendment documents – explanation**

51. Officers have prepared a 'marked up' version of the proposed policies with tracked changes showing the officers' recommended changes to the exhibited policies for adoption (refer to Attachment 5). Attachment 5 only includes those policies that are proposed to be changed since exhibition.
52. Officers have provided an explanation of the reason for each change in the comments section on the right hand side of this document. The reasons for the changes can broadly be described as including:
  - (a) A Panel recommendation supported by officers; or
  - (b) A change that is consistent with the officer's final version of policies advocated for at the Panel hearing (Part C submission); or
  - (c) A minor change as a result of a recently gazetted Amendment.
53. The 'marked up' version of the proposed policies contained in Attachment 5 should be read in conjunction with Attachment 2 (Panel recommendations and officer response TABLE, Attachment 3 (Panel recommendations in Appendix E of the Panel Report and Officer response) and Attachment 4 (Changes included in Part C not included in Panel Recommendations TABLE).
54. Officers have also prepared a marked up version of other Amendment documents including the 'Explanatory Report' and 'Instruction Sheet' with tracked changes showing changes to the exhibited version of documents for adoption (refer to Attachment 6).
55. Amendment C269 proposes to introduce a number of new background documents into the Schedule to Clause 72.08, one new incorporated document and update one existing incorporated document.
56. In response to the Panel's recommendations, officers are recommending changes to some of these documents, a summary of which is outlined in Table 4 below.

57. The 'marked up' version of these documents can be found in Attachment 7. In relation to the 'marked up' version of the background and incorporated documents, only the pages with mark ups are attached in Attachment 7.
58. A complete clean copy of the **incorporated documents** for adoption is attached as part of Attachment 8.
59. Officers recommend that Council adopt the 4 new background documents identified in Table 4 below as they have not been adopted previously by the Council and form part of the C269 package of documents that were exhibited on Council's website. Therefore officers consider it appropriate that these documents have the status of a formally adopted document.
60. A complete clean copy of the **background documents** for adoption is attached as Attachment 9.

**Table 4: Background documents and Incorporated documents**

<b>BACKGROUND DOCUMENTS</b>		
<b><i>Document name</i></b>	<b><i>Document description</i></b>	<b><i>Summary of change to exhibited version</i></b>
<u>Activity Centres Roles and Boundaries (City of Yarra), April 2022:</u>	<p>The purpose of this report is to define the network of activity centres in the City of Yarra.</p> <p>It provides a rationale for the boundaries and role for Major and Neighbourhood activity centres and the smaller Local centres.</p> <p>This report also includes clearer mapping of the activity centre boundaries and identifies the categories of precincts in each centre.</p>	<p>The date of this document should be updated to 'April 2022' as officers recommend the following changes:</p> <ul style="list-style-type: none"> <li>show land within the Mixed-Use Zone north of the Richmond Station bound by Botherambo Street, Tanner Street, Punt Road, and Stewart Street as not included within the Swan Street Activity Centre, and this area as designated '<i>Land subject to future strategic work</i>' (in response to Panel Recommendation 2a &amp; 4b);</li> <li>a consequential change (linked to Panel Recommendation 2a &amp; 4b) to identify 493-497 Swan Street as '<i>Land subject to future strategic work</i>' so that the plan is consistent with Swan Street Activity Centre Plan at Clause 11.03-1L;</li> <li>change the boundary of the part of the Rathdowne Street Local Activity Centres around the intersection of Rathdowne Street and Richardson Street to show only the properties on the north east and south east corners of the intersections within the Activity Centre (in response to Panel Recommendation 2c &amp; 4a).</li> </ul>
<u>Noise and vibration considerations - Discussion report (Yarra City Council), March 2022:</u>	<p>This report provides a technical discussion and summary of previously provided advice to Yarra on planning related noise and vibration issues and forms the basis of the Guidelines – managing noise impacts in urban development.</p>	<p>The date of this document should be updated to 'March 2022' as officers recommend the following changes (in response to Panel Recommendation 31 and the Panel's Further Recommendation in section 10.6 of the Panel report):</p> <ul style="list-style-type: none"> <li>Changes in accordance with the changes proposed by Mr Antonopoulos in tabled document 152;</li> <li>Correction of spelling errors and general wording clarifications;</li> </ul>

		<ul style="list-style-type: none"> <li>• Incorporates the updates and changes associated with the new EPA legislation;</li> <li>• An explanation of the relevance and relationship with Planning Practice Notes 81 and 83; and</li> <li>• A reference to relevant VCAT cases in the bibliography.</li> </ul>
<u>Heritage Policy - Residential (Context), October 2019:</u>	<p>The purpose of this report was to review the heritage policy of the City of Yarra.</p> <p>The basis of inclusion for this document is to directly inform the provisions in proposed Clause 15.03-1L Heritage - in particular the "depth of two rooms" test.</p>	There are no changes to this document from exhibition.
<u>Heritage Policy - Industrial (GJM Heritage), 15 October 2019:</u>	This report informs revised heritage policy in relation to industrial places within the Yarra Planning Scheme.	<p>There are no changes to this document from exhibition.</p> <p>As outlined in the Council Report, 3 August, 2021, officers note that an earlier version of this report (1 October 2019) was included on DELWP's website at the time of exhibition.</p> <p>However, Council's C269 webpage included the correct, final version of the report (15 October 2019).</p> <p>The differences between the versions do not have significant implications for the proposed heritage policy, and the final version (15 October, 2019) was used at the Panel (in line with the Council Report, 3 August 2021).</p> <p>Officers recommend that this is the version used for adoption.</p> <p>As noted in Attachments 2 and 5, officers have recommended an amendment to the date of this document in the schedule to 72.08 'Background Documents' to reflect the final version of the report (15 October, 2019).</p>
<b>INCORPORATED DOCUMENTS</b>		
<u>City of Yarra Database of Heritage Significant Areas, April 2022:</u>	<p>The purpose of this document is to provide a register of heritage places in the City of Yarra.</p> <p>Amendment C269yara, moves the definitions of heritage significance from the existing 22.02 to the incorporated documents and updates these definitions.</p>	<p>The date of this document should be updated to 'April 2022' as officers recommend the following changes (in response to Panel Recommendation 34):</p> <ul style="list-style-type: none"> <li>• Amend the following definitions of significance in line with GJM Heritage evidence to state: <ul style="list-style-type: none"> <li>(i) Not Contributory:</li> </ul> <p>Not contributory to the identified cultural values of the heritage overlay area as stated in the Statement of Significance.</p> </li> </ul>

		<p>(ii) Contributory</p> <p>Contributory to the identified cultural values of the heritage overlay areas as stated in the Statement of Significance.</p> <p>(iii) Individually Significant:</p> <p>(iv) A heritage place in its own right. Where an individually significant place is also part of a broader heritage precinct, the individually significant place may also be contributory to the broader precinct.</p> <p>(v) Victorian Heritage Register:</p> <p>Included in the Victorian Heritage Register as aesthetically, archaeologically, architecturally, culturally, historically, scientifically, and/or socially significant at the State level.</p>
<p><u>Guidelines – Managing noise impacts in urban development, April 2022:</u></p>	<p>This document provides guidance for planning scheme related decisions when considering noise impacts from urban development and activity.</p>	<p>The date of this document should be updated to 'April 2022' as officers recommend the following changes (in response to Panel Recommendation 35):</p> <ul style="list-style-type: none"> <li>• Changes in accordance with Council's post-exhibition 'Panel version' of the Guidelines;</li> <li>• Correction of spelling errors;</li> <li>• Incorporates the updates and changes associated with the new EPA legislation;</li> <li>• Amendments to the term '<i>noise curves</i>';</li> <li>• Amendment to the description of '<i>octave-band</i>';</li> <li>• Update section and sub section numbering;</li> <li>• Include all relevant technical directions about assessment, noise masking and other measures included under the heading 'Policy Guidelines' of exhibited Clause 13.07-1L (Interfaces and Amenity);</li> <li>• Replace "<i>The Explanatory Report for the original Amendment states...</i>" with "<i>The Explanatory Report for Amendment VC120 states...</i>" in new Section 6 Music Noise, Section 6.1 Background information;</li> <li>• Include an explanation of the relevance and relationship with <i>Planning Practice Notes 81 and 83</i>;</li> </ul>

61. The information shown in Attachments 2, 3, 4, 5, 6 and 7 form part of the prescribed information required to be submitted to the Minister under Section 31 of the Act.

**C269 – Version of Amendment documents for ADOPTION**

62. The version of C269 recommended for adoption is included at Attachment 8 and 9.
63. As noted above, a marked up version of the Amendment that shows the changes between the exhibited documents and the documents for adoption is at Attachments 5, 6 and 7.

**Report on submissions not referred to the Planning Panel**

64. Regulation 9 of the *Planning and Environment Regulations 2015* (the Regulations), outlines the information to be submitted to the Minister under section 31(1) of the Act. This includes a report on submissions not referred to a Panel (regulation 9(f)).
65. Officers have prepared a report setting out the submissions not referred to the Panel (refer to Attachment 10). This report outlines when the submissions were received and Council's decision not to consider them and forward them to the Panel. This report forms part of the prescribed information required to be submitted to the Minister under section 31(1) of the Act.

**Community and stakeholder engagement**

**Exhibition of C269**

66. 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.
67. 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.
68. C269 was publicly exhibited from 20 August 2020 to 4 December 2020. Exhibition included:
- (a) a purpose-built Council webpage 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 Act, relevant government agencies and neighbouring Councils; and
  - (f) email notification (on 18 August 2020) was sent to over 300 key community stakeholder groups and individuals, including, but not limited to:
    - (i) resident groups;
    - (ii) trader associations;
    - (iii) housing organisations;

- (iv) members of the community that had expressed interest during previous engagements;
  - (v) community and volunteer groups;
  - (vi) Yarra sporting groups;
  - (vii) health and education organisations, and
  - (viii) Advisory Committees.
69. 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.
70. 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.
71. After the 3 August, 2021 Council meeting, submitters were notified of Council's resolution to refer all submissions, including late submissions received up to the date of the report, to the Panel.
72. Officers provided Planning Panels Victoria (PPV) with all submitter details, including email addresses.
73. PPV then continued to communicate with all submitters regarding the Panel process.
74. Following release of the Panel report, officers notified all submitters via email of the public release of the report.
75. Submitters have also been notified about the early public access of this officer report and the scheduled Council meeting for 19 April, 2022.
76. Submitters have also been notified about this scheduled Council Meeting – to consider the Panel's recommendations and the next step in the Amendment process.

## Policy analysis

### [Alignment to Council Plan and Community Vision](#)

77. Amendment C269 implements the *Council Plan 2021-2025*, including the following strategic objectives and strategies:
- (a) Local economy:



- (i) *Support Yarra's employment precincts and drive economic development opportunities;*
- (ii) *Revitalise local retail, arts and culture and night-time economy to enhance Yarra as an economic destination and extend our reach through partnerships and advocacy.*
- (b) Place and Nature:
  - (i) *Create safe, accessible active spaces that provide diverse physical activity opportunities for the whole community;*
  - (ii) *Plan and manage community infrastructure that responds to growth and changing needs;*
  - (iii) *Protect and enhance the biodiversity values, connectivity and resilience of Yarra's natural environment;*
  - (iv) *Protect, promote and maintain our unique heritage and ensure development is sustainable; and*
  - (v) *Encourage people to connect with Yarra's natural and cultural heritage and prioritise the voices of Traditional Owners.*

78. Amendment C269 includes the following statement from *The Yarra 2036 Community Vision*:

*"Yarra is a vibrant, safe and inclusive environment. We celebrate and embrace our diversity and connection to each other and the land. Our community is empowered to work together and support one another with respect and trust."*

Climate emergency and sustainability implications

79. The revised local policies 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.
80. 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

81. 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.
82. 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

83. 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.*
84. 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

85. There are no known human rights implications anticipated from the Amendment.

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

## Operational analysis

### Financial and resource impacts

87. The substantial costs associated with the statutory process of an Amendment have been met through the City Strategy budget.

### Legal Implications

88. There are no known legal implications anticipated from the Amendment.
89. The options and recommendations outlined in this report are in accordance with the requirements of the Act.

## Conclusion

90. Amendment C269 has been framed out of:
- (a) the formal review of the *Yarra Planning Scheme*;
  - (b) the '*Liveable Yarra*' processes;
  - (c) significant strategy development (including the adopted Housing Strategy and Spatial Economic Employment Strategy); and
  - (d) the various rewrite processes in accordance with the State Planning Framework and guidelines of planning scheme amendments.
91. It is proposing a major update of the *Yarra Planning Scheme* through an extensive process - it embodies a great deal of strategic policy work over many years by the Council.
92. 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*.
93. The Amendment is currently at the end of the statutory framework process under the 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.
94. Exhibition of Amendment C269 ran from 20 August, 2020 to 4 December, 2020 for 12 weeks in total (not including the pause for the Council elections). In response to exhibition, a total of 429 submissions were received relating to a range of issues and themes.
95. At its meeting on 3 August, 2021, Council resolved to refer all submissions, including late submissions received up to the date of the Council Report (3 August, 2021) to the independent Planning Panel, and requested the Panel consider all issues in submissions with specific consideration for some issues raised by submitters.
96. The Panel Hearing was held from 5 October – 3 November, 2021.
97. Council received the Panel Report of the independent Planning Panel in relation to Amendment C269yara on 4 January, 2022 and made the report public on 17 January, 2022.
98. The Panel concludes the Amendment is well founded and strategically justified, and should proceed, subject to addressing the specific changes outlined in the recommendations in the Panel report.
99. Officers support most of the Panel's recommendations, with some additional changes to the Amendment, as outlined in the report and set out in Attachments 2-7.
100. Where officers do not support the Panel's recommendations (or only support the Panel's recommendations in part), these have been explained in Table 3 of this Report, and Attachments 2 and 3. This report should be read in conjunction with Attachments 1-10.
101. Council must now resolve whether, or not, to adopt the Amendment, with or without changes.

102. The 'review' and 'rewrite' process of the *Yarra Planning Scheme* has been a very major program for the Council – and has included significant consultation including the *Liveable Yarra (2015)* deliberative engagement project, and also the formal exhibition period and the Panel hearings.
103. Alternatively, under the Act, Council could resolve to abandon part or all of the Amendment.
104. The recommendation of the office is that the Amendment be progressed with the changes outlined in the report and shown in the Attachments.

## RECOMMENDATION

1. That Council:
  - (a) notes the officer report regarding Amendment C269yara (Amendment), officer recommendations and Attachments 2-10;
  - (b) notes the public release of the Panel Report for the Amendment under Section 26 of the Planning and Environment Act 1987 (Vic) (Act);
  - (c) having considered the Panel report under section 27 of the Act, adopts the Amendment in accordance with section 29(1) of the Act with the changes as set out in Attachments 5, 6 and 7 to this report and in clean form the documents attached as Attachment 8 and 9 to this report;
  - (d) endorse the changes to the background documents shown in Attachment 7 to this report;
  - (e) adopt the background documents shown in clean form in Attachment 9 to this report;
  - (f) delegates to the Interim CEO the power to finalise the Amendment in accordance with Council's resolution and to make any administrative or formatting changes to the Amendment documentation and maps required to give effect to Council's resolution;
  - (g) authorises officers to submit the adopted Amendment as set out in Attachment 8 and 9 to this report to the Minister for Planning for approval, in accordance with section 31(1) of the Act; and
  - (h) authorises officers to submit the information prescribed under section 31(1) of the Act with the adopted Amendment, including (but not limited to) a description of and reasons for the changes made to the Amendment between exhibition and adoption as outlined in Attachments 2, 3, 4, 5, 6 and 7 to this report, and the report on late submissions not referred to the Planning Panel in Attachment 10.
2. That Council authorises officers to notify all submitters to the Amendment to advise them of this Council resolution.

## Attachments

- 1** [↓](#) Attachment 1 - C269yara - Panel Report
- 2** [↓](#) Attachment 2 - Panel recommendations and officer response
- 3** [↓](#) Attachment 3 - Recommendations in Appendix E of Panel Report and officer response
- 4** [↓](#) Attachment 4 - Changes in Part C not in Panel recommendations
- 5** [↓](#) Attachment 5 - C269yara Policies - Marked-up document
- 6** [↓](#) Attachment 6 - Amendment C269yara - Marked-up document
- 7** [↓](#) Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document
- 8** [↓](#) Attachment 8 - C269yara Policies - Clean version of document
- 9** [↓](#) Attachment 9 - Activity Centres Roles and Boundaries - Clean version
- 10** [↓](#) Attachment 10 - Report on late submissions not referred to the Planning Panel

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

**Planning  
Panels  
Victoria**

**Yarra Planning Scheme Amendment C269yara  
Rewrite of local policies**

**Panel Report**

*Planning and Environment Act 1987*

**4 January 2022**



## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

### How will this report be used?

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

The planning authority must consider this report before deciding whether or not to adopt the Amendment.

[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

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

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

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

### *Planning and Environment Act 1987*

Panel Report pursuant to section 25 of the PE Act

Yarra Planning Scheme Amendment C269yara

**4 January 2022**



Lisa Kendal, Chair



Sally Conway, Member



John Roney, Member

**Planning  
Panels  
Victoria**

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

**Contents**

	<b>Page</b>
<b>1 Introduction.....</b>	<b>1</b>
1.1 The Amendment.....	1
1.2 Background and chronology .....	5
1.3 Procedural matters.....	6
1.4 Summary of issues raised in submissions .....	9
1.5 Limitations .....	11
1.6 The Panel's approach .....	11
<b>2 Planning context.....</b>	<b>13</b>
2.1 Planning policy framework.....	13
2.2 Other relevant planning strategies and policies .....	14
2.3 Planning scheme provisions .....	15
2.4 Ministerial Directions, Practice and Advisory Notes and guidelines.....	15
<b>3 Strategic justification.....</b>	<b>17</b>
3.1 The need to update the Planning Scheme .....	17
3.2 Strategic work underpinning the Amendment .....	18
3.3 Evidence and submissions .....	22
3.4 Discussion .....	26
3.5 Conclusion .....	28
<b>4 Building height.....</b>	<b>29</b>
4.1 What is proposed? .....	29
4.2 Background .....	30
4.3 The issues .....	31
4.4 Evidence and submissions .....	31
4.5 Discussion .....	35
4.6 Conclusions and recommendations .....	37
<b>5 Activity centres.....</b>	<b>38</b>
5.1 What is proposed? .....	38
5.2 Background and relevant documents .....	38
5.3 The issues .....	38
5.4 Activity centre hierarchy and designation .....	39
5.5 Activity centre boundaries.....	45
5.6 Activity centre objectives and strategies .....	53
<b>6 Housing.....</b>	<b>59</b>
6.1 What is proposed? .....	59
6.2 Background and relevant documents .....	59
6.3 Location of Residential Development .....	61
6.4 Site Specific Requests.....	74
6.5 Housing Diversity and Affordable Housing .....	96



**Attachment 1 - Attachment 1 - C269yara - Panel Report**

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

<b>7</b>	<b>Employment Precincts .....</b>	<b>100</b>
<b>8</b>	<b>Heritage .....</b>	<b>106</b>
8.1	What is proposed? .....	106
8.2	Background and relevant documents .....	107
8.3	The issues .....	107
8.4	Clause 15.03-1L (Heritage) .....	107
8.5	Clause 15.01-1L (Signs in a Heritage Overlay) .....	115
8.6	Clause 15.03-1L (World Heritage Environs Area).....	117
8.7	City of Yarra Database of Heritage Significant Areas.....	118
<b>9</b>	<b>Landmarks .....</b>	<b>123</b>
9.1	What is proposed? .....	123
9.2	Background and relevant documents .....	123
9.3	The issues .....	124
9.4	Evidence and submissions .....	125
9.5	Discussion .....	129
9.6	Conclusions and recommendations .....	131
<b>10</b>	<b>Noise.....</b>	<b>133</b>
10.1	What is proposed? .....	133
10.2	Background and relevant documents .....	134
10.3	The issues .....	135
10.4	Evidence and submissions .....	135
10.5	Discussion .....	141
10.6	Conclusions and recommendations .....	145
<b>11</b>	<b>Environmentally Sustainable Development .....</b>	<b>148</b>
11.1	What is proposed? .....	148
11.2	Background and relevant documents .....	148
11.3	The issues .....	149
11.4	Evidence and submissions .....	149
11.5	Discussion .....	152
11.6	Conclusions and recommendations .....	154
<b>12</b>	<b>Other issues .....</b>	<b>156</b>
12.1	Environmental and landscape values.....	156
12.2	Overshadowing.....	161
12.3	Licensed premises .....	165
12.4	Caretaker's house .....	166
12.5	Flood management .....	167
12.6	Sustainable transport and car parking .....	168
12.7	Open space.....	175
12.8	Development contributions .....	178
12.9	Water sensitive urban design.....	180
12.10	Waste .....	183

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

<b>13</b>	<b>Form and content.....</b>	<b>185</b>
13.1	General drafting of the Amendment.....	185
13.2	Municipal Planning Strategy.....	189
13.3	Other provisions .....	195

**Appendix A Submitters to the Amendment****Appendix B Parties to the Hearing****Appendix C Document list****Appendix D New policy or policy neutral translation****Appendix E Panel preferred version of the planning provisions**

Clause 02.01 (Municipal Planning Statement – Context)

Clause 02.02 (Municipal Planning Statement – Vision)

Clause 02.03 (Municipal Planning Statement – Strategic Directions)

Clause 11.03-1L (Activity centres)

Clause 15.03-1L (Heritage)

**List of Tables**

	<b>Page</b>
Table 1 Proposed MPS Structure.....	1
Table 2 Proposed local policies and new schedules.....	3
Table 3 Chronology of events and strategic work .....	5
Table 4 Specific considerations requested by Council .....	10
Table 5 Relevant parts of Plan Melbourne.....	14
Table 6 Activity centre designations .....	39
Table 7 Aligning the housing change areas and residential zones .....	68
Table 8 Current and exhibited definitions of significance .....	118
Table 9 Definitions of significance recommended by Mr Gard'ner .....	120
Table 10 Summary of proposed post exhibition changes to planning provisions (Documents 16-19).....	191

**Attachment 1 - Attachment 1 - C269yara - Panel Report****List of Figures**

	<b>Page</b>
Figure 1 City of Yarra - Strategic Framework Plan .....	2
Figure 2 Queens Parade – housing change area designations .....	79

**Glossary and abbreviations**

ABS	Australian Bureau of Statistics
Activity Centres Report	<i>Activity Centres – Roles and Boundaries</i> , City of Yarra (October 2019)
AFADA	Alphington Fairfield Appropriate Development Association
Affordable Housing Strategy	<i>Building for Diversity – Yarra’s Social and Affordable Housing Strategy</i> , Yarra City Council (November 2019)
BESS	Built Environment Sustainability Scorecard
CASBE	Council Alliance for a Sustainable Built Environment
CHS	Collingwood Historical Society
Climate Emergency Plan	<i>Yarra Climate Emergency Plan 2020-2024</i>
Council	Yarra City Council
CPIP	<i>Cremorne Place Implementation Plan</i> , December 2020
dB/dBA	Decibel/’A’ weighted decibel
DELWP	Department of Environment, Land, Water and Planning
EPA	Environment Protection Authority
FREBCG	Friends of Royal Exhibition Building and Carlton Gardens
GRZ	General Residential Zone
Heritage Database	<i>City of Yarra Database of Heritage Significant Areas</i>
Housing Strategy	<i>Yarra Housing Strategy</i> , City of Yarra (September 2018)
Industrial Heritage Policy Report	<i>Yarra Industrial Heritage Policy</i> , GJM Heritage
LAC	Local Activity Centre
Landmarks and Views Assessment	<i>Landmarks and Views Assessment</i> , Ethos Urban (October 2019)
Landmarks Policy Review	<i>Review and Development of the City of Yarra Landmarks Policy</i> , Ethos Urban (March 2018)

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Lmax (dB) or Lmax (dBA)	The 'A' weighted maximum sound pressure level of an event. 'A' weighted – a frequency weighting representing the human response to sounds and its variation with frequency. Source: Noise Guideline
MAC	Major Activity Centre
MCMC	Merri Creek Management Committee
MEP	Major Employment Precinct
MPS	Municipal Planning Strategy
MSS	Municipal Strategic Statement
NAC	Neighbourhood Activity Centre
Nature Strategy	<i>Nature Strategy: Protecting Yarra's Unique Biodiversity (2020-2024)</i>
NIM	Net Internal Migration
Noise Discussion Report	<i>Noise and Vibration Considerations Discussion Report</i> , SLR Consulting Pty Ltd
Noise Guidelines	<i>Guidelines – Managing Noise Impacts in Urban Development</i>
NOM	Net Overseas Migration
NRZ	Neighbourhood Residential Zone
NSW Interim Guideline	<i>Development near Rail Corridors and Busy Roads-Interim Guideline</i> , Department of Planning, State Government of NSW, 2008
PE Act	<i>Planning and Environment Act 1987</i>
PFN	Protect Fitzroy North
Planning Scheme	Yarra Planning Scheme
PPF	Planning Policy Framework
Practitioner's Guide	<i>A Practitioner's Guide to Victorian Planning Schemes</i>
QPHPTG	Queens Parade Heritage, Planning and Traders Group
Residential Heritage Policy Review	<i>Residential Heritage Policy Review</i> , Context (31 October 2019)
Riseheath	Riseheath Pty Ltd
SEES	<i>Yarra Spatial Economic and Employment Strategy</i> , SGS Economics & Planning (2018)
SRS	Strategic Redevelopment Sites
UEM Sunrise	UEM Sunrise (Collingwood Development) Pty Ltd

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

VCAT	Victorian Civil and Administrative Tribunal
VIF	Victoria in Future
VPP	Victoria Planning Provisions
WHEA	World Heritage Environs Area
YCAN	Yarra Climate Action Now
YPC	Yarra Planning Coalition

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

## Overview

Amendment summary	
The Amendment	Yarra Planning Scheme Amendment C269yara
Common name	Rewrite of local policies
Brief description	<p>The Amendment proposes to:</p> <ul style="list-style-type: none"> <li>- update local planning policies by implementing the Yarra Planning Scheme Review (2014) and other strategic work</li> <li>- translate local policies into the new Planning Policy Framework introduced through Amendment VC148.</li> </ul>
Subject land	All land in the City of Yarra (see Figure 1)
Planning Authority	City of Yarra
Authorisation	Conditional authorisation received on 7 July 2020
Exhibition	20 August to 4 December 2020
Submissions	429 submissions, including 53 late submissions (see Appendix A)

Panel process	
The Panel	Lisa Kendal (Chair), Sally Conway and John Roney
Supported by	Amy Selvaraj, Senior Project Officer, Planning Panels Victoria
Directions Hearing	Videoconference, 27 August 2021
Panel Hearing	Videoconference, 5, 6, 7, 8, 11, 12, 14, 15, 18, 20, 21, 22, 25, 27, 28 and 29 October 2021
Site inspections	Unaccompanied, 15 and 16 November 2021
Parties to the Hearing	See Appendix B
Citation	Yarra PSA C269yara [2022] PPV
Date of this report	4 January 2022

**Attachment 1 - Attachment 1 - C269yara - Panel Report****Executive summary**

Yarra Planning Scheme Amendment C269yara (the Amendment) is a complete rewrite and update of local policy in the Yarra Planning Scheme. It implements the findings of the Yarra Planning Scheme Review and translates the Yarra Planning Scheme into the new Planning Policy Framework introduced by the Victorian State Government.

It is a significant and extensive Amendment which:

- introduces a Municipal Planning Strategy
- undertakes a policy neutral translation of seven policies
- translates 19 existing policies with new content
- introduces seven new local policies
- translates two operational provisions with new content, and adds one new operational provision.

The Amendment was exhibited from 20 August to 4 December 2020 and received 429 submissions. Issues were raised in relation to the majority of proposed planning provisions. A number of issues were outside of the scope of the Amendment.

Many submissions acknowledged the huge volume of work undertaken by Council in preparing the Amendment, and were of the view that the material was presented to the community in a clear and accessible manner. The Panel commends Council for its comprehensive strategic work program and acknowledges the concerted effort made by Council to respond to issues raised in submissions in proposed post exhibition changes to the Amendment documents.

The Panel reviewed a large volume of information including all submissions and evidence, regardless of whether they are specifically mentioned in the report, to reach its conclusions.

**Strategic justification**

The Panel considers the Amendment is broadly consistent with the *Planning and Environment Act 1987*, and Plan Melbourne, is supported by and implements the relevant sections of the Planning Policy Framework and has generally been prepared in accordance with relevant Ministerial Directions and Practice Notes. The Amendment is consistent with the principles of net community benefit as it will provide streamlined and updated policy into the Planning Scheme, and will address many issues of concern and interest to the community.

The Amendment has adequately taken into consideration the impacts of COVID-19, accepting that the impacts of the pandemic are still being understood and future adjustments may be required.

The Panel concludes the Amendment is well founded and strategically justified, and should proceed subject to addressing the more specific issues raised in submissions as discussed in this Report.

**Building height**

The terms low-rise, mid-rise and high-rise are relative rather than prescriptive. It is acceptable to have a relative height framework within planning policies to help direct Council's overarching vision.

The term 'mid-rise' may include a range of heights appropriate to the physical and strategic context of the location and this is in accordance with good site responsive built form planning. The



## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

proposed policy will create a limit of mid-rise in specified locations and clearly identify that high-rise is not acceptable unless in accordance with a Design and Development Overlay.

The metrics of building height controls and whether they are mandatory or discretionary should be found in the applicable zoning or overlay provisions.

### Activity centres

The proposed activity centre hierarchy is based on sound research and is generally consistent with State and metropolitan planning policy. It is appropriate to reclassify the five small existing Neighbourhood Activity Centres to a new third tier of activity centre, namely Local Activity Centres.

The proposed designation of each activity centre is appropriate. The methodology used to define activity centre boundaries has generally been satisfactory and consistent with *Planning Practice Note 58 - Structure Planning for Activity Centres*, and it is appropriate to define the boundaries of activity centres with more precision than is shown in the current Planning Scheme.

In relation to the boundaries of specific activity centres:

- The Rathdowne Street Local Activity Centre boundary should be modified for the properties around the intersection of Rathdowne Street and Richardson Street.
- It is not appropriate to include the mixed use land north of Richmond Station within the Swan Street Major Activity Centre until further strategic work has been completed that investigates:
  - whether the mixed use land forms part of the Swan Street Major Activity Centre or some other precinct
  - the boundary of the precinct
  - strategies in local policies to help guide the development of the area
  - appropriate built form controls for the precinct.
- The proposed boundaries of the Queens Parade Local Activity Centre, Johnson Street Local Activity Centre and Heidelberg Road Local Activity Centre are acceptable.
- It is inappropriate to extend the northern boundary of the Rathdowne Street NAC.

The proposed objectives and strategies in Clause 11.03-1L (Activity centres) are generally reasonable and appropriate, subject to recommendations in this Report. All of the Major Activity Centres and the majority of Neighbourhood Activity Centres have proposed, interim or permanent DDO schedules that deal with built form controls for these centres. It is appropriate to ensure that mid-rise development in Major Activity Centres and Neighbourhood Activity Centres is subject to the preparation of a Design and Development Overlay to enable a detailed and comprehensive suite of built form controls (including building heights) to respond to the character of the centre and the surrounding area.

### Housing

The residential growth framework is based on sound forecasts for housing demand that have considered the implications of the COVID-19 pandemic, and the potential supply of housing is based on acceptable estimates of capacity. The Amendment allows for a potential supply of housing across a range of locations to support housing demand requirements to 2036.

The four proposed housing change areas classifications are generally consistent with the guidance provided in *Planning Practice Note 90 - Planning for Housing* and take into account neighbourhood or precinct characteristics in assigning housing change areas to precincts.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

---

Proposed Clause 16.01-2L (Location of residential development) includes character strategies for each housing change area which will allow for adequate consideration of neighbourhood character in assessing development proposals (in addition to zone and overlay controls), with the exception of the incremental change area which is considered insufficient.

It is not appropriate to remove the character strategy from the incremental change area. The wording of proposed Clause 16.01-2L (Location of residential development) should be strengthened to consider neighbourhood character in incremental change areas.

There is a need to undertake further activity centre planning for those activity centres not covered by the Design and Development Overlay and where the incremental change category has been applied to ensure valued character is protected as modest growth occurs.

Residential development should be supported in appropriate locations in activity centres in accordance with State policy. The proposed housing change area designations of the activity centres are generally consistent with the intended housing role for the activity centres, subject to the recommendations in this Report. The Amendment adequately balances the tension between housing growth and the commercial and cultural role of activity centres.

In relation to specific sites:

- The following sites should remain in the housing change categories which applied at exhibition:

### Incremental change

- Nicholson Street Neighbourhood Activity Centre (west side)
- 6-14 Ramsden Street, Clifton Hill
- 2-12 Garryowen Lane and 35 Rose Street, Fitzroy
- Dight Street (south of Vere Street) and 37-43 Vere Street, Collingwood<sup>1</sup>
- Land between Gipps Street, Park Street, Stanton Street and the train line, Abbotsford
- Land on the west side of Coppin Street, from the Wall Street intersection to the Dame Nellie Melba Park, Richmond<sup>2</sup>

### Moderate change

- 133-137 Victoria Parade, Fitzroy
- 53 Hoddle Street, Collingwood
- 288-296 Johnston Street, Abbotsford
- Porta Site, 224-256 Heidelberg Road, Fairfield
- Heidelberg Road, Alphington (between Parkview Road and Como Street)
- 84-104 Johnston Street, Fitzroy

### High change

- AMCOR / Alphington Paper Mill site, 626 Heidelberg Road, Alphington.
- The housing change categories for the following sites should be amended to reflect their role in the provision of future housing growth:

### Minimal change

- Rathdowne Street Neighbourhood Activity Centre
- 104-118 Queens Parade, Fitzroy North
- 9-19 Wall Street and 2-16 Wall Street, Richmond<sup>3</sup>

---

<sup>1</sup> Referred to in Council's submissions as Campbell Street, Collingwood

<sup>2</sup> Part of the area referred to in Council's submissions as Malleson and Wall Streets, Richmond

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### Incremental change

- Precinct 4, Queens Parade Neighbourhood Activity Centre
- 1 Turner Street, Abbotsford

### Moderate change

- 39-47 Lithgow Street, Abbotsford.

Clause 16.1-3L (Housing diversity) adequately supports the range of different housing structures required to meet the needs of the Yarra community.

In relation to Clause 16.01.4L (Housing affordability):

- the reference to key workers should be removed
- policy guidelines supporting an affordable housing contribution are appropriate but the use of the term “the capacity” should be revised
- provision of ten percent affordable housing is justified through the Affordable Housing Strategy and there is no current rationale to alter this amount
- social housing falls within the definition of affordable housing and is therefore covered by the proposed policy guidelines.

### **Employment precincts**

The *Yarra Spatial Economic and Employment Strategy* refers to intensification of employment land rather than consolidation and the term consolidation can be removed from the proposed Clause 17.01-1L (Economic development).

Council is actively progressing the Cremorne Place Implementation Plan and the actions arising from this plan include a review of current planning policy and controls which apply to Cremorne.

There is no strategic justification set out in the *Yarra Spatial Economic and Employment Strategy* to include the Commercial 1 Zone strip along Hoddle Street in the Gipps Street Major Employment Precinct and it should be removed.

### **Heritage**

The post exhibition objectives and strategies proposed by Council in Clause 15.03-1L (Heritage) are generally appropriate subject to:

- modifying the strategy regarding partial demolition of a heritage building to provide for greater flexibility
- deleting the section ‘Archaeological sites’
- changing all strategies commencing with the word ‘require’ to an alternative term consistent with the Practitioner’s Guide.

The proposed objectives and strategies in Clause 15.01-1L (Signs in a Heritage Overlay) as exhibited are generally appropriate subject to:

- modifying the objective “to promote signs that conserve and enhance the significance of a heritage place”
- modifying the policy guideline to “Discouraging the following signs in heritage places: ...”

The objective and strategies in Clause 15.01-1L (Signs in a Heritage Overlay) should be relocated to within Clause 15.03-1L (Heritage).

---

<sup>3</sup> Part of the area referred to in Council’s submissions as Malleson and Wall Streets, Richmond

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Clause 15.03.1L (World Heritage Environs Area) is a policy neutral translation of Clause 22.14 in the current Planning Scheme. It would be inappropriate to modify the exhibited Clause 15.03-1L (World Heritage Environs Area) as part of the Amendment when a separate process is underway that is considering a detailed review of broader issues associated with the precinct.

It is appropriate to include definitions of the heritage significance of places in an Incorporated Document. The name of the Incorporated Document should be modified to *City of Yarra Database of Heritage Significant Areas, July 2021* to reflect the current name in the Planning Scheme.

### Landmarks

There is generally a sound strategic basis for the proposed new policy Clause 15.01-2L (Landmarks). The aim of the policy is to protect views to the identified landmarks not to protect the landmark itself. The proposed landmarks and nominated views are appropriate subject to recommended changes in this Report.

Secondary views and additional landmarks should not be included in the policy as part of this Amendment. The Landmarks and Views Assessment report should not be included as a policy guideline or Background document listed in the Schedule to Clause 72.08.

### Noise

Clause 13.07-1L (Interfaces and amenity) responds to an identified policy gap, is strategically justified and policy triggers are appropriate.

Clause 13.07-1L (Interfaces and amenity) and the *Guidelines – Managing noise impacts in urban development* should be amended in response to comments and advice from the Environment Protection Authority, as agreed by Council and noise expert Mr Antonopoulos. Changes include updating references to regulatory documents, replacing the wording ‘design targets’, more explicitly promoting building siting and internal layout as primary considerations to minimise or reduce noise and including a glossary in the Noise Guidelines.

Recommendations are made in relation to content and drafting of the Amendment documents.

### Environmentally Sustainable Development

Clause 15.02-1L (Environmentally Sustainable Development) should be amended to align with the Council Alliance for a Sustainable Built Environment (CASBE) preferred version subject to using the verb ‘encourage’ instead of ‘achieve’ in the strategy relating to best practice, and retaining the word ‘comparable’ in the expiry clause.

Additional or strengthened ESD provisions may be considered by Council through a separate process. The publication date of BESS should be removed from the Schedule to Clause 72.08 (Background Documents).

### Form and content

It is the role of the Panel to review form and content of the Amendment as it relates to specific and general issues raised in submissions, and with regard to planning guidance on drafting.

Many drafting inconsistencies have been addressed by Council. Before adopting the Amendment, drafting should be reviewed to ensure consistency with drafting guidance and to maximise clarity and legibility of the planning provisions without changing the intent.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

The Municipal Planning Strategy is based on strategic planning work completed by Council and is generally supported. It has been prepared in accordance with the required format, subject to the minor administrative changes proposed by Council.

The range of changes to the Municipal Planning Strategy proposed by Council are generally acceptable except that:

- Clause 02.01 should not include reference to the document *Yarra Council's Climate Emergency Plan 2020-2024*
- Clause 02.04 should not designate the land located within the Mixed Use Zone and bound by Botherambo Street, Tanner Street, Punt Road and Stewart Street in the Swan Street Activity Centre. The area should be designated 'Land subject to future strategic work'.

### Other issues

The Report addresses a range of other issues including:

- Environmental and landscape values
- Overshadowing
- Licensed premises
- Caretaker's house
- Flood management
- Sustainable transport and car parking
- Open space
- Development contributions
- Water sensitive urban design
- Waste.

### Recommendations

Based on the reasons set out in this Report, the Panel recommends that Yarra Planning Scheme Amendment C269yara be adopted as exhibited subject to the following:

#### Municipal Planning Strategy

1. Amend Clause 02.01 (Context), Clause 02.02 (Vision) and Clause 02.03 (Strategic directions) in accordance with the Panel preferred versions in Appendix E.
2. Amend Clause 02.04 (Strategic Framework Plan) to:
  - a) show land within the Mixed Use Zone north of the Richmond Station bound by Botherambo Street, Tanner Street, Punt Road and Stewart Street as not included within the Swan Street Activity Centre, and show the area as designated 'Land subject to future strategic work'
  - b) designate Fitzroy High School as 'Public Use'
  - c) change the boundary of the part of the Rathdowne Street Local Activity Centre around the intersection of Rathdowne Street and Richardson Street to show only the properties on the north east and south east corners of the intersection within the Activity Centre
  - d) modify the legend to refer to 'Low Rise Residential' instead of 'Low Scale Residential'.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

## Clause 11 (Settlement)

3. Amend Clause 11.03-1L (Activity centres) in accordance with the Panel preferred version in Appendix E.
4. Amend the plans in Clause 11.03-1L (Activity centres):
  - a) for the part of the Rathdowne Street Local Activity Centre around the intersection of Rathdowne Street and Richardson Street to show only the properties on the north east and south east corners of the intersection within the activity centre.
  - b) for the Swan Street Activity Centre to show the land within the Mixed Use Zone north of Richmond Station bound by Botherambo Street, Tanner Street, Punt Road and Stewart Street as not in the Swan Street Activity Centre but designated 'land subject to further strategic work'.
  - c) to improve the general clarity of the images and provide greater certainty about the location of specific activity centres in circumstances where multiple activity centres are shown on the same plan.

## Clause 12 (Environmental and landscape values)

5. Amend Clause 12.01-1L (Biodiversity) to modify the following strategies to state:
  - a) *Support development that creates habitats for biodiversity with a balance of native and non-nativespecies (with a preference of native over non-native), through landscaping, tree planting and the incorporation of green roofs and walls.*
  - b) *Promote the planting of indigenous trees and understorey vegetation in open spaces and along roads and railways to provide connections between habitats within Yarra and neighbouring municipalities.*
  - c) *Restore habitat values.*
6. Amend Clause 12.03-1L (Yarra River, Darebin and Merri Creek corridors) to:
  - a) modify the first strategy to state:
    - *Ensure development adjacent to the Yarra River, Darebin Creek and Merri Creek waterways:*
      - *Provides a landscaped buffer with indigenous vegetation between the waterway and the development.*
      - *Provides opportunities for walking and cycling paths.*
      - *Maintains sightlines to the water corridor from the public realm.*
      - *Minimises the visual intrusion of development when viewed from the waterway corridors and adjacent public open space, bicycle and shared paths and bridge crossings.*
  - b) Delete the final strategy which states "Support development that creates or enhances public access to the Yarra River".

## Clause 13 (Environmental risks and amenity)

7. Amend Clause 13.07-1L (Interfaces and amenity) to:
  - a) update the wording in accordance with Council's 'Part C version' (Document 209) with updated references to regulatory documents and replacing the wording 'design targets'

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- b) delete policy guidelines relating to maximum noise levels, technical directions about assessment, noise masking, other measures and the requirement for acoustic reports and waste management plans
  - c) move the strategy relating to hours of operation under the heading 'Policy Guidelines' and amend the wording to state:
    - *Limit the hours of operation for a use proposed in a residential zone (except the Mixed Use Zone) to 8am to 8pm.*
  - d) delete *Guidelines – managing noise impacts in urban development* from under the heading 'Policy Guidelines'
  - e) add a heading 'Policy Documents' and add *Guidelines – managing noise impacts in urban development* and insert final version date.
8. Review the drafting of policy guidelines in Clause 13.07-1L (Licensed premises) before adopting the Amendment, including correcting the spelling of the policy title.
9. Abandon Clause 13.03-1L (Flood management).

## Clause 15 (Built environment and heritage)

10. Delete Clause 15.01-1L (Signs in a Heritage Overlay) and relocate the provisions to within Clause 15.03-1L (Heritage).
11. Adopt Council's 'Part C version' of Clause 15.01-1L (Urban design) and Clause 15.01-2L (Building design) as they relate to overshadowing, subject to:
- a) deleting the proposed strategies from Clause 15.01-1L (Urban design) regarding overshadowing of footpaths
  - b) retaining the policy guideline in Clause 15.01-2L (Building design) regarding the overshadowing of footpaths as exhibited.
12. Amend Clause 15.01-2L (Building design) to:
- a) revise the second strategy in under the heading 'Building heights' to state:
    - *"Ensure that development reflects the predominant low-rise character of the area, except in the areas below where building heights should respond to the physical and strategic context of the site:  
..."*
  - b) revise the first dot point in the second strategy in under the heading 'Building heights' to state:
    - *"Major and neighbourhood activity centres (as shown on the Strategic Framework Plan in Clause 02.04-1 and Clause 11.03-1L) where a Design and Development Overlay applies.*
    - *..."*
  - c) revise the first strategy under the heading 'Mid-rise development' to state:
    - *"Direct mid-rise development to the following locations:  
Appropriate locations within major and neighbourhood activity centres where a Design and Development Overlay applies, major employment precincts, commercial and industrial land (as defined in Clauses 02.01 and 11.03-1L).*
    - *..."*



## Attachment 1 - Attachment 1 - C269yara - Panel Report

## 13. Amend Clause 15.01-2L (Landmarks) under the heading 'Strategies' to:

- a) modify the second strategy to state *"Site, scale and setback new development to avoid encroachment upon views to the identified significant elements of landmarks in Table 1."*
- b) modify the third strategy to state *"Provide adequate setback and building separation to maintain clear sky between the identified significant elements of the landmark in Table 1 and new development."*
- c) include 'Table 1: Landmark primary viewpoints and significant elements' under the last strategy
- d) modify Table 1 to:
  - change the heading in Column 3 to refer to 'Significant elements'
  - St Lukes Church – delete the second view in Column 2
  - Former Dimmey's Store – modify the second view in Column 2 to state *'Northwest corner of Stewart and Swan Streets Intersection'*
  - Fitzroy Town Hall – modify the third view in Column 2 to state *'Northwest corner of the intersection of Kent Street and Moor Street'*
  - Pelaco Sign – delete the first and second views in Column 2
  - Skipping Girl – modify the second view in Column 2 to state *'Entry to City of Yarra from the east (Victoria Street footpath, south side)'*
  - Nylex Sign – delete Column 1, 2 and 3.

## 14. Amend Clause 15.01-2L (Landmarks) to:

- a) delete the heading 'Policy Guidelines'
- b) delete the words 'Consider as relevant: *The City of Yarra Landmark and Views Assessment* (Urban Ethos, October 2019).

## 15. Amend Clause 15.02-1L (Environmentally Sustainable Development) to align with Council's 'Part C version' subject to:

- using the verb 'encourage' instead of 'achieve' in the strategy relating to best practice to state *"Encourage Best Practice environmentally sustainable development:..."*
- retaining the word 'comparable' in the expiry clause.

## 16. Amend Clause 15-03-1L (Heritage) in accordance with the Panel preferred version in Appendix E.

## Clause 16 (Housing)

## 17. Amend Clause 16.01-2L (Location of residential development) to:

- a) revise the first objective to state:
  - *To direct the majority of new housing development to high and moderate change locations within a major or neighbourhood activity centre or major regeneration area (as shown on the Strategic Framework Plan in Clause 02.04).*
- b) revise the second dot point of the third strategy (incremental change areas) under the second objective to state:
  - *That respects the fine-grain subdivision pattern, neighbourhood or streetscape character and identified heritage significance.*
- c) revise the fourth strategy under the second objective to state:

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- *Limit housing growth in minimal change areas and incremental change areas outside activity centres.*

18. Amend the housing change area maps in proposed Clause 16.01-2L (Location of residential development) to show the following sites within the categories listed below:

- a) Minimal change
  - Rathdowne Street Neighbourhood Activity Centre
  - 104-118 Queens Parade, Fitzroy North
  - 9-19 and 2-16 Wall Street, Richmond
- b) Incremental change
  - Precinct 4, Queens Parade Neighbourhood Activity Centre
  - 1 Turner Street, Abbotsford
- c) Moderate change
  - 39-47 Lithgow Street, Abbotsford.

19. Amend Clause 16.01-4L (Housing affordability) to:

- a) revise the first objective to state:
  - *To facilitate the provision of affordable housing and social housing (public and affordable community housing), including new social housing and upgrades to existing social housing.*
- b) revise the policy guidelines to:
  - *Consider as relevant:*
    - *Provision of a minimum of ten per cent affordable housing for a rezoning to residential use.*
    - *Provision of a minimum of ten per cent of affordable housing for a major residential development of 50 or more dwellings, unless affordable housing has been provided as part of an earlier rezoning of the site.*

#### Clause 17 (Economic development)

20. Amend the third strategy in proposed Clause 17.01-1L (Employment) under the heading Cremorne and Gipps Street major employment precincts to state:

- *Encourage the intensification of employment land in Yarra's major employment precincts.*

#### Clause 18 (Transport)

21. Amend Clause 18.02-1L (Sustainable transport) to:

- a) remove the strategy under the heading 'Walking' which states *"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"*.
- b) relocate the strategy from under the heading 'Cycling' to the heading 'Sustainable transport' which states *"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"*.
- c) remove the date reference to BESS in the policy guidelines under the heading 'Cycling'.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

22. Amend Clause 18.02-4L (Car parking) to remove the date reference to BESS in the policy guidelines.

Clause 19 (Infrastructure)

23. Amend Clause 19.02-6L (Open space) to:
- a) replace the heading 'Public open space' with 'Open space'
  - b) reword the objective to state:
    - *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.*
  - c) delete the first and third strategies.
24. Amend Clause 19.03-2L in accordance with Council's 'Part C version' to:
- a) change the title from 'Development contributions' to 'Infrastructure contributions'
  - b) remove the first strategy.
25. Amend Clause 19.03-3L (Water sensitive urban design) to:
- a) relocate measures to improve storm water quality and prevent litter being carried off from under the heading 'Strategy' to under the heading 'Policy guidelines' and revise the wording to state:
    - *"Using measures to prevent litter being carried off-site in stormwater flows ..."*
  - b) remove the strategy and policy guideline referencing the *Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999)*.
26. Amend Clause 19.03-5L (Waste) to add the following strategy:
- a) *Where possible, encourage waste and recycling facilities are sensitively and discreetly located.*

Schedule to Clause 72.04 (Documents incorporated in this planning scheme)

27. Amend the Schedule to Clause 72.04 (Documents incorporated in this planning scheme) to update the name of *City of Yarra Review of Heritage Overlay Areas 2007 Appendix 8, Revised September 2019* to *City of Yarra Database of Heritage Significant Areas, July 2021*.
28. Amend the Schedule to Clause 72.04 (Documents incorporated in this planning scheme) to update the date of *Guidelines – managing noise impacts in urban development*.

Schedule to Clause 72.08 (Background documents)

29. Review and update the Schedule to Clause 72.08 (Background documents) to ensure it contains an accurate list of background documents before adoption.
30. Update the Schedule to Clause 72.08 (Background documents) to include the Amendment number for each document.
31. Amend the Schedule to Clause 72.08 (Background documents) to update the date of the *Noise and Vibration Considerations Discussion Report*.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

32. Remove the date from the reference to *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE') in the Schedule to Clause 72.08 (Background documents), in accordance with Council's preferred 'Part C version'.
33. Amend the Clause 72.08 (Background documents) Schedule to delete:
  - a) *The City of Yarra Landmarks and Views Assessment* (Ethos Urban, October 2019)
  - b) *Parking Management Strategy Action Plan 2013 – 2015*
  - c) *Water Sensitive Urban Design Guidelines for City of Yarra Works* (revised February 2016)
  - d) *Waste Minimisation and Resource Recovery Strategy 2018-2022*.

### Incorporated documents

34. Amend the following definitions of significance in the Incorporated Document *City of Yarra Database of Heritage Significant Areas, July 2021* to state:
  - a) Not Contributory: Not contributory to the identified cultural values of the heritage overlay area as stated in the Statement of Significance.
  - b) Contributory: Contributory to the identified cultural values of the heritage overlay areas as stated in the Statement of Significance.
  - c) Individually Significant: A heritage place in its own right. Where an individually significant place is also part of a broader heritage precinct, the individually significant place may also be contributory to the broader precinct.
  - d) Victorian Heritage Register: Included in the Victorian Heritage Register as aesthetically, archaeologically, architecturally, culturally, historically, scientifically, and/or socially significant at the State level.
35. Amend the *Guidelines – managing noise impacts in urban development*, in accordance with the changes proposed by Council in its post exhibition 'Panel version' of the document (Document 70), and:
  - a) update the date on the cover page
  - b) update section and sub section numbering
  - c) include all relevant technical directions about assessment, noise masking and other measures under the heading 'Policy Guidelines', including any addition requirements, if any, included in the exhibited Clause 13.07-1L (Interfaces and amenity)
  - d) replace "*The Explanatory Report for the original Amendment states...*" with "*The Explanatory Report for Amendment VC120 states...*" in new Section 6 Music Noise, Section 6.1 Background information,
  - e) include an explanation of the relevance and relationship with Planning Practice Notes 81 and 83
  - f) amend the wording of new Section 8.1.2 Sleep Disturbance to state "*Noise from operation of car-park equipment should be designed to comply with sleep disturbance criteria targets outside openable windows of bedrooms of nearby dwellings. Noise levels should not be in excess of 65 dBA Lmax.*"
  - g) include a reference to relevant VCAT cases being relied on to establish standards or appropriate noise levels in the bibliography.

### General

36. Review the Amendment documents to ensure consistency with guidance on drafting.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

### **37. Remove the strip of land along Hoddle Street zoned Commercial 1 Zone, between Victoria Parade and Hood Street, Collingwood from the Gipps Street Major Employment Precinct in the Amendment documents.**

#### **Further recommendations**

The Panel makes the following further recommendations:

- Amend the Housing Strategy to change the:
  - incremental change map on page 71 to delete the erroneous inclusion of the Commercial 1 Zone strip of land along Hoddle Street, including land at 53 Hoddle Street, Collingwood
  - housing changes areas in accordance with the recommendation in this Chapter.
- Update the *Yarra Spatial Economic and Employment Strategy* to remove the Commercial 1 Zone strip of land along Hoddle Street between Victoria Parade and Hood Street, Collingwood from the Gipps Street Major Employment Precinct.
- Undertake further activity centre planning for those activity centres not covered by a Design and Development Overlay and where the incremental change category has been applied to ensure neighbourhood character is protected.
- Amend the *Noise and Vibration Considerations Discussion Report* in accordance with the changes proposed by Mr Antonopoulos and to include:
  - an explanation of the relevance and relationship with Planning Practice Notes 81 and 83
  - a reference to relevant Victorian and Civil Administrative Tribunal cases being relied on to establish standards or appropriate noise levels in the bibliography.

# 1 Introduction

## 1.1 The Amendment

### (i) Amendment description

The purpose of Yarra Planning Scheme Amendment C269yara (the Amendment) is to rewrite and update local policy in the Yarra Planning Scheme (Planning Scheme).

The Amendment will implement the Planning Scheme Review and translate the Planning Scheme into the new Planning Policy Framework (PPF) introduced through the State Government's Smart Planning Program.

Specifically, the Amendment proposes to:

- introduce a Municipal Planning Strategy (MPS) at Clause 02
- introduce new and revised local policy content into the PPF
- replace the Schedules to Clause 52.28 (Gaming) and the Clause 72.04 (Documents incorporated in this planning scheme) with new schedules
- introduce new Schedules to Clause 72.08 (Background documents) and Clause 74.01 (Application of zones, overlays and provisions).

The proposed structure of the MPS is summarised in Table 1, and the propose structure of the local policies and new schedules is summarised in

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Table 2.

Appendix D shows whether the proposed policy is new or a neutral translation of current policy.

The Amendment applies to all land within the City of Yarra, which is shown in the Strategic Framework Plan of the MPS (see Figure 1).

Table 1 Proposed MPS Structure

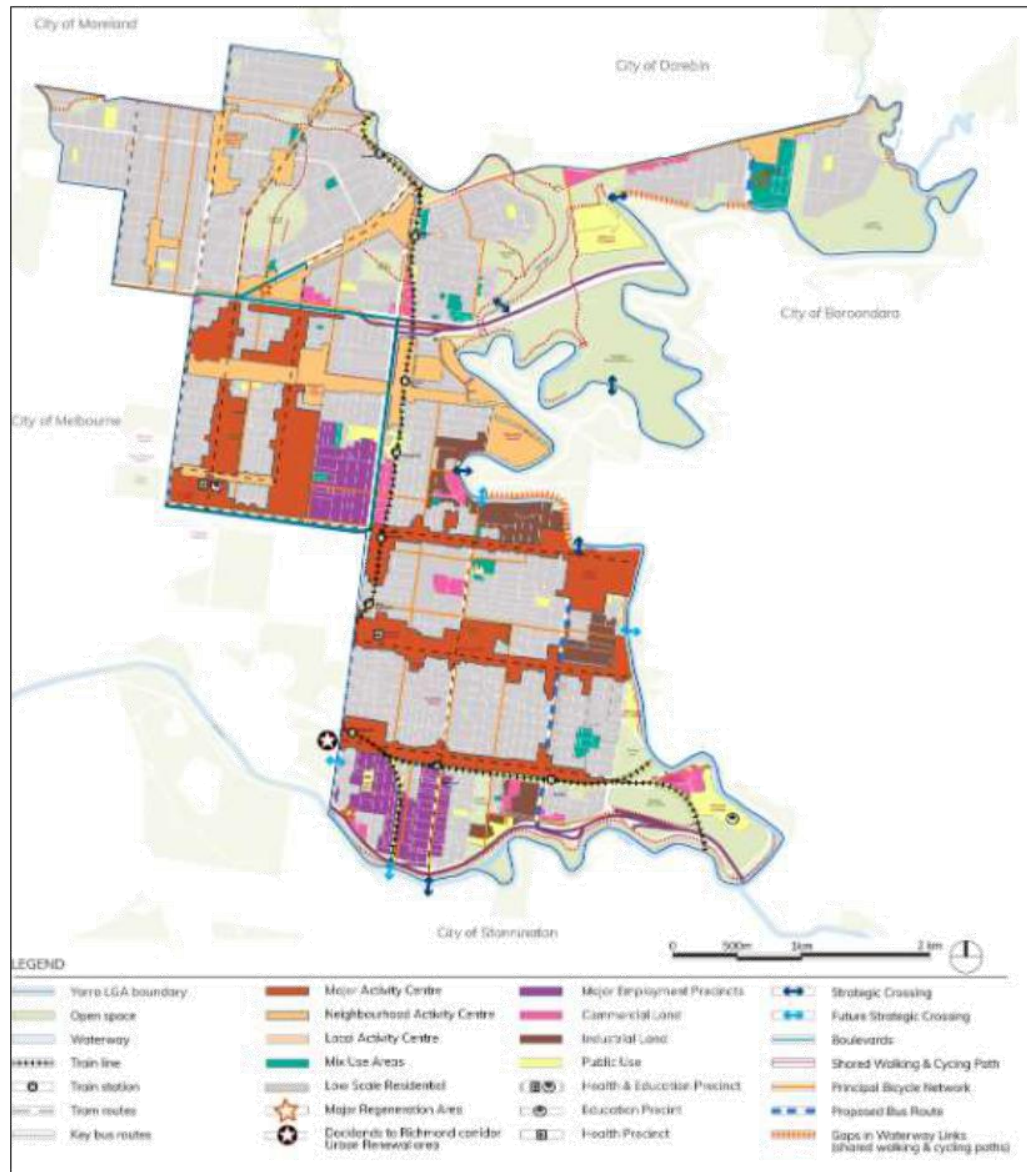
New Clause	Content
Clause 02.01 (Content)	Describes the Planning Scheme's policy foundation, based on the municipality's location and regional context, history, assets, strengths, key attributes and influences. It is based on updated data, adopted council strategies and <i>Plan Melbourne 2017-2050: Metropolitan Planning Strategy</i> (2017).
Clause 02.02 (Vision)	Establishes a vision for Yarra to be a vibrant, liveable and sustainable inner-city that the community can be proud of. The vision sets out the spatial response to the Council Plan vision.
Clause 02.03 (Strategic directions)	Derived from adopted strategies across Council and strategic work completed in preparing the draft planning policy. It provides Yarra's response to the implementation of Plan Melbourne, the metropolitan planning strategy.
Clause 02.04 (Strategic Framework Plan)	A spatial plan that expresses the strategic framework for the municipality.

Source: Explanatory Report



# Attachment 1 - Attachment 1 - C269yara - Panel Report

**Figure 1** City of Yarra - Strategic Framework Plan



Source: Clause 02.04 (Strategic Framework Plan), exhibited version

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Table 2 Proposed local policies and new schedules

New Clause	Amendment content
Clause 11 (Settlement)	Introduces policy that defines Yarra's hierarchy of activity centres and sets out the vision for each centre consistent with its capacity. Redrafts the existing Victoria Street East policy.
Clause 12 (Environmental and landscape values)	Retains biodiverse landscapes and promotes development that provides habitats for biodiversity and links between habitats. Prevents intrusion of development and additional overshadowing of the waterways at the winter solstice. It includes policy on improving access to the river and providing recreation opportunities and cycle and walking paths.
Clause 13 (Environmental risks and amenity)	Introduces policy to ensure new development mitigates and adapts to climate change and reduce flood risks. Updates existing policy to manage interface issues between residential development and noise generating uses. Translates existing policy to manage the impacts of licenced premises.
Clause 15 (Built environment and heritage)	Streamlines existing urban design policy and divides it between building design and urban design. Introduces policy on equitable development. Strengthens landmark policy by identifying exactly where the key view lines are and which elements of the view to the landmark are to be protected. Translates and updates environmentally sensitive design policy. Strengthens existing heritage policy by introducing policy on commercial and former industrial heritage. Translates existing World Heritage Environs Area policy. Updates signs policy and splits heritage signs from general signs.
Clause 16 (Housing)	Introduces hierarchy of minimal, incremental, moderate and high change areas for housing growth. Seeks diverse housing for families and share households to offer better housing choices. Facilitates provision of new and upgraded social and affordable housing.
Clause 17 (Economic development)	Maintains and grows Cremorne and Gipps Street, Collingwood employment areas. Seeks good amenity for workers and promotes affordable and co-working spaces for the creative industries. Supports high quality retail development that sustains activity centres. Promotes Yarra as a tourism, arts and cultural destination.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

New Clause	Amendment content
Clause 18 (Transport)	Reinforces the need for structure plans to deliver improved safety and connectivity for pedestrians and cyclists and improve access to public transport.  Promotes sustainable travel by introducing a transport hierarchy that favours walking, cycling and public transport over car based transport.  Identifies in what circumstances a parking reduction and car sharing will be considered.
Clause 19 (Infrastructure)	Identifies St Vincents/ACU and Epworth as Yarra's health and education precincts.  Protects existing open space and seeks to increase the quantity and quality of open space that meets existing and future needs.  Seeks development contributions to fund the infrastructure and open space needed to meet future demand.  Translates existing water sensitive urban design policy.  Introduces policy to make provision for waste, recycling and composting in new development.
Clause 52.28 (Gaming)	Translates existing gaming policy. This will sit as a schedule to the particular provision rather than in the PPF.
Schedule to Clause 72.04 (Documents incorporated in this planning scheme)	Updates and expands the existing schedule.
Schedule to Clause 72.08 (Background documents)	Consolidates documents into one schedule and updates the list of documents.
Schedule to Clause 74.01 (Application of zones, overlays and provisions)	Explains the application of zones and overlays.

Source: Explanatory Report

**(ii) Proposed post exhibition changes**

City of Yarra (Council) submitted proposed changes to the exhibited Amendment in response to:

- issues raised in submissions
- other changes identified by Council officers including errors and corrections, language improvements, additional content of benefit or points of clarification
- further changes endorsed by Council resolution at its meeting on 3 August 2021.<sup>4</sup>

In response to a Direction from the Panel, Council circulated to all parties a full set of amendment documents showing proposed changes prior to the Hearing. These documents are referred to in this Report as the 'Panel version' of Amendment documents.<sup>5</sup> Council also tabled a letter explaining the proposed changes, including changes to the planning provisions, background and incorporated documents.<sup>6</sup>

<sup>4</sup> Council meeting agenda, 3 August 2021, para 22 – 29 and Council's Part A submission (Document 84), para 129 - 131

<sup>5</sup> Documents 16 - 70

<sup>6</sup> Letter from Council to Panel – Explanation of 8 September version Amendment documents (Document 77)

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Further changes were proposed in Council's preferred 'Part C version' of the Amendment documents.<sup>7</sup>

Proposed changes are discussed as relevant in relation to each issue in other chapters of this Report.

### 1.2 Background and chronology

The chronology of events and strategic work used to inform the Amendment has been summarised by the Panel in Table 3 below.

**Table 3** Chronology of events and strategic work

Date	Event / Description
<b>2014 - 2015</b>	Yarra Planning Scheme Review undertaken
<b>August 2014</b>	Environmentally Sustainable Design Buildings Policy
<b>2015</b>	Sustainable Design Assessment in the Planning Process (IMAP)
<b>2015</b>	Public Art Policy 2015-2020
<b>February 2016 (revised version)</b>	Water Sensitive Urban Design Guidelines for City of Yarra Works
<b>2017</b>	Urban Forest Strategy, City of Yarra
<b>April 2018</b>	Community Infrastructure Plan
<b>2018</b>	Waste Minimisation and Resource Recovery Strategy 2018-2022
<b>2018</b>	Yarra Housing Strategy adopted
<b>2018</b>	Yarra Spatial Economic and Employment Strategy adopted
<b>October 2019</b>	Activity Centres Roles and Boundaries report
<b>October 2019</b>	Noise and vibrations considerations – Discussion report
<b>October 2019</b>	Heritage Policy – Residential
<b>October 2019</b>	Heritage Policy – Industrial
<b>October 2019</b>	Landmarks and Views Assessment, Ethos Urban
<b>26 November 2019</b>	Council resolved to request the Minister for Planning give authorisation to prepare the Amendment
<b>November 2019</b>	Yarra Social and Affordable Housing Strategy adopted
<b>2020</b>	Nature Strategy: Protecting Yarra's Unique Biodiversity 2020-24
<b>June 2020</b>	Yarra Climate Emergency Plan 2020 – 2024

<sup>7</sup> Document 209

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Date	Event / Description
7 July 2020	Council received authorisation to prepare the Amendment
20 August 2020	Exhibition period commenced
22 September - 25 October 2020	Exhibition paused for Council elections
4 December 2020	Exhibition period concluded
3 August 2021	Council resolved to request the Minister for Planning appoint a Planning Panel to consider submissions received in relation to the Amendment

### 1.3 Procedural matters

#### (i) Directions

The Panel issued draft directions before the Directions Hearing with the option for parties to provide comments in writing or at the Directions Hearing. Council provided written comments that were considered and discussed by parties at the Directions Hearing.<sup>8</sup> Final directions were issued and distributed to all parties on 2 September 2021.<sup>9</sup>

Further directions for Council were issued by the Panel on 11 October 2021.<sup>10</sup> These directions sought further information and a response from Council in relation to the form and content of specific clauses and further information about proposed background documents.

Council responded to these further directions through verbal submissions at the Hearing and through its Supplementary Part B submission and Part C submission.<sup>11</sup>

#### (ii) Yarra Planning Coalition

A number of community group submitters advised on their request to be heard forms that they intended to coordinate submissions as part of a coalition. Direction 4 required relevant parties to advise the Panel how they proposed to coordinate submissions and to provide details of any expert witnesses they intended to call by 8 September 2021, and the version 1 Timetable allocated two days for coordinated community group submissions.

In response to Panel Direction 4, David Young (Submitter 350) circulated to all parties the names of groups and individuals who are members of the Yarra Planning Coalition (YPC) and confirmed that he would coordinate YPC submissions to the Panel.<sup>12</sup> Mr Young advised the YPC is:

a coalition of groups and individuals with interests in planning issues in the City of Yarra. We have come together specifically to participate in the planning panel process with the aim of improving Amendment C269 so that the resulting planning scheme better serves the people of Yarra. YPC members include:

- Alphington Fairfield Appropriate Development Association (AFADA)
- Collingwood Historical Society

<sup>8</sup> Document 6

<sup>9</sup> Document 9

<sup>10</sup> Document 120

<sup>11</sup> Documents 125 and 242

<sup>12</sup> Document 10

**Attachment 1 - Attachment 1 - C269yara - Panel Report**Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

---

- Fitzroy Residents' Association
- Friends of the Royal Exhibition Building and Carlton Gardens - Our World Heritage
- Protect Clifton Hill (Candice Charles)
- Protect Fitzroy North (Glen McCallum)
- Queens Parade Heritage, Planning & Traders Group (Anne Horrigan-Dixon)
- Save Queens Parade
- South Smith Street Action Group
- The 3068 Group
- Yarra Residents Collective (Theresa Saldanha)
- Justin Francis
- Virginia Noonan
- Terry Nott
- Sally Romanes
- David Young.

Collectively members of the YPC called the following expert evidence:

- Elizabeth Vines on sustainability, heritage and city planning
- Nigel Lewis on heritage
- Jim Holdsworth on architecture and urban design.

A version 2 Timetable was prepared by the Panel and issued on 16 September 2021 which included this information and identified parties who were members of the YPC.

YPC member groups and individuals made separate verbal submissions at the Hearing and time was allocated in the timetable accordingly. YPC submitter groups and individuals were grouped in the timetable where possible, and were identified with a reference to YPC in the timetable.

The Panel directed YPC member groups and individuals coordinate verbal and written submissions, to manage how issues were raised and to avoid repeat submissions on an issue.

Mr Young requested that more than one member of the YPC be permitted to ask questions of witnesses, on the basis that the YPC is made up of individual submitters who are parties to the Hearing with interests in specific issues or areas.

The Panel raised the issue on Day 1 of the Hearing and asked Mr Young to explain how the YPC would function, to clarify its membership and how it intended to coordinate submissions and cross-examination.

After seeking the views of Council and other parties, the Panel agreed that:

- members of the YPC would coordinate cross-examination of experts, with as few parties as possible asking questions (estimated 1 – 3 for each witness), on the basis that every effort would be made to coordinate questioning and ensure that the process of cross-examination of experts is efficient and repeat questions are avoided
- only one representative of the YPC to re-examine witnesses called on behalf of the group.

Council and many community groups and individuals were appreciative of the YPC's coordinated approach and considered that it assisted with efficient submissions at the Hearing.

The Panel found the coordinated approach beneficial and thanks Mr Young and the community groups and individuals for coordinating submissions to assist with the efficient running of the Hearing process.



**Attachment 1 - Attachment 1 - C269yara - Panel Report****(iii) Expert evidence**

Ms Saldanha (Submission 381) raised questions about Mr Szafraniec's evidence in her hearing submission. These issues were not raised with Mr Szafraniec during cross-examination. Council sought and was granted leave by the Panel to seek further advice from Mr Szafraniec to allow him to respond to the issues raised. Ms Szafraniec's response was provided as an attachment to Council's Part C submission.

**(iv) Drafting of planning provisions**

The Panel issued Directions relating to the drafting of planning provisions that required Council to circulate a full set of updated Amendment documents with 'tracked changes' showing its preferred version by Tuesday 26 October, and other parties wishing to provide written feedback to do so by Thursday 28 October 2021.

Directions 32 and 33 allowed for all parties to provide written feedback on any further updated Amendment documents circulated by Council on 26 October.

Council circulated its updated Amendment documents 'Part C version' (Document 209) on 27 October 2021.

Feedback on Council's updated Amendment documents were received on 28 October from:

- Ms Vivian (Document 229)
- Protect Fitzroy North (PFN) (Document 230)
- Ms Coveny (Document 231)
- Mr Nott (Document 233)
- Mr Saldanha (Document 234)
- Collingwood Historical Society (CHS) (Document 235)
- Ms Horrigan-Dixon (Document 236)
- The 3068 Group (Document 237)
- Friends of Royal Exhibition Buildings and Carlton Gardens ((FREBCG) (Document 238)
- YPC (Document 239).

**(v) Timetable changes**

The following late requests to be heard were accommodated by the Panel:

- FREBCG (Submission 171)
- Council Alliance for a Sustainable Built Environment (CASBE) (Submission 16)
- Billie Giles-Corti (Submission 206)
- Lucy Feagins (Submission 404)
- Giselle Darling (Submission 267).

The following parties advised they no longer wished to present verbally to the Hearing:

- National Trust of Australia (Victoria) (Submission 334)
- Fitzroy Residents' Association (Submission 302)
- Adam Promnitz (Submission 147)
- Yarra Primary School (Submission 339)
- Justin Francis (Submission 293)
- Sally Romanes (Submission 208)
- SMA Projects (Submission 429)



## Attachment 1 - Attachment 1 - C269yara - Panel Report

- Mary Kenneally (Submission 163)
- Virginia Noonan (Submission 292).

In accordance with Direction 28, SMA Projects provided an additional written submission to supplement their original submission on Thursday 30 September (Documents 97 and 98).

### (vi) Further submissions

A number of parties sought to provide further submissions in response to Council's Part C submission. The Panel wrote to parties and advised that no further written submissions would be accepted by the Panel.

UEM Sunrise sought to table an additional submission in response to Council's Part C on the last day of the Hearing. The Panel asked UEM Sunrise to explain why the Panel should consider the document, and provided Council an opportunity to respond. Council explained why it did not consider it appropriate for the document to be tabled. UEM Sunrise withdrew the request.

## 1.4 Summary of issues raised in submissions

A total of 429 submissions were received including:

- 398 from community members (280 through a community webpage campaign)
- 12 from community groups
- 2 from State Government departments, including the Department of Transport (DoT) and the Environment Protection Authority (EPA)
- 4 from organisations
- 3 from CASBE member local councils, including City of Port Phillip, City of Stonnington and Moreland City Council
- 10 from representatives of landowners.

Three submissions provided supplementary information to original submissions.

Council identified that issues were raised in submissions relating to:

- Activity Centres
  - Height / Built form
  - Heritage and Character
  - Transport / Traffic / Car parking
  - Boundary
- Environmental and landscape values
- Environmental risk and amenity
  - Interface and amenity
  - Licensed venues
  - Climate change
  - Flood management
- Built environment and heritage
  - Urban design
  - Building design
  - Landmarks
  - Heritage
  - World Heritage
  - Environmentally Sustainable Design

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- Signs
- Housing
  - Location of residential development
  - Housing diversity
  - Affordable housing
- Economic development
- Transport
- Infrastructure
  - Open space
  - Development contributions
  - Waste
  - Water sensitive urban design
- Form and content of the Amendment
- Other issues and site specific issues.

Twenty-nine submissions provided detailed comments on the proposed planning provisions.

At its meeting on 3 August 2021, in deciding to refer the Amendment to a Panel, Council requested the Panel provide recommendations on all issues and with specific consideration on some key issues.<sup>13</sup> The specific issues are identified in Table 4 with a reference to where the Panel has addressed this in the Report.

**Table 4** Specific considerations requested by Council

Specific consideration requested by Council	Relevant Report Chapter
The term mid-rise and what mid-rise development will look like in our activity centres	Chapter 4
Balancing tensions of introducing residential growth in and around activity centres versus the primary commercial and cultural roles of those activity centres	Chapters 5 and 6
The boundary of the Swan Street Activity Centre and the inclusion of the precinct bound by Tanner, Stewart and Wangaratta Streets	Chapter 5
The designation of Rathdowne Street, Carlton North as a Neighbourhood Activity Centre (NAC) as identified in Clause 11.03-1L (Activity centres) and its identification for incremental change	Chapters 5 and 6
The inclusion of significant banks, pubs and clubs in proposed Clause 02.03 "Strategic directions", under the heading "Built environment and heritage" and sub-heading "Manage development and growth in Yarra to maintain and enhance the unique character and heritage of the city"	Chapters 8 and 13.2
In proposed Clause 02.03 "Strategic directions", under the heading "Built environment and heritage" and sub-heading "Manage development and growth in Yarra to maintain and enhance the unique character and heritage of the city", specific reference to historic street infrastructure such as bluestone laneways, bluestone kerbs and channel as well as the remnants of inner circle railway tracks and historic lampposts	Chapters 8 and 13.2

<sup>13</sup> Council report minutes, 3 August 2021

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Specific consideration requested by Council	Relevant Report Chapter
The appropriateness of the use of the equinox when considering overshadowing of public open space, compared to the winter solstice	Chapter 12.2
The impact of slower population growth on housing projections for Yarra	Chapter 3

## 1.5 Limitations

Council submitted in its Part A submission that submissions raising non-planning issues or issues not relevant to the Amendment had been referred to relevant departments within Council.<sup>14</sup>

Several submitters supported the establishment of a Design Review Panel. The Panel agrees with Council that it is not appropriate to establish such a mechanism through policy in the Planning Scheme.<sup>15</sup>

The Panel agrees that the following issues are outside of the scope of this Amendment, and have not been addressed in this Report:

- proposals for rezoning
- issues relating to Yarra Primary School
- provision of safe injecting rooms
- graffiti.

## 1.6 The Panel's approach

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

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

The Panel has considered strategic justification of the Amendment generally, as discussed in Chapter 3, and the strategic justification of proposed planning provisions has been addressed as relevant in the issue specific chapters. Issue specific chapters address drafting issues of policy as relevant. General drafting issues have been addressed in Chapter 13.

Where specific wording policy changes are proposed, these are indicated by:

- Additions are shown in underlined text
- Deletions are shown in ~~striketrough text~~.

This Report deals with the issues under the following headings:

- Planning context
- Strategic justification

<sup>14</sup> Council's Part A submission (Document 84), para 186

<sup>15</sup> Council Part C, paragraph 138

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- Building height
- Activity centres
- Housing
- Employment precincts
- Heritage
- Landmarks
- Noise
- Environmentally Sustainable Development
- Other issues
- Form and content.

## 2 Planning context

### 2.1 Planning policy framework

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

#### Victorian planning objectives

The Amendment will assist in implementing State policy objectives set out in section 4 of the *Planning and Environment Act 1987* (PE Act) by:

- providing for the fair, orderly, economic and suitable use, and development of the land
- providing for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity
- ensuring a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria
- conserving and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value
- protecting 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
- facilitating development in accordance with the objectives of planning in Victoria.

#### State Planning Policy Framework

The Explanatory Report and Council's Part A submission explains how the Amendment supports and implements the State PPF.

Relevant State and regional planning policies include:

- Clause 11 (Settlement)
- Clause 13 (Environment risks and amenity)
- Clause 15 (Built environment and heritage)
  - Clause 15.01-1S (Urban design)
  - Clause 15.01-1R (Urban design – Metropolitan Melbourne)
  - Clause 15.01-2S (Building design)
  - Clause 15.02-1S (Energy and resource efficiency)
- Clause 16 (Housing)
  - Clause 16.01-1R (Housing supply – Metropolitan Melbourne)
- Clause 17 (Economic development)
- Clause 18 (Transport)
- Clause 19 (Infrastructure).

#### Local Planning Policy Framework (LPPF)

The basis of the Amendment is to rewrite the Municipal Strategic Statement (MSS) and local policies to accord with the new PPF format introduced through Amendment VC148 (see Chapter 3.1).

The specific clauses of the LPPF are discussed throughout this Report.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

### 2.2 Other relevant planning strategies and policies

#### (i) Plan Melbourne

*Plan Melbourne 2017-2050* sets out strategic directions to guide Melbourne's development to 2050, to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Plan Melbourne is structured around seven Outcomes, which set out the aims of the plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved.

Council's Part A submission identified the parts of Plan Melbourne that are particularly relevant to the Amendment (summarised in Table 5).

**Table 5** Relevant parts of Plan Melbourne

Outcome	Directions	Policies
1- Melbourne is a productive city that attracts investment, supports innovation and creates jobs	1.1 - Create a city structure that strengthens Melbourne's competitiveness for jobs and investment 1.2 - Improve access to jobs across Melbourne and closer to where people live	
2 - Melbourne provides housing choice in locations close to jobs and services	2.1 - Manage the supply of new housing in the right locations to meet population growth and create a sustainable city 2.2 – Deliver more housing close to jobs and public transport 2.3 - Increase the supply of social and affordable housing 2.4 - Facilitate decision making processes for housing in the right locations 2.5 - Provide greater choice and diversity of housing	2.1.2 – Facilitate an increased percentage of new housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport. 2.1.4 – Provide certainty about the scale of growth in the suburbs 2.2.3 – Support new housing in activity centres and other places that offer good access to jobs, services and public transport
4 - Melbourne is a distinctive and liveable city with quality design and amenity	4.3 – Achieve and promise design excellence 4.4 – Respect Melbourne's heritage as we build for the future	4.3.1 – Promote urban design excellence in every aspect of the built environment 4.4.1 – Recognise the value of heritage when managing growth and change
6 - Melbourne is a city of inclusive, vibrant and healthy neighbourhoods	5.1 – Create a city of 20-minute neighbourhoods	5.1.1 – Create mixed-use neighbourhoods at varying densities. 5.1.2 – Support a network of vibrant neighbourhood activity centres.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### 2.3 Planning scheme provisions

#### (i) Clause 71.02 (Operation of the Planning Policy Framework)

Clause 71.02-1 sets out the purpose of the PPF as follows:

The Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities. The Planning Policy Framework is dynamic and will be built upon as planning policy is developed and refined, and changed as the needs of the community change. The Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in section 4 of the Act) are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

Clause 71.02-3 requires Council as the Planning Authority (as well as in the context of considering an application a Responsible Authority) to:

... integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

### 2.4 Ministerial Directions, Practice and Advisory Notes and guidelines

#### Ministerial Directions

Council submitted that the Amendment has been prepared in accordance with:

- Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the PE Act
- Ministerial Direction 9 – Metropolitan Planning Strategy
- Ministerial Direction 11 – Strategic Assessment of Amendments
- Ministerial Direction 15 – The Planning Scheme Amendment Process
- Ministerial Direction 19 – Ministerial Direction on the Preparation and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health and Ministerial Requirement for Information for Authorisation or Preparation of Amendments that may Significantly Impact the Environment, Amenity and Human Health.

That discussion is not repeated here.

#### Planning Practice Notes

Council's Part A submission and Ms Ancell, who gave expert evidence on planning for Council, identified the following relevant planning advisory and practice notes:

- *Planning Advisory Note 71* provides information about the PPF introduced by Amendment VC148
- *Planning Advisory Note 72* outlines changes to the Victoria Planning Provisions (VPP) and planning schemes resulting from Amendment VC148. It identifies the strategic rationale for the changes to the VPP and describes the outcomes of the Smart Planning Program
- *Planning Practice Note 8 - Writing a Local Planning Policy* (PPN08), which provides guidance on the role of local planning policy in planning schemes, the need for a local planning policy and how one should be written



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- *Planning Practice Note 13 - Incorporated and Background Documents (PPN13)*, which explains the role of external documents in planning schemes, the difference between incorporated and background documents and when a document should be incorporated or be a background document
- *Planning Practice Note 32 - Review of Planning Schemes (PPN32)* explains what a planning scheme review is and suggests a process for conducting and reporting the review.
- *Planning Practice Note 46 - Strategic Assessment Guidelines (PPN46)* requires a planning authority to evaluate and discuss how an amendment addresses a number of strategic considerations
- *Planning Practice Note 58 - Structure Planning for Activity Centres (PPN58)* including by responding to the relevant criteria and issues to consider in determining the potential location of activity centre boundaries
- *Planning Practice Note 60 – Height and Setback Controls for Activity Centres (PPN60)*
- *Planning Practice Note 61 – Licensed premises: assessing cumulative impact (PPN61)* explains cumulative impact in relation to licensed premises in the planning system
- *Planning Practice Note 74 - Availability of planning documents (PPN74)* provides guidance on making planning documents available under the PE Act
- *Planning Practice Note 83 - Assessing external noise impacts for apartments (PPN83)* provides guidance about the operation of Clause 55.07-6 (Noise impacts) and Clause 58.04-3 (Noise impacts) for apartment developments
- *Planning Practice Note 90 - Planning for Housing (PPN90)* provides information and guidance about how to plan for housing growth and protect neighbourhood character to ensure a balanced approach to managing residential development in planning schemes.

The Panel identified the following additional planning practice notes as relevant:

- *Planning Practice Note 43 - Understanding Neighbourhood Character (PPN43)*
- *Planning Practice Note 81 - Live Music and Entertainment Noise (PPN81)*
- *Planning Practice Note 91 - Using the residential zones (PPN91).*

### A Practitioner's Guide to Victorian Planning Schemes

Council submitted that the Amendment was drafted in accordance with the principles set out in *A Practitioner's Guide to Victorian Planning Schemes* (Practitioner's Guide), to ensure that its content is:

- within the scope of the PE Act and strategically justified
- clear in its application, proportional to the intended planning outcome and consistent with relevant parent provisions, practice notes, advisory notes and ministerial directions issued by the Minister for Planning
- drafted to be clear and unambiguous.

## 3 Strategic justification

### 3.1 The need to update the Planning Scheme

Council submitted that the Amendment was required to update the local planning policies of the Planning Scheme and to translate the new local policy into the PPF.

The work is based on two key strategic drivers:

- the requirement of section 12B of the PE Act to review the planning scheme no later than one year after an approved Council Plan
- the need to translate the LPPF into the PPF, in accordance with Amendment VC148.

#### (i) Planning Scheme Review 2014

A comprehensive Planning Scheme Review was undertaken in 2014 in accordance with Planning Practice Note 32. The review concluded that the Planning Scheme needed updating to:

- reflect Council's updated policy positions
- make the scheme easier to understand and use
- address gaps in policy
- consider the diversity of views on key planning topics.

#### (ii) Amendment VC148

Amendment VC148 was introduced as part of the Victorian Government's Smart Planning Program to simplify and modernise the PPF. Amendment VC148, gazetted on 31 July 2018, made substantial changes to the structure and content of the PPF, as well as other planning scheme provisions.

Amendment VC148 introduced to all planning schemes in Victoria:

- a new a new integrated State, regional and local policy structure – the PPF
- a format to enable the introduction of a MPS
- modified schedules to some existing zones, overlays and provisions to accommodate additional local content
- created new operational provisions.

The PPF is the policy content of a planning scheme containing State policy (which includes regional policy) and local policy in a thematically integrated form. The PPF is complemented by an MPS at Clause 02 of the planning scheme.

The MPS is a succinct expression of the overarching strategic policy directions, and replaces and updates the MSS. It provides:

- the foundation for the planning scheme's policy based on a municipality's location, regional context, assets and strengths, opportunities and challenges
- an understanding of the matters that are important to the municipality from a planning perspective
- the context for the local and relevant state policies in Clauses 10 to 19
- an outline of what planning outcomes the municipality seeks to achieve, which are then implemented through controls and policy within the Planning Scheme.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

### 3.2 Strategic work underpinning the Amendment

Council submitted that the following reports were proposed to be included as background documents, incorporated documents or had been used to inform the Amendment. Each document is discussed briefly in this Chapter, and referred to in greater detail as required throughout the Report.

#### (i) Liveable Yarra

Undertaken in 2015, the Liveable Yarra project informed review of the Planning Scheme and draft policy. Liveable Yarra involved an in-depth conversation with the community about how to respond to growth and change in Yarra. It was intended to support Plan Melbourne's aim to strengthen community participation in planning the city.

Background papers were prepared in relation to key policy gaps that were identified during the Planning Scheme Review, including:

- people and housing
- business and employment
- movement and access
- built environment.

Consultation was undertaken through a survey, community workshops, Advisory Committees, a People's Panel, and Liveable Yarra Reference Group which participated in workshops on topics to inform Council's strategic work.<sup>16</sup>

#### (ii) Activity Centres – Roles and Boundaries, City of Yarra (October 2019)

The *Activity Centres – Roles and Boundaries, City of Yarra* (October 2019) (Activity Centres Report) defines the network of activity centres in the City of Yarra. It assesses the policy context for the system of activity centres in the City of Yarra by reviewing the current Planning Scheme provisions and analysing the roles, extent and boundaries of all the City's activity centres and:

- provides a rationale for the boundaries and role of major, neighbourhood and local activity centres
- maps the activity centre boundaries and identifies the categories of precincts in each centre.

The Activity Centres Report is proposed as a new Background Document.

#### (iii) Review and Development of the City of Yarra Landmarks Policy, Ethos Urban (March 2018)

The *Review and Development of the City of Yarra Landmarks Policy, Ethos Urban* (March 2018) (Landmarks Policy Review) reviews the list of nominated landmarks in the current Clause 22.03 and make recommendations as to how the policy could be improved to protect the City's landmarks. It:

- documents and identifies the architectural characteristics and significance of each landmark
- defines the important view lines and associated architectural elements

<sup>16</sup> Ordinary Council Meeting Agenda, 26 November 2019

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- provides recommendations for local planning policy, including policy guidance.

The Landmarks Policy Review was exhibited as a supporting document to the Amendment, but is not proposed to be included as a Background Document.

### (iv) Landmarks and Views Assessment, Ethos Urban (October 2019)

The *Landmarks and Views Assessment*, Ethos Urban (October 2019) (Landmarks and Views Assessment) describes the significance of fourteen identified landmarks, analyses key view points and identifies current relevant planning policy and controls. A views assessment is undertaken for each landmark, including primary and secondary views, and documentation of key features and management issues. Each landmark is either subject to the Heritage Overlay or is included on the National Heritage Trust Register.

The Landmarks and Views Assessment is proposed to be referenced under policy guidelines in the new Clause 15.01-2L (Landmarks) and to be included as a new Background Document.

### (v) Noise and Vibration Considerations Discussion Report, SLR Consulting Pty Ltd (October 2019)

The Noise and Vibration Considerations Discussion Report, SLR Consulting Pty Ltd (October 2019) (Noise Discussion Report) provides a technical discussion and summary of previously provided advice to Council on planning related noise and vibration issues in relation to:

- Road traffic noise
- Rail noise
- Rail vibration – trains and trams
- Commercial noise
- Music noise
- Patron noise
- Patron noise
- Apartment noise.

The Noise Discussion Paper makes recommendations for planning provisions with consideration of regulatory requirements, standards and guidelines.

The Noise Discussion Report is proposed to be introduced as a new Background Document.

### (vi) Guidelines – Managing noise impacts in urban development, October 2019

The *Guidelines – Managing noise impacts in urban development*, October 2019 (Noise Guidelines) were prepared by Council based on the strategic work undertaken in the Noise Discussion Report.

The Noise Guidelines are proposed to be referenced under policy guidelines in the new Clause 13.07-1L and included as a new Incorporated Document.

### (vii) Residential Heritage Policy Review, Context (31 October 2019)

The *Residential Heritage Policy Review*, Context (31 October 2019) (Residential Heritage Policy Review) reviewed Council's residential heritage policy in order to address shortcomings identified in the Planning Scheme Review. The review involved:

- analysing a sample of recent developments in the City of Yarra ('good' and 'bad')
- identifying different residential typologies that may benefit from particular policies

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- assessing the common heritage policy tests for visual impact assessment and how they apply to different typologies
- identifying specific heritage and design considerations for additions and infill development.

The Residential Heritage Policy Review informed the proposed heritage planning policy and is proposed as a new Background Document.

### **(viii) Yarra Industrial Heritage Policy, GJM Heritage (15 October 2019)**

The *Yarra Industrial Heritage Policy*, GJM Heritage (15 October 2019) (Industrial Heritage Policy Report) provides advice on planning policy to manage change within industrial heritage sites. Development of the report involved:

- reviewing the Northern Suburbs Factory Study (Vines & Churchward, 1992), as relevant to the City of Yarra, including identifying the categories of industrial building types and extant examples of the various building typologies and reviewing citations
- undertaking site visits to identified typological examples to consider built heritage context and analysis of positive and negative features of any redevelopment
- reviewing existing policy guidance relating to the management of industrial heritage sites
- drafting of policy relevant to the Yarra context, drawing on the above material.

The Industrial Heritage Policy Report informed the proposed heritage planning policy and is proposed as a new Background Document.

### **(ix) Yarra Spatial Economic and Employment Strategy, SGS Economics (2018)**

The purpose of the *Yarra Spatial Economic and Employment Strategy*, SGS Economics & Planning (2018) (SEES) is to provide guidance on managing growth and change in employment and economic activity and has been prepared with regard to planning contextual considerations, capacity for employment growth and trends and drivers. The SEES identifies Yarra's employment land as a strategic resource that accommodates a large and diverse range of business and jobs and provides employment opportunities.

The SEES recommends the following six strategies to manage employment land over the next 10-15 years:

- support employment growth in Yarra's Activity Centres
- retain and grow Yarra's major employment precincts
- identify preferred locations for housing growth
- support the expansion of health-related employment and services in Yarra's health precincts
- retain other Commercial 2 zoned precincts and sites
- retain Yarra's existing industrial precincts for manufacturing and urban services.

The SEES has informed the direction in the MPS, Strategic Framework Plan and several proposed local policies and is proposed as a new Background Document.

### **(x) Yarra Housing Strategy, City of Yarra (September 2018)**

The *Yarra Housing Strategy*, City of Yarra (September 2018) (Housing Strategy) is a residential growth framework that provides policy guidance on where housing growth is to be focussed and where it will be limited. It recommends four strategic directions:

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- Strategic Direction 1: Monitor population growth and evolving development trends in Yarra to plan for future housing growth and needs
- Strategic Direction 2: Direct housing growth to appropriate locations
- Strategic Direction 3: Plan for more housing choice to support Yarra's diverse community
- Strategic Direction 4: Facilitate the provision of more affordable housing in Yarra.

### (xi) **Building for Diversity – Yarra's Social and Affordable Housing Strategy, Yarra City Council (November 2019)**

The *Building for Diversity – Yarra's Social and Affordable Housing Strategy*, Yarra City Council (November 2019) (Affordable Housing Strategy) seeks to facilitate the long term supply of both social housing and affordable housing, considered to be within reach of households with moderate or low incomes (as defined by the Victorian Government).

It includes an overview of the State policy context and recent initiatives, and notes the focus on increasing affordable housing set out in *Plan Melbourne 2017-2050* to:

- utilise government land to deliver additional social housing via trialling an inclusionary housing pilot on six surplus sites,
- streamline decision-making processes for social housing proposals,
- strengthen the role of planning in facilitating and delivering the supply of social and affordable housing, and
- create ways to capture and share value uplift from rezoning.<sup>17</sup>

### (xii) **Nature Strategy: Protecting Yarra's Unique Biodiversity (2020 to 2024)**

The *Nature Strategy: Protecting Yarra's Unique Biodiversity (2020 to 2024)* (Nature Strategy) was developed to protect Yarra's unique biodiversity, with the following vision:

The land within the City of Yarra supports a natural environment that is diverse, connected and resilient. Its custodians, the Wurundjeri Woi Wurrung people, continue to care for Country as is their traditional lore. Yarra's residents and visitors appreciate and enhance the natural and cultural values of the land and water, contributing to benefits for all.

The Nature Strategy includes four strategic goals:

- Goal 1: Increase the diversity, connectivity and resilience of Yarra's natural environment;
- Goal 2: Encourage people to appreciate and actively enhance Yarra's natural landscape;
- Goal 3: Embed nature at the core of Yarra's business practices; and
- Goal 4: Make innovation, communication and collaboration the cornerstones of Yarra's nature-focussed programs.

### (xiii) **Waste Minimisation and Resource Recovery Strategy 2018-2022**

The *Waste Minimisation and Resource Recovery Strategy 2018-2022* (Waste Strategy) provides the context for waste minimisation and resource recovery in Yarra and establishes a vision, objectives,

<sup>17</sup> Document 61, Yarra Social and Affordable Housing Strategy, 2019, p25

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

targets and measures for action. It identifies as key relevant emerging issues including adequate infrastructure provision in multi-unit developments.

### 3.3 Evidence and submissions

#### (i) PPF Translation and new policies

Council submitted the Amendment involves a policy neutral translation of some policy content and new policy content<sup>18</sup>. It considered the strategic basis of the PPF translation is clear and would ensure the Planning Scheme complies with the new PPF and MPS format. It would result in streamlining local policy.<sup>19</sup>

Council submitted that the Amendment is consistent with the PE Act and had been prepared with consideration of relevant planning practice notes, Ministerial Guidelines and the Practitioner's Guide.

With consideration of Clause 71.02 (Operation of the Planning Policy Framework), Council submitted the *"Amendment strikes an appropriate balance in accommodating and facilitating growth while recognising and protecting the heritage significance and public realm amenity of Council's activity centres and other parts of the municipality"*.<sup>20</sup>

Council considered the Amendment consistent with the form and structure of the VPP and explained it had been drafted with review by the Department of Environment, Land, Water and Planning's (DELWP) Smart Planning Team as a part of a pilot program under Amendment VC148<sup>21</sup>.

Ms Ancell of Echelon Planning was engaged by Council to give planning evidence, including an opinion on the Amendment and *"the appropriateness of the PPF translation"*.<sup>22</sup>

Ms Ancell summarised the requirements and key tenets of planning guidance relevant to the Amendment and noted that Council had worked closely with DELWP during preparation of the Amendment, including DELWP reviewing the drafting and consistency with practice guidance. She gave evidence that the Amendment was in accordance with Plan Melbourne:

It provides strategies to enable residents to access employment and housing opportunities that are well linked to public transport, and to meet their daily needs in their local neighbourhood, as well as ensuring heritage and environmental considerations are addressed for new developments.

She was of the view that the Ministerial Direction 11 had been complied with, and that the overall approach to the PPF translation accorded with the relevant practice guidance. She recommended changes to some clauses to ensure consistency with relevant guidelines.

Several submitters expressed general support for the Amendment, and some raised issue with the strategic justification of specific elements of the Amendment. Issues were raised by submitters in relation to drafting, including suggested changes to policy content and use of plain English.

<sup>18</sup> Document 84 - Attachment A to Council's Part A submission details whether each policy is a neutral translation or whether new content is proposed

<sup>19</sup> Document 105 - Council's Part B submission, para 5 - 8

<sup>20</sup> Document 84 - Council's Part A submission, para 169

<sup>21</sup> Council's Part A submission (Document 84), para 155

<sup>22</sup> Document 85, Expert Witness Statement, Sarah Ancell



**Attachment 1 - Attachment 1 - C269yara - Panel Report**Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

---

PFN (Submission 372 and Document 153) acknowledged the significance of the Amendment, and considered:

The goals to produce a more “fit-for-purpose” planning regime are laudable - one that is clearer and more streamlined, better suited to meeting challenges such as climate change, and one that is more comprehensible to practitioners and the public alike both in and of itself and in terms of the decisions and outcomes that arise from it.

Stating that while not a ‘unity ticket’, Council and its community are admirably aligned in their desires and aspirations relating to ESD, social and affordable housing, amenity of private and public spaces and conservation and adaptive reuse of heritage buildings and streetscapes. PFN made detailed submissions on specific issues, stating that many changes sought were intended to improve clarity of the Planning Scheme for community and developers.

Salta Properties Pty Ltd (Submission 412) commended Council for the work undertaken to date, however expressed concern with the amount of new information and policy being advanced by the Amendment. It considered that key proposed adjustments to the PPF had the potential to undermine State policy initiatives that direct more intensive development to designated activity centres and urban renewal areas.

CHS (Submission 312) acknowledged the extensive work undertaken by Council over many years to prepare the rewrite of the Planning Scheme.

Streets Alive Yarra (Document 132) considered the Amendment was supported by the community and aligns with Plan Melbourne and adopts many best practice urban design guides.

Several submitters considered there was a lack of consultation on background documents underpinning the Amendment and submitted that further community consultation was required to refine elements of the Amendment. Several submitters complimented Council where extensive community consultation had occurred.

Council submitted that in preparing the Amendment it had undertaken broad consultation, complemented by targeted consultation through a number of its Advisory Committees. In response to further directions from the Panel, Council provided an overview of community consultation undertaken in the preparation of each strategic document underpinning the Amendment.<sup>23</sup> It explained community consultation was undertaken on a number of background documents and other documents were translated directly into local policy with consultation to occur through exhibition of the Amendment.

**(ii) Growth projections and COVID-19**

The Panel directed Council in its Part B submission to provide an overview of the anticipated impact that the COVID-19 pandemic may have on the assumptions that underpin the Amendment and the resulting suite of proposed planning policies.

Ms Szafraniec gave evidence on economics and capacity on behalf of Council. As the Amendment proposes to update policy, he focused his assessment on the appropriateness of the evidence base and provided updated data and trends, considered the potential impact of COVID-19 and extended his analysis to 2036 (rather than 2031, to allow for 15 years from today).

---

<sup>23</sup> Document 125 - Attachment 4 to Council's Supplementary Part B Submission

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Mr Szafraniec noted that the pandemic has had profound impacts on society including population growth and economic activity, and at the time of writing the pandemic was still unfolding. While the short and long term impacts were very uncertain there were some indications from data and related research of the potential impacts on population and dwelling growth.

He relied on projections from Victoria in Future (VIF) 2016 and 2019, Informed Decisions (id.) consultants from 2018<sup>24</sup> and actual population growth data from the Australian Bureau of Statistics (ABS) for 2019/2020. Both the SEES and Housing Strategy were based on VIF16 projections. VIF19 and id. forecasts suggested a higher growth rate, however actual population growth dropped in 2019 to 2020, primarily due to impacts of the COVID-19 pandemic.

In summary, Mr Szafraniec was of the opinion that key implications of relevance to the Amendment were:

- across Greater Melbourne it is estimated there will be a six per cent lower growth scenario than previously forecast to 2031
- population growth in Yarra is likely to be heavily impact for the next two years (2022 – 2023), and from 2024 there will be a small lasting impact on population growth with potentially a reduction of a similar proportion to Greater Melbourne of around six per cent
- Net Internal Migration (NIM) has historically represented 70 per cent of growth for Yarra. Up to June 2020 NIM in Yarra reduced by 30 per cent (higher than the Greater Melbourne average) and trends suggested that ongoing Yarra may be more heavily impacted by reduced NIM due to:
  - reduced demand for smaller dwellings (i.e. small apartments) as people seek greater private space due to the impacts of lockdown and increased levels of people working/studying from home
  - proximity to work and broader economic opportunities has reduced as a primarily driver of location due to lockdowns and the potential for increased working from home post-COVID.<sup>25</sup>
- likely preferences for larger and detached forms of dwellings may disproportionately impact on demand for more housing within activity centres which are proposed to contain more intensive development forms.

He concluded that taking into account the impacts of COVID-19, population growth and housing demand is likely to be consistent with the VIF16 projections which the SEES and Housing Strategy are based on, with a need to provide for approximately 1,000 dwellings per year to 2036.

Mr Szafraniec confirmed that employment in Yarra was expected to continue to grow and structurally evolve toward more population and knowledge based services. He explained that the SEES estimates that a modest increase of employment floor space of 270,000 square metres would be required by 2031 (total 3,860,000 square metres). He extended the projections to 2036 and considered that using the same employment to floor space ratios as the SEES an additional 320,000 square metres would be required (total 4,180,000 square metres).

Mr Szafraniec acknowledged that employment and economic activity had been significantly impacted across Yarra due to COVID-19, but considered a rapid rebound in economic activity is still

<sup>24</sup> Commissioned by Council, data available on the forecast.id website

<sup>25</sup> Document 89, Expert Witness Statement J Szafraniec, page 14

## Attachment 1 - Attachment 1 - C269yara - Panel Report

expected when the outbreak is controlled and vaccine targets are achieved. Lasting impacts are likely to accelerate existing or emerging trends, including:

- structural reform in the retail sector, with expanded opportunities for “*experience based retailers with unique products and services who are also able to access online communities and markets. This aligns well with Yarra’s retailers and recommendations detailed in the SEES*”<sup>26</sup>
- a shift towards a more hybrid working model in the commercial office-based sectors. Yarra is likely to continue to provide a compelling offer for existing and new firms
- health care will be reinforced as the strongest employment growth sector in the economy, with Yarra’s established health economy likely to see direct and flow on employment opportunities.

He concluded there is likely to be a reduced growth in demand for employment floor space in the short term (2 – 5 years) as a result of COVID-19, and over the medium (5 – 15 years) demand is likely to recover and the fundamentals of the Yarra economy likely to be sound, as detailed in the SEES and reflected in the Amendment. He considered “*it is still appropriate to plan for a broadly similar level and composition of employment floorspace growth across the City of Yarra over the next 15 years*”.<sup>27</sup>

With reference to the *Draft Inner Metro Land Framework Plan*, Ms Ancell was of the opinion that while there is a short term interruption to growth this is not expected to change Melbourne’s long term future directions.<sup>28</sup>

Council submitted it relied on the evidence of its experts.

In submissions, Ms Saldanha challenged Mr Szafraniec’s evidence, stating that Yarra is likely to see heavier declines in population than Greater Melbourne (estimated to be around six per cent) by 2036 as:

- Yarra is less dependent on Net Overseas Migration (NOM) (typically 5 per cent) and more reliant on NIM (typically 70 per cent) than Greater Melbourne
- Greater Melbourne recovery is predicated on NOM, which has not been not a large component of population growth in Yarra.

In terms of demand for employment floor area, Ms Saldanha considered working from home / hybrid models would persist post COVID-19 and this would impact on the demand for commercial properties and the demand for dwellings near the CBD.

Mr Szafraniec disagreed with Ms Saldanha’s interpretation of his population growth projections, stating there was no evidence to support her assertions. Referring to his written evidence statement (paragraph 48), he confirmed:

- projections for 2023-24 indicate both NIM and NOM for Greater Melbourne would largely return to pre-COVID growth trends. This will see Greater Melbourne NIM essentially returning to close to net zero and NOM returning to a large share of Greater Melbourne’s growth.<sup>29</sup>

<sup>26</sup> Document 89, Expert Witness Statement J Szafraniec, page 22

<sup>27</sup> Document 89, Expert Witness Statement J Szafraniec, page 23

<sup>28</sup> Document 105, Council Part B Submission, para 331

<sup>29</sup> Based on the latest ABS data and research, the federal government Centre of Population has developed COVID-19 population projection scenarios for all States and Capital Cities

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- distribution across Greater Melbourne will vary spatially, and NIM will generally increase for smaller geographies as it picks up localised movements within Greater Melbourne.

He concluded:

The Centre of Population data indicates that components of population growth would largely return to pre-COVID rates by 2023-24. On this basis alone, it could only be asserted that the City of Yarra would also see a similar recovery profile, with both NIM and NOM reverting to their respective pre-COVID levels for City of Yarra - rather than shifting to a different profile more consistent to Greater Melbourne which refers to a significantly larger area.

Saying this, there is the potential that the components of growth in the City of Yarra will not fully revert to their pre-COVID trends. I believe this is a separate issue (which I have discussed at paragraph 48-19[sic] of my statement). I believe, shifts would be relative to City of Yarra pre-COVID proportion and not based on the recovery proportions of Greater Melbourne alone.

While Mr Szafraniec agreed with Ms Saldanha that more people are likely to work from home and consumer behaviours will be impacted, he did not agree that *“these trends would ultimately result in reduced demand around the CBD and a more decentralised population and employment pattern, potentially leading to reduced demand for development in the City of Yarra”*.<sup>30</sup> He considered the conclusion still quite uncertain, and the impacts of COVID to still be uncertain particularly for the inner city, with the potential to increase and decrease aggregate demand and the type of space required.

Several submitters were concerned that the Amendment had not been revisited based on the experience of COVID-19, such as changes to population growth, working from home, overshadowing and the greater emphasis and importance of 20 minute neighbourhoods.

### 3.4 Discussion

#### (i) PPF translation and new policies

The Amendment proposes:

- policy neutral translation of seven policies
- translation of 19 existing policies with new content
- to introduce seven new local policies and four new clauses of the MPS
- translates two operational provisions with new content, and adds one new operational provision.

The Panel agrees with submitters that the Amendment, which intends to update and produce more streamlined policy, is significant. It acknowledges the extensive work undertaken by Council in preparing the Amendment.

While the Panel agrees with submitters that early engagement can assist with resolving issues in advance of the Amendment process, it understands the diverse approach to consultation undertaken by Council given the broad scope and variety of relevant policy matters.

While issues have been raised about specific elements of the Amendment, there were no submissions or evidence given that the overall Amendment was not strategically justified. While

<sup>30</sup> Document 242 – Council’s Part C Submission, Attachment D

**Attachment 1 - Attachment 1 - C269yara - Panel Report**Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

---

Salta Properties Pty Ltd indicated concerns with some aspects of the Amendment and consistency with State policy, no further information was provided and it did not participate in the Panel process.

The Panel understands that the form and structure of the Amendment was reviewed by DELWP's Smart Planning Team. Issues raised by submitters in relation to drafting of the Amendment and specific recommended changes of Ms Ancell are discussed in issue specific chapters of this Report, and general form and content issues are discussed in Chapter 13.

Overall, the Panel is satisfied that Council has considered relevant planning practice notes and Ministerial Guidelines in preparing the Amendment, and it accepts the premise of Council's submissions and Ms Ancell's evidence that the Amendment is strategically justified and consistent with planning requirements.

The strategic basis of new content and new policies is discussed in other chapters of this Report.

**(ii) Growth projections and COVID-19**

The Panel acknowledges the questions raised in Ms Saldanha's submission relating to uncertainty and alternative scenarios for population and employment growth as a result of COVID-19. It is clear there is continuing uncertainty and unknowns with population and housing growth projections in light of the impacts of COVID-19.

PPN90 requires planning authorities to use Victorian Government population projections and land supply estimates when planning for population growth and managing housing change.

In relation to population growth projections, Mr Szafraniec's evidence was based on analysis of government data and projections and he provided further analysis of available data and trends resulting from COVID-19. The Panel was not presented with any evidence or justification to accept alternative scenarios.

Under the circumstances, the Panel accepts the evidence of Mr Szafraniec that the growth projections used to underpin the Amendment are sound, understanding that the impacts of the pandemic are still unfolding and hence there is still uncertainty relating to the pace and nature of growth.

The Panel turned its mind to implications for the Amendment if the recovery or growth varies significantly from that anticipated by the SEES and Housing Strategy. Indications are that growth may slow in the short term, however will recover and continue to near earlier projections.

If the rate of population and housing growth is slower, this may allow Council time to progress its extensive future strategic work program, in particular to introduce built form planning provisions in areas where there is significant development interest and which are highly anticipated by members of the community. If the rate of growth is faster, the Panel does not anticipate any immediate implications as the Amendment updates local policy and provides guidance for future strategic planning and development approvals.

As noted by several submitters, COVID-19 has shone a light on a number of key planning policy considerations, such as managing amenity in local environments and delivering 20 minute neighbourhoods, that are consistent with State policy and which are already being pursued by Council and supported by the community.

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

Issues relating to housing and employment floor space capacity resulting from the Amendment are discussed in other chapters in this report.

The Panel does not consider there to be any significant implications relating to the strategic justification of the Amendment resulting from COVID-19. Consistent with best planning practice and the requirement to undertake regular reviews of planning schemes, the impacts of COVID-19 will need to be monitored and future evidence-based changes made if required.

### **3.5 Conclusion**

The Panel considers the Amendment is broadly consistent with the PE Act, Plan Melbourne, is supported by and implements the relevant sections of the PPF and has generally been prepared in accordance with relevant Ministerial Directions and Practice Notes. The Panel considers that the Amendment is consistent with the principles of net community benefit as it will provide streamlined and updated policy into the Planning Scheme, and will address many issues of concern and interest to the community.

The Amendment has adequately considered the impacts of COVID-19, accepting that the impacts of the pandemic are still being understood and future adjustments may be required.

The Panel concludes the Amendment is well founded and strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

## 4 Building height

### 4.1 What is proposed?

The MPS and various proposed planning policies refer to building height by the terms 'low-rise' 'mid-rise' and 'high-rise'.

Clause 15.01-2L (Building design) is central to the issue of building height and, as exhibited, states:

#### 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.

Other references to mid-rise are made in:

- Clause 02.01 (Context) Built environment and heritage
- Clause 02.03 (Strategic directions) Activity Centres



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- Clause 11.03-1L (Activity centres)

As exhibited, Clause 02.01 states:

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.

Before the Hearing, Council submitted it was its intention to delete the words '(above 14 storeys)'.<sup>31</sup>

### 4.2 Background

Clause 21.05-02 (Urban design) of the Planning Scheme states:

Looking at the built form of the whole municipality, a clear picture emerges of a low-rise urban form punctuated by pockets of higher development. The low-rise urban form that constitutes much of the municipality is mostly in the one to two storey range, with some three and four storey buildings. The pockets of taller buildings include the high-rise housing estates, some industrial (or ex-industrial) complexes and the landmark towers, spires and signs. Activity centres being generally Victorian and Edwardian in origin, are generally two storeys, with some higher signature buildings.

It includes 'Objective 17' which states:

To retain Yarra's identity as a low-rise urban form with pockets of higher development.

Strategies relating to this objective include:

Strategy 17.1 Ensure that development outside activity centres and not on Strategic Redevelopment Sites reflects the prevailing low-rise urban form.

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

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

The term low-rise is used frequently throughout the Planning Scheme (and the Amendment), and as a general principle, describes the residential areas of Yarra. These areas are typically included in residential zones, with mandatory height limits within the zone controls which limit building height to two to three storeys.

With the exception of Clause 21.12 (Local areas) Johnston Street Activity Centre - Vision, the current LPPF does not use the term mid-rise.

A number of Design and Development Overlay (DDO) schedules in the Planning Scheme use the term mid-rise.

<sup>31</sup> Document 16

## Attachment 1 - Attachment 1 - C269yara - Panel Report

### 4.3 The issues

The issues are whether the:

- terms low-rise, mid-rise and high-rise are appropriate
- strategies in Clause 15.01-2L (Building design) regarding building height are appropriate.

### 4.4 Evidence and submissions

Council submitted the Amendment does not define the terms low-rise, mid-rise and high-rise. This was because what is low-rise, mid-rise or high-rise is a relative assessment of scale depending on the location of the site, its surrounds and its strategic context.

Council submitted:

- it has set a vision for its municipality which, in built form terms, comprises low-rise neighbourhoods with mid-rise form in designated locations
- the evidence of Mr Szafraniec is that the housing and employment needs of Yarra can be met within this built form vision
- the meaning of mid-rise without specific metrics means:
  - more than low-rise, where low-rise in Yarra's neighbourhoods is generally 1-2 storey Victorian scale (contemporary 3 storey)
  - less than high-rise, noting that Clause 15.01-2L (Building design) seeks to avoid high-rise development unless specified by a DDO schedule
- the built form work undertaken to date sets the appropriate metrics and portrays what mid-rise means in Yarra
- it does not want the scale of high-rise throughout its municipality and the only locations where it is to be located is where it has been approved through a DDO.

Council said a substantial body of strategic work has been undertaken across many of Yarra's activity centres and major regeneration areas to analyse their distinctive physical and strategic contexts. Much of this work is now reflected in permanent and interim controls on development which have been tailored to the specific context and contemplate varying scales of development in response to that context.

Council submitted that the term mid-rise is not intended to be a 'one size fits all' in Yarra. For example, mid-rise is variably used to describe building heights in different activity centres ranging from 3-4 storeys in the Smith Street Major Activity Centre (MAC) (interim DDO36), 4 storeys in Precinct 2 of Swan Street MAC (DDO26) and up to 12 storeys in Precinct 1 of Bridge Road MAC. Council said what is meant by mid-rise development is clearly dependent on the specific activity centre and the precinct within which a site lies.

Council cited multiple Victorian and Civil Administrative Tribunal (VCAT) decisions<sup>32</sup> that demonstrated while heights ranging from 3 to 18 storeys have been described as mid-rise, an appropriate mid-rise scale of development will vary depending on the strategic and physical context of any given site or precinct.

<sup>32</sup> Document 125, paragraphs 23-27

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

In summary, what is meant by the terms low-rise, mid-rise and high-rise is to be gleaned from applicable built form controls, and in the absence of built form controls from the physical and strategic context.

Council relied on the evidence of Ms Ancell who assessed the question of building height and considered:

A number of submissions were received on building heights. It is not the role of Amendment C269 to identify building heights for individual sites, as this work arises from the preparation of structure plans and built form frameworks, but rather to set a policy framework which sets out the range of factors that must be considered in identifying appropriate heights. The proposed clauses relating to Activity Centres (11.03-1L), Building Design (15.01-1L), Urban Design (15.01-2L), Heritage (15.03-1L) and Location of Residential Development (16.01-2L) address heights and development density in a general sense. I am of the view that these provide appropriate guidance for future precinct-specific strategic planning work such as structure plans and built form frameworks that identify building heights.<sup>33</sup>

Ms Ancell noted that the context and role of an activity centre was an important consideration in determining building heights in that centre. She recommended the second building height strategy in Clause 15.01-2L (Building design) should be amended to state:

Ensure that development reflects the predominantly low-rise character of the area, except in the following locations where a range of building heights should be provided that respond to their context and role: ...

Council did not support Ms Ancell's recommendation and said the additional text risks creating confusion. It cited examples where a site may be in a:

- location where a DDO nominates a single height not a range of heights
- "mid-rise" location where a height should largely correspond with surrounding heights rather than a variation or range of surrounding heights.

Many submissions took issue with the terminology of mid-rise and raised concerns that it either:

- creates expectations of too much height in activity centres such as Brunswick Street MAC or smaller centres such as the Neighbourhood Activity Centres (NACs) and Local Activity Centres (LACs), or
- does not encourage enough height on well located development sites.

YPC members considered the term mid-rise was too vague. They said without clear definitions of what mid-rise means then the term would lead to confusion and increased conflict at VCAT.

Many submitters raised similar concerns, and noted variously:

- the terms low-rise, mid-rise and high-rise should be defined and quantified with fixed storey numbers or fixed heights based on average storey heights
- setting clearly defined terminology did not mean setting mandatory heights
- the assessment of what is an appropriate height for any particular location is not hampered by the use of words with clear definition
- there should be a consistent use of terms such as low-rise, mid-rise and high-rise across the whole of Yarra
- it is confusing when different heights are applied to an area designated as mid-rise
- not providing definitions is misguided at best, misleading, or at worst deceptive

<sup>33</sup> Ms Ancell evidence statement, Document 100, page 50

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- without clear definitions stakeholders will assume different meanings and argue their interpretation is correct.<sup>34</sup>

The YPC called evidence on this matter from Ms Vines and Mr Holdsworth.

Ms Vines said that building heights needed to be clearly defined if terms such as low-rise, mid-rise and high-rise are to be used. She recommended interim height guidelines in circumstances where there was no DDO as follows:

- low-rise 2 - 3 storeys (NACs and LACs)
- mid-rise 4 - 6 storeys (MACs)
- high-rise 7- 8 storeys (brown field sites)
- very high-rise 9 storeys (only on strategic urban renewal sites such as Fitzroy gasworks and CUB site).

Mr Holdsworth said the terms should be defined as meaning:

- low-rise maximum 3 storeys (11 metres)
- mid-rise maximum 6 storeys (20 metres residential and 25 metres commercial)
- high-rise greater than 6 storeys.

Mr Holdsworth considered all NACs and LACs should be low-rise and the heights for low-rise and mid-rise should be mandatory maximums.

Ms Vines and Mr Holdsworth did not provide a detailed analysis to justify these metrics.

In cross-examination, Mr Holdsworth conceded that:

- policy should not be mandatory
- MACs should not be limited to 6 storeys
- NACs already include sites and locations which are more than 3 storeys, which can support more than 3 storeys and which are identified in built form controls for more than 3 storeys
- LACs may be able to support more than 3 storeys.

UEM Sunrise submitted there should be greater certainty about building heights but the term mid-rise inappropriately constrained the development of its land.

UEM Sunrise owns land at 21-53 Hoddle Street. The site is within the C1Z and has a total area of approximately 5,400 square metres. Clause 15.01-2L (Building design) identifies the site as an appropriate location for mid-rise development as Hoddle Street is a designated boulevard outside an activity centre. UEM Sunrise submitted the site has all the characteristics to support intensive redevelopment and there were no significant constraints impacting the site.

UEM Sunrise considered the strategy to *“Avoid high rise development unless specified by a schedule to the Design and Development Overlay”* was too restrictive in circumstances where it was uncertain whether a DDO would ever be prepared for its site or the broader Hoddle Street boulevard. It said planning policy should not be limiting the site to mid-rise development because it had potential for greater height than mid-rise.

UEM Sunrise submitted that Clause 15.01-2L should be changed to:

- include the additional words proposed by Ms Ancell (or wording to similar effect)

<sup>34</sup> Documents 195, 202 and 207

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- delete the strategy “*Avoid high rise development unless specified by a schedule to the Design and Development Overlay*”
- modify the strategies relating to mid-rise development as follows:

### Taller Mid-rise development

Direct taller mid-rise development to appropriate the following locations, such as:

- 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 taller mid-rise development that:

- Contributes to a high-quality built form.
- ...

Council did not agree with submissions or evidence that sought a metric definition of low-rise, mid-rise or high-rise in order to place a limit on height for new development through policy in the Planning Scheme. It said:

- the metric of the height and whether it is mandatory or discretionary should be found in the applicable zoning or overlay provisions
- the definitions proposed by Ms Vines and Mr Holdsworth were inconsistent with the range of heights already approved and gazetted in various DDOs throughout the municipality which support mid-rise development - including in MACs and NACs such as Queens Parade and Johnston Street
- such definitions would place unreasonable constraints on development opportunities in activity centres in Yarra where most housing and employment growth is to be focused pursuant to State and local policy
- in no circumstance would it be appropriate to impose mandatory heights through policy.

Council submitted that it would not be useful, or appropriate, to adopt standard definitions that would apply across the whole of the municipality, as the expectation of height and scale necessarily varies between areas and between activity centres, depending on their physical and strategic context.

Council noted that the future scale of LACs will be informed by the expectation that development respects the character of the centre (Clause 11.03-1L).

Council did not agree with UEM Sunrise that the term mid-rise should be replaced with ‘taller’ because ‘taller’ has no upper limit. It said that the Amendment contemplates an upper limit, namely, to avoid high-rise development unless specified in a DDO schedule.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### 4.5 Discussion

It is appropriate for Council to set an overall vision for the development of the municipality and the Panel accepts that this is the intent behind the use of the terms low-rise, mid-rise and high-rise throughout the MPS and various planning policies.

The Panel notes that there is no upper limit for building heights within current policy, which only refers to low-rise and higher development/taller buildings. Current policy states that development on strategic redevelopment sites (SRSs) or within activity centres is preferred to be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits. The proposed policy will create a limit of mid-rise in specified locations and clearly identify that high-rise is not acceptable unless in accordance with a DDO schedule. This will provide more certainty and direction regarding where and in what circumstances 'higher development' may be appropriate.

The threshold of 5-6 storeys in the current Planning Scheme is no longer appropriate having regard to the type of development occurring in the last decade and the contemporary built form frameworks and associated built form controls that Council has been progressing for activity centres and major regeneration sites. Several of the DDO schedules use the term mid-rise and in that regard the references to mid-rise in the MPS and PPF are 'catching up' with the rest of the Planning Scheme.

The Panel agrees with Council that:

- the terms low-rise, mid-rise and high-rise are relative rather than prescriptive
- deleting reference to the phrase 'above 14 storeys' in Clause 02.01 would help to clarify that the upper limit to mid-rise is not 14 storeys.

It is acceptable to have a relative height framework within planning policies to help direct Council's overarching vision. In some ways, the housing change areas in the Housing Strategy also provide a relative framework. For example, the Housing Strategy does not quantify what 'moderate change' is by defining growth as dwellings per hectare or some other metric.

Relative scales help explain broad principles, which are appropriate in the MPS and PPF. The Panel does not agree with submitters and the experts who considered that the terms low-rise, mid-rise and high-rise should be strictly defined. It agrees with Council that the metrics proposed by Ms Vines and Mr Holdsworth are inconsistent with the range of heights already approved and gazetted in various DDO schedules throughout the municipality and would place unreasonable constraints on development opportunities in Yarra.

The Panel appreciates the concerns of submitters who requested more certainty, however it is important to remember that the policies are not height controls. The Panel agrees with Council that the metric of the height and whether it is mandatory or discretionary should be found in the applicable zoning or overlay provisions.

The MPS recognises that mid-rise and some taller buildings are found in pockets in activity centres, along main roads and in areas transitioning from industrial to mixed use (in Clause 02.01).

Further, the MPS and local policies direct mid-rise buildings to appropriate locations within MACs and NACs (Clause 02.03, Clause 11.03-1L and Clause 15.01-2L), as well as employment areas, major regeneration areas and along boulevards.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

As contemplated by Clause 02.03 (Strategic directions), refinement of future mid-rise scale in MACs, NACs, employment areas, major regeneration areas and along boulevards will be undertaken through structure planning and implementation of DDO schedules. Council has significantly progressed its built form work program to introduce DDO schedules and the Panel supports the continuation of this program. DDO schedules will play an important role in implementing the MPS and PPF. The Panel makes no comment about the detailed content of the DDO schedules as this is a separate process.

The Panel agrees with Council that there will be some locations within MACs and NACs which will retain a low-rise built form but other parts of MACs and NACs will support mid-rise forms. This is in accordance with good site responsive built form controls. The term 'mid-rise' may include a range of heights appropriate to the physical and strategic context of the location.

The Panel accepts Council's position that high-rise development should only proceed if specified by a DDO schedule. It is appropriate that high-rise development is:

- not prohibited by policy
- directed to appropriate sites
- considered within the context of the site and broader strategic planning considerations
- managed through a DDO or similar overlay control.

For the reasons outlined above, the Panel does not agree with the proposed changes to Clause 15.01-2L (Building design) recommended by UEM Sunrise. It agrees, however, that there is scope for some qualification to the second strategy under 'Building heights'. The Panel considers the strategy should be modified to state:

Ensure that development reflects the predominant low-rise character of the area, except in the areas below where building heights should respond to the physical and strategic context of the site:

This wording provides further guidance but addresses the concerns of Council with respect to the wording provided by Ms Ancell. The additional words are consistent with Council's stated approach of how mid-rise buildings should be assessed where there is no DDO and is consistent with the wording in Clause 02.03 (Strategic directions) which contains the following strategic direction:

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.



## Attachment 1 - Attachment 1 - C269yara - Panel Report

### 4.6 Conclusions and recommendations

The Panel concludes:

- The terms low-rise, mid-rise and high-rise are relative rather than prescriptive.
- It is acceptable to have a relative height framework within planning policies to help direct Council's overarching vision.
- The term 'mid-rise' may include a range of heights appropriate to the physical and strategic context of the location and this is in accordance with good site responsive built form planning.
- The proposed policy will create a limit of mid-rise in specified locations and clearly identify that high-rise is not acceptable unless in accordance with a DDO schedule.
- The metrics of building height controls and whether they are mandatory or discretionary should be found in the applicable zoning or overlay provisions.
- The second strategy under 'Building heights' in Clause 15.01.2L (Building design) should be modified.

The Panel recommends:

1. Amend Clause 15.01-2L (Building design) to:
  - a) revise the second strategy in under the heading 'Building heights' to state:
    - *"Ensure that development reflects the predominant low-rise character of the area, except in the areas below where building heights should respond to the physical and strategic context of the site:  
..."*.

## 5 Activity centres

### 5.1 What is proposed?

Clause 11.03-1L (Activity centres) proposes:

- a hierarchy of activity centres including:
  - five MACs
  - eight NACs
  - five LACs
- maps showing the location and boundary for each nominated activity centre
- an objective and strategies that apply to all activity centres
- strategies that apply to individual activity centres or groups of activity centres.

### 5.2 Background and relevant documents

Council submitted that Planning Scheme Review concluded the current Planning Scheme lacked an overarching, evidence-based narrative for projected housing and employment growth in the municipality. As growth of both housing and employment continues, it is expected that there will be competition for land and other assets in Yarra. The Planning Scheme Review noted it is important to carefully manage and protect certain assets and land, and facilitate growth in locations that will provide benefit for current generations but also be sustainable into the future.

The Planning Scheme Review identified a lack of spatial plans for major activity and neighbourhood centres and further suggested the roles and strengths of activity centres needed to be better defined and strategies to meet the projected demand for retail and other facilities needed to be identified.

Council submitted that the proposed activity centres policy was based on:

- Plan Melbourne
- the SEES report
- the Activity Centres Report
- the Housing Strategy.

Council has prepared a range of Structure Plans and Built Form Frameworks for various activity centres. These have informed separate Planning Scheme amendments that have introduced permanent and interim DDO schedules to manage built form outcomes in activity centres. These DDO schedules have focussed principally on the MACs and some of the NACs.

### 5.3 The issues

The issues are whether the:

- proposed activity centre hierarchy is appropriate
- proposed designation of each activity centre is appropriate
- boundaries of the designated activity centres are appropriate
- objectives and strategies for the activity centres are appropriate.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

## 5.4 Activity centre hierarchy and designation

### (i) Evidence and submissions

Council submitted the activity centres hierarchy and designations were based on SEES and the Activity Centres Report.

Table 6 shows the activity centre designations as outlined in the current Planning Scheme, SEES, the Activity Centres Report and the Amendment.

**Table 6** Activity centre designations

Centre	Current Planning Scheme	SEES	Activity Centres Report	Amendment C269
Bridge Road	MAC	MAC	MAC	MAC
Brunswick Street	MAC	MAC	MAC	MAC
Smith Street	MAC	MAC	MAC	MAC
Swan Street	MAC	MAC	MAC	MAC
Victoria Street	MAC	MAC	MAC	MAC
Gertrude Street	NAC	NAC	NAC	NAC
Heidelberg Road, Alphington	NAC	NAC	NAC	NAC
Johnson Street (east of Smith Street)	NAC	NAC	NAC	NAC
Johnson Street (west of Smith Street)	NAC	MAC*	MAC*	NAC
Nicholson Street, North Fitzroy	NAC	NAC	NAC	NAC
Rathdowne Street, Carlton North	NAC	NAC	NAC	NAC
St Georges Road, North Fitzroy	NAC	NAC	NAC	NAC
Queens Parade	NAC	NAC	NAC	NAC
Berry Street/Ramsden Street, Clifton hill	NAC	LAC	LAC	LAC
Lygon Street, Carlton North	NAC	LAC	LAC	LAC
Nicholson Street (south), Carlton North	NAC	LAC	LAC	LAC
Rathdowne Street (south), Carlton North	NAC	LAC	LAC	LAC
Spensley Street, Clifton Hill	NAC	LAC	LAC	LAC

\* Included as part of the Brunswick Street MAC in these reports

Source: Ancell evidence statement, page 23

Council submitted:

- the five existing and proposed MACs are identified as MACs in Plan Melbourne
- MACs are defined in Plan Melbourne as:

Suburban centres that provide access to a wide range of goods and services. They have different attributes and provide different functions, with some serving larger subregional catchments. Plan Melbourne identifies 121 major activity centres.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- NACs are defined in Plan Melbourne as:  
Local centres that provide access to local goods, services and employment opportunities and serve the needs of the surrounding community.
- the network of proposed MACs and LACs is largely a policy neutral translation from Clause 21.08 (Neighbourhoods) of the Planning Scheme
- five existing NACs are proposed to be reclassified as LACs based on the recommendations of the SEES report and the Activity Centres Report.

Council submitted the Activity Centres Report considered five of the existing NACs played a lower order and more local role in the activity centres network. These included:

- Carlton North – Rathdowne Street
- Carlton North – Lygon Street, south of Pigdon Street
- Carlton North / Fitzroy North – Nicholson Street, north of Curtain Street and at the junction of Lee Street
- Clifton Hill – Spensley Street at the intersection with Berry Street
- Clifton Hill - Berry Street at the junction with Ramsden Street.

The Activity Centre Report states:

These small local centres offer a limited range of local services such as cafes, restaurants, milk bar or newsagent. In many cases the amount of local weekly shopping has declined in these centres as this type of shopping has shifted to supermarkets in larger centres.<sup>35</sup>

The SEES report makes recommendations in relation to the role of Yarra's activity centres. Strategy 1 of the SEES sets out designations for the activity centres as MACs, NACs or LACs. The MACs are identified by their Plan Melbourne designations. The strategy does not include specific definitions of NACs and LACs.

The SEES report includes directions to manage employment growth in Yarra and identifies the MACs for significant growth in retail and commercial floor space. The smaller NACs and LACs are likely to accommodate modest growth in retail and commercial floor space.

The Housing Strategy proposes that residential growth should be directed to the MACs and parts of the NACs which can accommodate growth. Council submitted the approach of directing growth to activity centres is consistent with State policy, provides housing close to employment, transport and services and is generally consistent with concepts such as the 20 minute city proposed in Plan Melbourne. This approach helps to protect the neighbourhood character of established residential areas in the municipality, in particular those areas with heritage significance.

Council said the Activity Centres Report notes:

- analysis in the Housing Strategy and SEES confirms the role of activity centres as a location for commercial and residential development to accommodate jobs and population growth
- the combined analysis as well as capacity monitoring by SGS Economics & Planning indicates that the centres have sufficient capacity to accommodate growth within the areas of currently zoned land
- MACs will play an important role as locations for additional housing and jobs

<sup>35</sup> Activity Centres Report, page 86

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- retail precincts of Smith Street, Victoria Street, Bridge Road and Swan Street have the largest employment floor space capacities, while Brunswick Street appears to have limited capacity and less scope for employment growth.
- activity centres will be part of a mix of locations and precincts which accommodate growth in employment, with other locations including employment precincts at Gipps Street precinct and in Cremorne and other former industrial areas
- the activity centre network will play an important role by accommodating housing development relieving pressure for encroachment into other employment areas
- the majority of housing growth will be accommodated in activity centres or mixed use areas adjoining the activity centres
- MACs will see the most significant residential growth and major change, particularly in those precincts less constrained by heritage or other design constraints
- NACs will play a more nuanced role which will vary depending on the nature of each centre and the constraints or opportunities of their context
- some of the NACs have capacity to accommodate employment and housing growth in identified precincts – for example, the former Alphington Paper Mill redevelopment will accommodate substantial new commercial and retail floor space
- the Planning Scheme does not distinguish between the larger neighbourhood centres which serve significant local catchments and the small local centres
- LACs will play a limited role in providing for housing and local employment
- the level of change in the activity centres will be determined by the context of each centre
- the location, design and scale of development in each activity centre will be influenced by and in some cases constrained by heritage and local character considerations – which will be addressed by existing structure plans or local area plans and proposed building form analysis and associated Planning Scheme provisions such as the DDO.

Ms Ancell supported the assessments and conclusions in the SEES, Activity Centres Report and the Housing Strategy with respect to activity centres. She agreed with the proposed hierarchy and designation of all the activity centres.

Ms Ancell considered Direction 5.1 in Plan Melbourne (Create a city of 20 minute neighbourhoods) gives particular emphasis to NACs when it states:

Neighbourhood activity centres are an integral part of the city's vibrant community life and critical to the creation of 20-minute neighbourhoods. These high streets and specialised strips of shops, cafes, small supermarkets, service businesses, community services and public spaces serve the needs of the surrounding community and provide a focus not only for local jobs but also for social interaction and community participation.

...

The attributes of and opportunities for neighbourhood activity centres at the local level vary across Melbourne. That is why local communities should lead the planning of their own centres.

Where centres are well established or communities are seeking to protect the unique character of their centres (such as protecting heritage buildings or access to public land or open space to achieve community benefit), they should be assisted in determining the desired built form outcomes.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Ms Ancell agreed that the five proposed LACs are too small to be considered NACs and do not contain the range of uses that would enable them to play a role as centres within the 20 minute neighbourhood network. She said creating the LACs tier within the hierarchy was a more nuanced approach than the current Planning Scheme and appropriately reflected the very small scale of these centres.

Many submissions were concerned about the expectations for substantial growth in activity centres and the potential impact on the special heritage character of the centres. They were concerned that growth in the activity centres would overwhelm the existing built form.

For example, The 3068 Group submitted the 'activity centre model' was a poor fit for Yarra and that development should not be concentrated into the activity centres but to former industrial sites.

In response, Council submitted:

- activity centre policy is State government policy as identified in Plan Melbourne and Clause 11, and it is not an option for Yarra to "opt out" of activity centre policy
- concentrating development into activity centres appropriately accommodates growth in Yarra but protects the residential neighbourhoods
- the objectives of planning in the PE Act include "*to facilitate development,*" and accordingly, planning schemes must provide for change
- height and setback controls can provide appropriate protection for the valued heritage streetscapes within Yarra's activity centres and this is evident in a range of DDO schedules already prepared by Council.

A number of submissions objected to the proposed designation of specific activity centres.

### Rathdowne Street NAC

Ms Vivian (Submission 231) submitted that the Rathdowne Street NAC should be designated a LAC because:

- it is the smallest of the NACs and is a completely different scale to centres such as Johnston Street
- it has a good range of food shops and primarily serves a local function
- there are only 41 properties in the Commercial 1 Zone (of which five are residential)
- a large proportion of the centre is residential (Neighbourhood Residential Zone – Schedule 1 (NRZ1)) and the whole of the centre is covered by a Heritage Overlay
- the streetscape has a highly valued heritage character
- all other NACs are on tram routes, whereas Rathdowne Village is only on bus routes
- if the centre is designated as a NAC it will attract greater pressure for development.

Ms Vines agreed the Rathdowne Street NAC should be reclassified as a LAC because of the scale of the centre relative to other NACs and it has significant heritage streetscapes.

Council submitted that the centre is already designated as a NAC in the Planning Scheme and it provides good access to local goods, services and employment opportunities and serves the needs of the surrounding community. It affirmed that the centre was appropriately designated as a NAC and said that future development of the centre will be guided by a range of planning policies, zoning and overlay controls.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

### Nicholson Street NAC

Ms Vivian submitted the Nicholson Street NAC should be designated a LAC because:

- it is one of the smaller designated NACs
- the retail strip is largely on the west side of the street
- only remnants of retail exist on the eastern side of Nicholson Street which consist of areas within the General Residential Zone (GRZ) and the Mixed Use Zone
- it has lower order shops and serves a local function.

Council responded that the centre was appropriately designated as a NAC.

No expert witness contested the designation of this centre as a NAC.

### Heidelberg Road, Alphington NAC

Ms Dane (Submission 328) and AFADA (Submission 222) objected to the section of Heidelberg Road between Parkview Road and Como Street within the NAC. Ms Dane submitted that it should be within a LAC.

### Clifton Hill LACs

Ms O'Brien (Submission 13) and Ms Jasen (Submission 405) objected to including the two LACs in Clifton Hill (Spensley Street and Berry Street/Ramsden Street). They submitted these locations are too small to be included as activity centres. They noted:

- the area is well serviced by other nearby activity centres, especially Queens Parade
- a few exiting shops does not constitute an activity centre
- the designation of the LACs will encourage substantial redevelopment
- the area is generally low scale residential with important heritage character and it is not appropriate for significant redevelopment.

Council noted that the two centres are currently designated as NACs in the Planning Scheme (Clause 21.08) and the Activity Centres Report has redesignated them as LACs having regard to their small size and very local role and function.

No expert witness contested the designation of these centres as LACs.

### (ii) Discussion

The activity centre hierarchy is based on a substantial volume of work completed by Council and is consistent with the State and metropolitan planning policy, including Plan Melbourne. The hierarchy is generally consistent with existing planning policy except for the introduction of a third tier of centres – the LACs. It is reasonable and appropriate to distinguish the very low order NACs in the existing Planning Scheme as LACs because, as demonstrated, these centres clearly serve a different role and function compared to the other NACs.

Significant employment and housing growth is anticipated in the MACs and this is consistent with the expectations of Plan Melbourne. The Panel agrees with Council that it is not an option to 'opt out' of State and metropolitan planning policy. What is important is how growth is managed and has regard to the local character of the centres, particularly the heritage character in these centres.

Many of the concerns expressed in submissions about the designation of activity centres were couched in the context of the potential implications for future development in the centre. For example, there was a strong impression that if a place was designated as a NAC then there would be pressure for more intensive development than if it was a LAC. Similarly, if a place was within a



## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

LAC then there was an impression that there would be more intensive development than if it was not within a designated activity centre.

The Panel has considered the designation of each centre having regard to the role and function of the centre, not the possible future redevelopment of the centre. The future development of each centre is a matter that should be addressed through specific policies and controls. These policies and associated controls can manage the appropriate development of a centre within the context of the opportunities, constraints and character of the location.

Not all activity centres within the same tier in the hierarchy are the same. For example, the Johnson Street NAC is different to the Queens Parade NAC. These differences are manifested in the specific policies and built form controls for these centres. It follows that if a specific centre is designated as a NAC then this does not imply equivalent development potential to another NAC. Each place has its own character and context and should be considered accordingly.

Similarly, not all parts of the same activity centre may have the same potential for development. This is demonstrated across many of the existing DDO controls in the MACs and NACs in Yarra (permanent and interim controls). It is common for there to be a wide range of built form outcomes across an activity centre. This demonstrates a considered approach to the built form of the centre that respects the constraints and preferred outcomes.

Within this context, the Panel considers the proposed designation for each activity centre to be acceptable.

The Panel acknowledges the Rathdowne Street NAC is different to some other NACs with respect to its scale, consistent fine grain and low-rise character, comparatively limited access to public transport and a significant proportion of the centre is in the NRZ1 (although many properties in the NRZ are used for non-residential purposes). These characteristics demonstrate a unique character rather than mitigate the capability for the centre to be a NAC.

The future development potential for this centre is significantly less than for some other NACs (such as Johnson Street). This is not a reason to not designate the centre as a NAC if it meets the required threshold as a NAC. Appropriate planning policy and controls should ensure that the special qualities of this NAC are retained.

The Panel considers it is appropriate to designate the Rathdowne Street, Nicholson Street, and Heidelberg activity centres as NACs.

The Rathdowne Street activity centre meets the required threshold for this tier in the hierarchy.

The Nicholson Street activity centre demonstrates obvious characteristics of a more 'typical' NAC – including the scale, range of land uses and a tram line.

The Heidelberg Road activity centre is consistent with its current designation in the Planning Scheme and its role and function described in the Activity Centres Report.

The Panel accepts it is appropriate to designate the Spensley Street and Berry/Ramsden Street activity centres as LACs. These centres are too small to exhibit the necessary range of services and facilities to be classified as NACs, however they are entirely in the Commercial 1 Zone and it is reasonable to designate them as activity centres to ensure appropriate policy can manage their growth within the local context.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

### (iii) Conclusions

The Panel concludes:

- The proposed activity centre hierarchy is based on sound research and is generally consistent with State and metropolitan planning policy.
- It is appropriate to reclassify the five small existing NACs to a new third tier of activity centre (LAC).
- The proposed designation of each activity centre is appropriate.

## 5.5 Activity centre boundaries

### (i) Evidence and submissions

Council referred to the current activity centre boundaries depicted in Clause 21.08 (Neighbourhoods) and Figure 1 of Clause 21.03 (Vision) as ‘balloons’ or ‘sausages’. It submitted one of the outcomes of the Amendment is to more accurately delineate the boundaries of each activity centre. It said the Activity Centres Report clearly delineates the boundaries of each activity centre based on PPN58.

PPN58 sets out ‘Activity Centre Boundary Criteria’, which have been developed for use by councils to assist in defining their activity centre boundaries through structure planning. The criteria include:

- a) Consider the following issues in determining the potential location of an activity centre boundary:
  - the location of existing commercial areas and land uses
  - the location of existing government and institutional areas and land uses
  - the location of existing areas of public open space
  - commercial and residential needs
  - environmental and flooding constraints
  - heritage constraints
  - availability of strategic redevelopment sites, both existing and potential
  - the location of residential areas, including whether they provide significant redevelopment opportunities or constraints for the centre
  - consideration of physical barriers and opportunities for their improvement
  - proximity to public transport, especially fixed rail (train or tram)
  - the location of existing and potential transport infrastructure including fixed rail, buses, bicycle paths, car parking areas and modal interchanges
  - walkability – opportunities to provide for and improve walkability within 400 to 800 metres from the core of the centre (depending on topography and connectivity)
  - consistency with State policy
  - consistency with local policy and Municipal Strategic Statement or Municipal Planning Strategy where relevant (both referred to in this practice note as MSS)
  - impacts of the boundary on other activity centre boundaries.
- b) In setting a boundary for an activity centre, include:
  - sufficient land to provide for the commercial (retailing, office, fringe retailing and support activities such as entertainment) activities needed over a 15 to 20 year time frame and then into the 30-year horizon

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- residential areas that are integrated into the activity centre or surrounded by other uses that have a strong functional interrelationship with the activity centre even where limited development opportunities exist
  - key public land uses that have or are intended to have a strong functional interrelationship with the activity centre even where there are no or limited redevelopment opportunities
  - public open space areas that have or are intended to have a strong functional interrelationship with the activity centre.
- c) In setting a boundary for an activity centre, generally exclude:
- residential land encumbered by significant constraints (such as a Heritage Overlay) located at the edge of the activity centre.

Council submitted that the Activity Centres Report sets out a detailed assessment for each centre against this criteria. The report recommends that the application of the above criteria warrants the following land being included within the centre boundary for each activity centre:

- Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.
- Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.
- Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.
- Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core.
- Health [facilities].
- Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre.
- Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.
- Residential areas that due to the surrounding uses, built form and road network are logically included.
- Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped.<sup>36</sup>

Council noted that several centres were designated in two or more geographic parts, however in practice they operated as a single centre. It said this was because of a variety of factors, including:

- some centres operate as a network of interconnecting centres such as the Brunswick Street, Smith Street, Johnson Street and Gertrude Street group of activity centres
- a general focus on existing commercially zoned land and exclusion of residential land (except where residentially zoned land included multiple non-residential uses)
- a local understanding of the centre.

Ms Ancell gave evidence that including the above land uses and zonings within the proposed activity centre boundaries was a logical and reasonable application of the PPN58 to these centres. She said the resulting land within activity centres sufficiently provides for both the relevant medium and long term planning horizons specified in the PPN58.

<sup>36</sup> Activity Centres Report, Sections 7 to 9

## Attachment 1 - Attachment 1 - C269yara - Panel Report

A number of submissions objected to the location of the boundary of specific activity centres.

### Swan Street MAC

Several submitters objected to including the land within the Mixed Use Zone north of Richmond Station bound by Botherambo Street, Tanner Street, Punt Road and Stewart Street ('the mixed use land') within the Swan Street Activity Centre. They submitted:

- there was significant confusion in the exhibited documents because the map associated with Clause 11.03-1L (Activity centres) did not show the mixed use land within the Swan Street Activity Centre, however the Strategic Framework Plan at Clause 02.04 showed the land within the activity centre
- there is no clear strategic intent for including the mixed use land within the Swan Street Activity Centre
- including the land within the activity centre boundary will have significant implications for the future development of the area because the Swan Street Activity Centre is a MAC and the area has been subject to increased pressure for redevelopment over recent years
- the heritage significance of the mixed use land would be threatened if it was within a MAC
- the area is removed from Swan Street and does not relate to the core of the activity centre.

Council acknowledged that there was an error in the exhibited documents. It agreed that the Explanatory Report did not expressly reference the boundary change to the Swan Street MAC, although it submitted that the Activity Centres Report was referenced and this report identifies the mixed use land within the Swan Street MAC.

Council submitted that the Swan Street Built Form Framework and the proposed DDO schedules prepared as part of Amendment C191 for Swan Street did not include the mixed use land because the purpose of Amendment C191 was to predominantly focus on properties along Swan Street spine and the built form of the mixed use land was different in typology and character to the built form of the Swan Street shopping strip.

Council said that Clause 21.12 exhibited as part of Amendment C191 annotated the mixed use land as "mixed activity – retail, residential". The Panel Report for Amendment C191 concluded:

Land north of Precincts 1 and 2 and land east of Precinct 4 needs further strategic work to better understand their relationship with the Activity Centre and should be designated accordingly.<sup>37</sup>

It recommended the land be shown on the Swan Street Framework Plan in Clause 21.12 as 'Land subject to future strategic work'.

Council accepted that further strategic work in relation to future built form needs to be undertaken for the mixed use land and noted a resolution of Council on 3 August 2021 which commits Council to the necessary built form work.

Council acknowledged that Clause 11.03-1L does not currently include a description of the mixed use land or any specific strategies for the precinct but said that this will be updated following the completion of the strategic built form work foreshadowed by Council's resolution of 3 August 2021.

<sup>37</sup> Yarra PSA C191 [2020] PPV, page 41

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Council submitted there was a sound strategic basis for including the mixed use land within the Swan Street MAC as part of the Amendment, including:

- the conclusions of the Activity Centres Report
- consistence with the boundary criteria in PPN58
- the zoning of the land (Mixed Use)
- close proximity to Richmond Station and Swan Street
- the mixed use character and built form which contrasts with the low-rise, residential area to the north
- the extent of change that has occurred in the area as evidenced by the permits issued and the change of use from industrial to office and residential uses.

Council submitted that the exhibited Swan Street Activity Centre Plan in Clause 11.03-1L should be amended to show the mixed use land within the Swan Street MAC with a description in the legend that states 'land subject to future strategic work'<sup>38</sup>.

Council agreed with the submitters that the area has heritage significance, as recognised in the Heritage Overlay (HO332). It said the heritage significance of the area is not a bar to its inclusion in the Swan Street MAC but is an important matter which will influence appropriate built form controls and responsive future development.

Ms Ancell and Mr Szafraniec gave evidence confirming the suitability of inclusion of the mixed use land within the Swan Street MAC, having regard to the guidance in PPN58 and economic considerations.

### Queens Parade NAC

The 3068 Group submitted that the entire length of Queens Parade is defined as an activity centre but only the shopping precinct (Precinct 4 in DDO16) qualifies as an activity centre. It said 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 the park requires heritage and significant landscape overlay protection.

In response, Council submitted the boundary of Queens Parade NAC 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.

Council submitted the PPN58 criteria includes public open space areas that have or are intended to have a strong functional interrelationship with the activity centre. It said Mayors Park is considered to have such a relationship with Queens Parade. Mayors Park is owned by Council and is located in the Public Park and Recreation Zone which seeks to recognise areas for public recreation and open space, protect and conserve areas of significance and provide for commercial uses where appropriate.

Ms Ancell agreed that the entire length of Queens Parade should be included in the NAC boundary to accord with PPN58. She recognised that NACs have more than just a retail role, and a range of land uses should be considered for inclusion in the boundary. Ms Ancell said the inclusion of Mayors Park was consistent with PPN58 and was appropriate.

<sup>38</sup> Document 209

## Attachment 1 - Attachment 1 - C269yara - Panel Report

### Johnson Street NAC

CHS submitted that Precinct 7 (Trenerry Crescent) and Precinct 8 (Abbotsford Convent) should not be included in the Johnson Street NAC. It said Trenerry Crescent:

- is a sensitive riverside location with important industrial heritage
- is not suitable for large new developments
- was removed from Johnson Street and was not serviced by a busy through road or public transport.

Council submitted it is appropriate to include these areas because:

- they are identified in the Activity Centres Report as suitable for inclusion in the Johnson Street NAC
- the Trenerry Crescent land is within the Commercial 1 Zone and Mixed Use Zone and comprises higher density residential and office development with some potential for further growth
- the Abbotsford Convent provides a local and regional attraction for visitors to the area and, as recognised in PPN58, comprises public open space that has a strong functional inter-relationship with the activity centre and serves residents, workers and visitors in the activity centre.

### Heidelberg Road NAC

The AFADA submitted it was concerned about the expansion of the Alphington NAC to include the Alphington Village precinct in the Alphington Papermill redevelopment site and also the site at 582 Heidelberg Road Alphington. It noted:

- there is considerable distance between the boundaries of Alphington Village and Alphington NAC, approximately 200-550 metres and an eight storey residential tower and six storey aged care facility will separate the two precincts
- the two precincts have different retail, car parking, streetscape and pedestrian access characteristics
- it is difficult to understand how the two precincts will operate as a single integrated activity centre.

Ms Ancell gave evidence that she supported the integration of the two precincts within a single NAC and this was appropriate having regard to the long term development of the former Paper Mill site in accordance with the approved Development Plan for the area.

Council submitted that the strategies in the activities centres policy for this centre differentiated between the various parts of the centre and noted the strategy that states:

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.

### Rathdowne Street NAC

Ms Ancell gave evidence that the boundary of the Rathdowne Street NAC should be extended to include a small cluster of businesses at 418 to 430 Rathdowne Street. These properties are on the east side of Rathdowne Street and north of Fenwick Street. Ms Ancell said these properties have similar characteristic to the properties in the southern part of the centre, in that they are predominantly businesses (primarily medical premises) with a couple of intervening dwellings.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Council did not support the extension of the Rathdowne Street NAC as recommended by Ms Ancell. It noted the Activity Centres Report recommended Fenwick Street as the northern boundary to the centre and this corresponded with the northern extent of the Commercial 1 Zone.

No submitter sought the extension of the Rathdowne Street NAC.

### Rathdowne Street LAC

During the Hearing, Council noted a mapping error in the Rathdowne Street LAC. A mapping discrepancy was highlighted with respect to the land on the east side of Rathdowne Street to the north and south of Richardson Street.<sup>39</sup> In summary:

- the Activity Centres Report shows the activity centre including a single lot on the south side of the intersection of Rathdowne Street and Richardson Street and several lots on the north side of the intersection
- the maps in Clause 11.03-1L (Activity centres) and Clause 02.02 (Strategic Framework Plan) show a single lot on the north side of the intersection of Rathdowne Street and Richardson Street and several lots on the south side of the intersection.

Council submitted that the intent was for this part of the Rathdowne Street LAC to follow the boundary shown in the Activity Centres Report, however, for procedural fairness it would be inappropriate to apply those boundaries without further consultation with the affected landowners.

In the circumstances, Council invited the Panel to include only the properties on the north east and south east corner of the Rathdowne Street and Richardson Street intersection as part of the Amendment. Council did not provide a plan or the street addresses of the relevant properties.

The other parts of the Rathdowne Street LAC were unaffected.

### (ii) Discussion

The Panel supports Council's objective to define the boundaries of activity centres with more precision than is shown in the current Planning Scheme. This is an appropriate outcome that will assist all stakeholders in understanding the extent of the activity centres. The methodology used to define the boundaries has generally been satisfactory and consistent with PPN58. The Activity Centres Report may have ideally included more detailed analysis and discussion, however it provided a reasonable assessment of the issues and approach to the determination of the proposed boundaries.

That said, the Panel found the boundaries of the Lygon Street LAC and Rathdowne Street (north) LAC not immediately obvious. For example, the Lygon Street LAC is focussed around the intersection of Lygon Street and Pigdon Street (in the Commercial 1 and Mixed Use Zone) and excludes land used for non-residential purposes (in the Neighbourhood Residential Zone) around the intersection of Lygon Street and Richardson Street. On the other hand, the Rathdowne Street LAC includes non-residential land uses (all within the Neighbourhood Residential Zone) focussed around the intersection of Rathdowne Street and Pigdon Street as well as Rathdowne Street and Richardson Street. It is unclear on what basis the land around the intersection of Richardson Street is included in one case (Rathdowne Street LAC), but excluded for the other (Lygon Street LAC).

---

<sup>39</sup> Document 125, Attachment 1



## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

The Panel accepts there are a large number of non-residential uses scattered around many intersections in this part of the municipality. These often reflect the historic commercial uses in the area rather than the current zoning. The Panel acknowledges that no submissions objected to these LACs or sought changes to their boundaries. On this basis, it accepts the boundaries proposed by Council.

The Panel agrees with Council that the Rathdowne Street LAC boundary should be modified for the properties around the intersection of Rathdowne Street and Richardson Street. The mapping errors in this location mean it is appropriate to only include the properties on the north east and south east of this intersection at this time.

The mapping errors associated with the mixed use land north of Richmond Station have caused confusion and misunderstanding amongst many submitters. The Panel accepts the submission from Council that it was an error.

The Panel agrees with Council that further strategic work is required for the mixed use land. This is consistent with the conclusions and recommendations in the Panel Report for Amendment C191. This further work should explore the relationship between the mixed use land and the Swan Street Activity MAC, including:

- whether the mixed use land forms part of the Swan Street MAC or some other precinct
- the boundary of the precinct
- strategies in local policies to help guide the development of the area
- appropriate built form controls for the precinct.

The Panel makes no judgement about these matters. It is premature to suggest whether the mixed use land should be included within the Swan Street MAC at this stage.

The Panel does not agree that the heritage significance of the precinct should determine whether the land is included within the Swan Street MAC. There are many parts of MACs within Yarra that are of heritage significance, and heritage character is a matter that needs to be considered when formulating strategies and built form controls for an area.

The Panel is concerned with Council's approach to include the mixed use land within the Swan Street MAC without any specific strategies within the activity centres policy at Clause 11.03-1L that address this important precinct. It is desirable to have appropriate planning strategies for the site (and associated built form controls) simultaneous with its inclusion within the Swan Street MAC (or other specified precinct). There would be further confusion and uncertainty if the land was included within the MAC with no strategies or built form controls to help understand the intentions for the precinct.

On this basis, the Panel does not support the mixed use land being included within the Swan Street MAC at this stage. The land should be included subject to further strategic work foreshadowed by Council and considered as part of a separate Planning Scheme amendment.

The Panel agrees with Council that the proposed boundaries of the Queens Parade LAC, Johnson Street LAC and Heidelberg Road LAC are acceptable. The boundaries for these centres have been prepared having regard to the broader considerations in PPN58 and are appropriate.

The Panel does not support the northern extension of the Rathdowne Street NAC recommended by Ms Ancell. No submissions were made with respect to this issue and Council did not support the extension. Should Council wish to pursue this, then there should be further discussion with the

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

land owners of these properties (and the adjoining properties further to the north) and considered as part of a separate Planning Scheme amendment.

The Panel observes that the plans in Clause 11.03-1L are difficult to read and should be improved to provide greater clarity and certainty. If a plan contains more than one activity centre, it would be beneficial for the plan to clearly annotate which parts belong to a specific activity centre. This is particularly relevant in the case of the plan titled 'Major and Neighbourhood Activity centres in Fitzroy Plan' and the plans for the Lygon Street, Nicholson Street and Rathdowne Street LACs. The constituent parts of an activity centre should be apparent from the plans shown in the Planning Scheme rather than having to refer to the Activity Centres Report.

**(iii) Conclusion and recommendations**

The Panel concludes:

- It is appropriate to define the boundaries of activity centres more precisely than what is currently shown in the Planning Scheme.
- The methodology used to define the boundaries has generally been satisfactory and consistent with PPN58.
- The Rathdowne Street LAC boundary should be modified to show only the properties on the north east and south east corners of Rathdowne Street and Richardson Street intersection.
- It is not appropriate to include the mixed use land north of Richmond Station within the Swan Street MAC until further strategic work has been completed that investigates:
  - whether the mixed use land forms part of the Swan Street MAC or some other precinct
  - the boundary of the precinct
  - strategies in local policies to help guide the development of the area
  - appropriate built form controls for the precinct.
- The proposed boundaries of the Queens Parade LAC, Johnson Street LAC and Heidelberg Road LAC are acceptable.
- It is inappropriate to extend the northern boundary of the Rathdowne Street NAC.
- The plans in Clause 11.03-1L are difficult to read and should be improved to provide greater clarity and certainty.

The Panel recommends:

**2. Amend the plans in Clause 11.03-1L (Activity centres):**

- a) for the part of the Rathdowne Street Local Activity Centre around the intersection of Rathdowne Street and Richardson Street to show only the properties on the north east and south east corners of the intersection within the activity centre.
- b) for the Swan Street Activity Centre to show the land within the Mixed Use Zone north of Richmond Station bound by Botherambo Street, Tanner Street, Punt Road and Stewart Street as not in the Swan Street Activity Centre but designated 'land subject to further strategic work'.
- c) to improve the general clarity of the images and provide greater certainty about the location of specific activity centres in circumstances where multiple activity centres are shown on the same plan.

## 5.6 Activity centre objectives and strategies

### (i) Evidence and submissions

Members of the YPC expressed concern about the impact of development on the activity centres. They said the emphasis on activity centres as places for growth means the heritage character of these centres and the surrounding low-rise residential areas will be put at risk. Particular concerns were expressed for MACs such as Brunswick Street, Smith Street, Bridge Road and Swan Street and NACs such as Gertrude Street, Queens Parade, Rathdowne Street, Nicholson Street and St Georges Road.

A central concern was the planning policies did not sufficiently guide built form outcomes for the activity centres, particularly regarding maximum building heights. Submissions noted that Clause 15.01-2L (Building design) directed 'mid-rise' development to MACs and LACs (as well as other specified locations outside of activity centres). There was concern that reference to mid-rise was open to wide interpretation and that more specific metrics were needed to provide greater certainty for outcomes in activity centres (and other areas).

Mr Holdsworth noted that Clause 11.03-1L (Activity centres) included the strategy:

Support high quality mid-rise buildings in major and neighbourhood activity centres as identified in the relevant Design and Development Overlay.

He said that:

- key to the implementation of the objectives and strategies in Clause 11.03-1L (Activity centres) was the inclusion of a DDO for each of the MACs and NACs
- the DDO schedules should be clear and unambiguous about building heights and massing and balance the maintenance of valued character and other attributes while defining the limits on built form
- until a DDO is in place to set out the agreed controls on the built form then *"a holding pattern based on straightforward but cautious general principles, may be the way forward"*.

In cross-examination, Mr Holdsworth conceded that in the absence of a DDO, it is appropriate to rely on the physical and strategic context of specific sites, consistent with VPP performance based assessment.

Ms Vines gave evidence that there should be a DDO for each activity centre, with DDO schedules having specific regard to appropriate height to reinforce the existing built form character, the context of the heritage buildings and streetscapes and the specific views to any identified landmarks. She said the recent Queens Parade DDO schedule introduced through Amendment C231 provided a good example of the desirable and localised detail appropriate for a particular activity centre.

In response, Council submitted the Amendment was not proposing to introduce specific built form controls. Rather it set out the policy framework to guide built form outcomes and Council's strategic work program in designated locations, such as activity centres, employment areas and along boulevards. It said the metrics for building heights (and other built form elements) would be managed through zones and overlays.

Council submitted it has been preparing built form frameworks (supported by heritage reviews) for numerous activity centres, including Swan Street, Bridge Road, Queens Parade, Victoria Street,

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Brunswick Street, Smith Street and Gertrude Street to support built form controls and guide decision making on built form outcomes in those activity centres. The DDO schedules for these centres include controls that address height, setbacks and, where relevant, heritage considerations within the context of each particular activity centre. These have been (or will be) pursued through separate Planning Scheme amendments.

Council submitted that all of the MACs have proposed, interim or permanent DDO controls. The Johnson Street, Gertrude Street, Queens Parade and Heidelberg Road NACs also have proposed, interim or permanent DDO controls in place.

The Rathdowne Street, Nicholson Street and St Georges Road NACs do not have DDO controls and Council did not indicate that any planning was underway to prepare future DDO schedules for these activity centres. It said these NACs were designated as incremental change areas in the Housing Strategy. The Rathdowne Street NAC has a strategy in Clause 11.03-1L (Activity centres) that states:

Support low-rise development where it respects the heritage character of the area.

No DDO schedules exist or are proposed for any of the LACs.

With respect to the LACs, Council submitted:

- all of the LACs are generally within the C1Z or MUZ (with the exception of Rathdowne Street which is all within the NRZ and Nicholson Street which is partly within the NRZ)
- the provisions of the C1Z and MUZ allow for a greater range of land uses than in the NRZ
- the NRZ imposes mandatory height provisions on residential land use that does not apply to non-residential land uses, noting that commercial land uses within the NRZ are not subject to the mandatory height limit
- the C1Z and MUZ do not contain mandatory height provisions
- buildings within the LACs may be taller, and potentially of a different form depending on the proposed land use, than the surrounding NRZ land
- all of the LACs are designated 'minimal change' in the Housing Strategy (with the exception of the C1Z land in Nicholson Street which is designated 'incremental change')
- in a practical sense, the LACs are generally smaller in size, have smaller parcels of land, are affected by heritage overlays and have sensitive interfaces that will constrain growth both in terms of future use and the scale of development.

Council noted a planning permit will be required for most buildings and works within the LACs and not only will the zoning provisions, heritage provisions and ResCode provisions require a site specific, contextual response to the surrounding NRZ land, but provisions of the local policies will ensure development is respectful of the surrounding NRZ land. For instance, Clause 11.03-1L (Activity centres) states with regard to LACs:

Ensure any development respects the character of the centre.

Council submitted that unless specified in an overlay or zone (as is already occurring in many MACs and NACs as above), a mid-rise scale must be tailored to the site and its surrounds. This is recognised in Clause 02.03 (Strategic directions) which contains the following strategic direction:

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.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Council considered that “*a nuanced and contextual approach*” is required when considering the appropriateness of mid-rise development in any designated location. It referred to various policies contained within the Amendment to support this approach, as detailed below.

Council’s strategic directions in the MPS:

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).

....

Conserve and enhance heritage buildings and streetscapes while still allowing appropriate development is a key driver in Yarra [sic].

Clause 11.03-1L (Activity centres):

Support development that improves the built form character of activity centres, whilst conserving heritage buildings, streetscapes and views to identified landmarks.

....

Support development that transitions to and is sensitive to the interfaces with low-rise residential neighbourhoods.

Clause 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.

Clause 15.01-1L (Urban design):

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.

Clause 15.03-1L (Heritage):

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.

Council noted the provisions of the State and regional policy (for example Clauses 15.01-1S (Urban design), 15.02-2S (Building design) and 15.03-1S (Heritage conservation)) will also require site contextual responses.

Ms Ancell supported Council’s approach and did not recommend any changes to the objectives or strategies in Clause 11.03-1L (Activity centres). Under cross-examination, Ms Ancell agreed that a DDO provides greater certainty regarding development outcomes for activity centres.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

In response to submissions, Council agreed to make the following changes to Clause 11.03-1L (Activity centres):

- Brunswick Street MAC, insert an additional strategy that states:  
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.<sup>40</sup>
- Nicholson Street NAC, insert an additional strategy that states:  
Support a mix of uses along Nicholson Street, in particular uses which provide the day to day needs of the local community.<sup>41</sup>
- St Georges Road NAC, insert an additional strategy that states:  
Protect the historic significance of the precinct.<sup>42</sup>

In response to the evidence of Mr Gard'ner, Council agreed to make the following changes to Clause 11.03-1L (Activity centres):

- for all LACs, amend the strategy that states:  
Ensure any development respects the character and heritage significance of the centre.
- replace references to 'heritage buildings' with 'heritage places'.

Council suggested other minor changes including:

- changing references to mid-scale to mid-rise
- minor drafting changes to improve clarity and consistency.

### (ii) Discussion

The Panel generally supports Council's approach to the proposed activity centre policy. It is appropriate that broad overarching directions are outlined in Clause 11.03-1L (Activity centres). It is not appropriate to include specific height controls (as discussed in Chapter 4) or detailed built form requirements in this local policy – these are matters for zones and overlays.

Council has outlined that the detailed built form controls for all of the MACs and most of the NACs are well underway (and for some centres, completed). The Panel acknowledges the significant resources and effort of Council to complete this work. It is clear to the Panel that Council is committed to implementing the DDO for many of the activity centres and this is to be commended. The ultimate completion of DDO schedules for these centres will play an important role in providing the 'flesh on the bones' of the MPS and the policies in the local policy framework. The DDO schedules should provide a level of comfort to the many parties who are seeking greater certainty about built form outcomes in activity centres. This is evident with the general support made during the Hearing for the recently finalised DDO schedule regarding Queens Parade.

The Panel has reviewed the proposed objectives and strategies in Clause 11.03-1L (Activity centres) in detail and accept that they are reasonable and appropriate. That said, the Panel was surprised that some centres had relatively few strategies and the format and level of detail was not always consistent between centres. These are relatively minor concerns, however more fulsome and comprehensive strategies for some centres may have helped to alleviate the concerns

<sup>40</sup> Submission 18

<sup>41</sup> Submission 240

<sup>42</sup> Submission 252

## Attachment 1 - Attachment 1 - C269yara - Panel Report

of some submitters. The Panel acknowledges the DDO already applies in some centres and this may have created a different context for the level of detail in the strategies.

The third strategy that applies to all activity centres states:

Support high quality mid-rise buildings in major and neighbourhood activity centres as identified in the relevant Design and Development Overlay.

The Panel understands this to mean that mid-rise development is supported in MACs and NACs where there is a DDO. The Panel supports this approach and considers the wording of the strategy should more clearly state:

Support high quality mid-rise buildings in major and neighbourhood activity centres where specified in a Design and Development Overlay.

The Panel considers the strategies in Clause 15.01-2L (Building design) should be modified to be consistent with the intent expressed in Clause 11.03-1L (Activity centres). The strategies in Clause 15.01-2L (Building design) should state that mid-rise development is supported in MACs and NACs where the DDO applies.

Mid-rise development is not specifically supported in LACs in any exhibited policy. The Panel considers this is an appropriate approach having regard to the level of anticipated growth in these lower order centres.

The Panel accepts the changes suggested by Council in response to submissions and evidence of Mr Gard'ner and other minor corrections and modifications to improve clarity and consistency.

### (iii) Conclusion and recommendations

The Panel concludes:

- The proposed objectives and strategies in Clause 11.03-1L (Activity centres) are generally reasonable and appropriate.
- It is not appropriate to include specific or detailed built form requirements in Clause 11.03-1L (Activity centres) as these are matters for the zones and overlays.
- It is appropriate to ensure that mid-rise development in MACs and NACs is subject to the preparing a DDO schedule to enable a detailed and comprehensive suite of built form controls (including building heights) to respond to the character of the centre and the surrounding area.
- The third strategy in Clause 11.03-1L (Activity centres) that applies to all activity centres should be modified to make it clear that mid-rise development is supported in MACs and NACs with a DDO.
- The strategies in Clause 15.01-2L (Building design) should be modified to state that mid-rise development is supported in MACs and NACs with a DDO.
- All of the MACs and the majority of NACs have proposed, interim or permanent DDO schedules that deal with built form controls for these centres.
- The changes suggested by Council to improve clarity and consistency are appropriate.

The Panel recommends:

3. **Amend Clause 11.03-1L (Activity centres) in accordance with the Panel preferred version in Appendix E.**
4. **Amend Clause 15.01-2L (Building design) to:**



## Attachment 1 - Attachment 1 - C269yara - Panel Report

- a) revise the first dot point in the second strategy in under the heading 'Building heights' to state:
  - *"Major and neighbourhood activity centres (as shown on the Strategic Framework Plan in Clause 02.04-1 and Clause 11.03-1L) where a Design and Development Overlay applies.*
  - *..."*
- b) revise the first strategy under the heading 'Mid-rise development' to state:
  - *"Direct mid-rise development to the following locations:*
  - *Appropriate locations within major and neighbourhood activity centres where a Design and Development Overlay applies, major employment precincts, commercial and industrial land (as defined in Clauses 02.01 and 11.03-1L).*
  - *..."*

## 6 Housing

### 6.1 What is proposed?

The Amendment proposes to introduce three new policies on housing into the PPF:

- Clause 16.01-2L (Location of residential development)
- Clause 16.01-3L (Housing diversity)
- Clause 16.01-4L (Housing affordability).

Proposed Clause 16.01-2L (Location of residential development) includes a new residential growth framework for Yarra. The framework is based on four housing change area designations generally in accordance with the change areas described in PPN90, with the substantial change area designation split into two categories; moderate and high. The change areas are summarised as:

- minimal change – residential areas with limited capacity to accommodate growth
- incremental change – residential, mixed use and commercial areas with capacity to accommodate a more modest level of growth
- moderate change – mixed use and commercial areas with capacity to accommodate moderate housing growth
- high change – mixed use and commercial areas and sites with capacity to accommodate substantial growth.

These housing change designations have been applied to all residential land and activity centres in Yarra.

Proposed Clause 16.01-3L (Housing diversity) proposes new strategies to support a more diverse offering of housing type.

Proposed Clause 16.01-4L (Housing affordability) supports the provision of affordable housing and proposes to introduce guidelines to consider:

- a minimum of ten percent affordable housing for rezoning to residential use
- a minimum of ten percent affordable housing for major residential developments of 50 dwellings or more.

The Housing Strategy and Affordable Housing Strategy are proposed to be included in the new Schedule to Clause 72.08 (Background documents).

### 6.2 Background and relevant documents

The Planning Scheme Review identified some concerns relevant to residential growth in the City of Yarra, including:

- lack of evidence-based narrative establishing how Council intends to accommodate population and employment growth;
- need for more effective mapping to address housing, open space and built form across Yarra, rather than by the neighbourhood; and
- need for ongoing systematic data collection to support evidence-based spatial planning.<sup>43</sup>

<sup>43</sup> Document 84, Council Part A Submission, p10

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Council prepared the Housing Strategy and Affordable Housing Strategy which primarily inform the proposed new housing policies.

The Housing Strategy was developed with reference to PPN90 and Plan Melbourne. It sets out a 15 year residential growth framework for Yarra which requires:

- monitoring population growth and evolving development trends
- directing housing growth to appropriate locations
- planning for more housing choice to support Yarra's diverse community
- facilitating the provision of more affordable housing in Yarra.

PPN90 provides guidance about how to plan for housing growth and protect neighbourhood character. It references State housing and settlement policies that need to be considered, summarised as relevant:

- consistency with Plan Melbourne
- compact urban areas that are based around existing or planned activity centres
- accommodating projected population growth over at least a 15 year period
- development that contributes to existing or preferred character
- facilitating increased housing in existing urban areas in appropriate locations with appropriate diversity in housing stock
- encouraging higher density development on sites that are well located in relation to services, jobs and public transport.

PPN90 establishes a residential development framework based on three housing change area typologies; minimal, incremental and substantial change.

Housing related policies in Plan Melbourne include:

- facilitate an increased percentage of new housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport
- support new housing in activity centres and other places that offer good access to jobs, services and public transport
- recognise the value of heritage when managing growth and change
- create mixed use neighbourhoods at varying densities
- support a network of vibrant NACs.

Proposed Clause 16.01-2L (Location of residential development) is informed by the SEES. The SEES considers housing growth in the context of ensuring it is managed to limit unplanned conversion of employment land for residential purposes, and/or speculative trading which it states can undermine the viability of employment precincts.

Strategy 3 in the SEES is to "*Identify preferred locations for housing growth*" and identifies the Housing Strategy as the appropriate document to guide preferred locations and to support retaining Yarra's larger consolidated employment precincts. The SEES assumes that these locations will demonstrate sufficient capacity and therefore there will be no need to rezone employment land to provide for additional housing supply.

The Affordable Housing Strategy seeks to facilitate the long term supply of both social housing and affordable housing, which is considered to be housing within reach of households with moderate or low incomes (as defined by State legislation). It includes Strategic Direction 1 to "*Be a leading local government in realising affordable housing outcomes at new developments across Yarra*". A number of measures are included under this Direction to facilitate the supply of social and

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

affordable housing through the planning system including seeking a 10 per cent provision of affordable housing as part of rezoning proposals or development proposals that allow for more than 50 dwellings.

### 6.3 Location of Residential Development

#### (i) The issues

The issues are whether the proposed framework for residential growth and application of housing change areas is appropriate with regard to:

- future demand for housing and estimates of capacity
- neighbourhood character
- directing growth to activity centres.

#### (ii) Evidence and submissions

##### Housing capacity

Submissions about housing capacity estimates and analysis raised three main issues:

- the impact of the COVID-19 pandemic on population growth and therefore future demand for housing
- accuracy of the estimates of housing capacity taking into account current and potential supply
- the extent of housing supply provided for by the Amendment demonstrates excessive capacity which suggests activity centres are not required to meet future housing needs.

Council requested the Panel to consider in particular the impact of slower population growth on housing projections for Yarra.<sup>44</sup>

Issues relating to the impacts of the COVID-19 pandemic on population forecasts and housing demand have been discussed in Chapter 3 above and will not be repeated here.

Mr Szafraniec based his analysis on an assessment of capacity within Yarra's 12 largest activity centres<sup>45</sup> and by reviewing potential supply within other smaller centres and established residential areas. Mr Szafraniec considered the largest 12 activity centres could supply between 26,220 and 32,780 additional dwellings and that locations outside these centres could further accommodate a modest level of housing development without explicitly estimating an amount.

Mr Szafraniec provided an overview of potential housing supply based on 2019 Urban Development Program Major Redevelopment Site data, which identified developments greater than 10 dwellings constructed since 2016, that are under construction, that have planning permits or are under active consideration by Council. This included potential supply both within and outside the activity centres. Mr Szafraniec calculated a potential supply of 12,453 dwellings or 62 per cent of housing demand requirements to 2036. He noted that many of these developments would likely be on hold due to the impacts of the COVID-19 pandemic.

<sup>44</sup> Council Meeting Minutes, 3 August 2021, p17

<sup>45</sup> Using capacity estimates prepared by Andrew Spencer, also of SGS Economics, for Amendment C191 (Swan Street) and allowing for potential impacts of COVID-19 and a possible preference shift towards larger dwellings, Document 89, Expert Witness Statement J Szafraniec, page 12

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Mr Szafraniec concluded that based on a forecast demand for new dwellings of 20,661 (between 2016 and 2036), the Amendment would:

- provide sufficient housing capacity across a range of locations out to 2036, taking into account uncertainties from the COVID-19 pandemic
- *“enable most of the housing growth to be targeted in to Major and Neighbourhood Activity Centres, while still allowing some development and change outside these areas”*.<sup>46</sup>

He stated that this will reduce pressure for growth in minimal and incremental housing change areas.

Ms Saldanha raised questions at the Hearing about Mr Szafraniec’s analysis of housing capacity, suggesting that dwellings either completed or in development (2019 Urban Development Program) represented 93 per cent of dwelling demand for 2016-36 as projected by VIF16, rather than 60 per cent as tabled by Mr Szafraniec.<sup>47</sup>

Mr Szafraniec responded to Ms Saldanha by stating that he believed she had misinterpreted the data and that his original calculations were correct. Mr Szafraniec provided a further breakdown of his data showing estimated housing supply represented approximately 60 per cent of dwelling demand for the period 2016-36.<sup>48</sup>

Other submissions asserted that there was no need to designate all activity centres for housing growth given the capacity analysis showed that supply was much greater than forecast demand. Ms Saldanha also questioned the ‘blunt’ nature of the capacity analysis and submitted that it considered only quantity rather than the quality of the potential supply.<sup>49</sup>

Mr Szafraniec considered that a surplus capacity within the activity centres was appropriate:

- to support housing growth beyond 2036
- given the uncertainty around the actual realisation of housing supply across all locations
- to enable better development outcomes *“as developers are not required to maximise yields on every single site”*.<sup>50</sup>

Recognising ample estimated supply, Mr Szafraniec said adjustments to housing change area designations of specific sites or individual parcels would not significantly impact Yarra’s overall housing supply and demand composition and would be immaterial in terms of their overall economic outcomes.<sup>51</sup>

Council submitted that *“reworked calculations of Mr Szafraniec’s housing capacity analysis or reinterpretations of the figures in the Housing Strategy to suggest that activity centres are not required to meeting future housing needs are misconceived”*<sup>52</sup>. Council stood by its policy position that directing housing growth to Yarra’s activity centres was appropriate and consistent with State policy set out in Plan Melbourne and Clause 11 (Settlement) of the Planning Scheme. Council highlighted that the Housing Strategy identified Mixed Use Zone precincts and key development

<sup>46</sup> Document 89, Expert Witness Statement J Szafraniec, page 6

<sup>47</sup> Document 166, Panel Submission – T Saldanha, page 9

<sup>48</sup> Document 242 – Council’s Part C Submission, Attachment D

<sup>49</sup> Document 166, Panel Submission – T Saldanha, page 17

<sup>50</sup> Document 89, Expert Witness Statement J Szafraniec, page 22

<sup>51</sup> Document 89, Expert Witness Statement J Szafraniec, page 34

<sup>52</sup> Document 242 – Council’s Part C submission, page 15

## Attachment 1 - Attachment 1 - C269yara - Panel Report

sites in addition to activity centres as the most appropriate locations for directing future housing growth.

### Neighbourhood character

The YPC and other submitters considered the proposed residential growth framework:

- had not been prepared with the input of a Neighbourhood Character Study
- included undefined terms (such as incremental change) that may lead to development that has a negative impact on neighbourhood character, particularly in activity centres
- needed stronger guidance as to how the neighbourhood character of various activity centres and other precincts would be protected when assessing new development.<sup>53</sup>

The YPC questioned how the residential growth framework would implement the vision in Clause 02.02 for high quality urban design which respects heritage and built form character *“if the built form character of the various neighbourhoods has not been properly documented”*<sup>54</sup>.

PFN elaborated that while there are many references to neighbourhood character in the Amendment there are few definitions of this character for activity centres, with some centres having none at all and nothing for land that falls outside activity centres.<sup>55</sup>

PFN referred to PPN90 and its references to neighbourhood character strategies as an input to residential development frameworks. He suggested Council relied too heavily on heritage as the primary feature of neighbourhood character across Yarra and emphasised the differences between the two as set out in PPN43 which relates to understanding neighbourhood character.

Mr Lehmann (Submission 290) highlighted other elements of neighbourhood character critical to Fitzroy beyond traditional heritage streetscapes.

QPHPTG (Submission 377) submitted there was a need for a whole of Yarra neighbourhood character study. It suggested all activity centres covered by the Heritage Overlay but without a DDO should be identified through Clause 16.01.2L (Location of residential development) as areas of minimal change until DDOs are in place.<sup>56</sup>

Council disagreed with submissions that a neighbourhood character study is required as part of the Amendment, or that one should inform part of future work, and submitted:

... the proposed MPS has had regard to neighbourhood character and has been informed by Clause 21.08 which contains a descriptive account of the character of the areas. Its heritage character is recognised through the Heritage Overlay (which covers 70% of the municipality) and associated heritage reviews and statements of significance, and the built form character of its activity centres has been analysed through the extensive built form work and heritage studies that support the permanent DDOs and the interim DDOs.

And:

... the provisions of the Scheme such as the NRZ and GRZ and the overlay controls, such as the DDOs, ESOs and site specific provisions identify an existing or a preferred future character.

<sup>53</sup> Submissions 79 (Peirce), 146 (Coffey), 292 (Noonan), 311 (Coveny), 316 (Lockhart)

<sup>54</sup> Document 191, Hearing submission, part 2, Yarra Planning Coalition, page 4

<sup>55</sup> Document 153, Hearing submission, Protect Fitzroy North Inc, page 13

<sup>56</sup> Document 207, Hearing submission, Queens Parade Heritage Planning & Traders Group, page 8

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Whilst these provisions may often apply a general character to an area, it is submitted it is not necessary to identify each and every building and feature in Yarra before strategic planning policy is adopted, particularly when that character has been very well identified in the Scheme for many years.<sup>57</sup>

Council did not agree that all heritage areas not subject to a DDO should be nominated as minimal change areas and submitted that the Housing Strategy directs growth where it can be best accommodated to varying degrees and should form the basis of change area designation.<sup>58</sup>

Council commented on the introduction of the new residential zones and submitted that these zones allowed Council to protect neighbourhood character by directing housing growth to areas around main roads, shopping centres and transport hubs.

In response to a question from CHS as to what is meant by smaller scale apartment development in incremental change areas, Council submitted that it would depend on the physical context and zoning provisions of the GRZ, and given most incremental change areas are also affected by a Heritage Overlay a response to the heritage context would also be required.

Council accepted that the approved seven-storey development for the Piedimontes supermarket in an incremental change area was not a smaller scale development but emphasised the Tribunal decision preceded consideration of the Housing Strategy and factored in other existing policy guidance.<sup>59</sup>

Ms Ancell opined that the proposed housing framework met guidance provided by PPN90, and more specifically that neighbourhood character was addressed by Strategic Direction 2 (Direct housing to appropriate locations) and by reference to heritage considerations within the Housing Strategy.

Mr McCallum disagreed and submitted Strategic Direction 2 does not provide sufficient guidance on neighbourhood character, and referring to heritage considerations is also insufficient. He presented examples of character sitting outside heritage:

- the legendary artistic and bohemian flavour of Brunswick Street
- the strong Vietnamese cultural influence of Victoria Street
- the Latin American quarter of Johnston Street.<sup>60</sup>

Council responded that the provisions of the NRZ, Heritage Overlay and DDO schedules would identify and protect important components of neighbourhood character, alongside particular provisions of the Planning Scheme including Clauses 55 (Two or more dwellings on a lot and residential buildings) and 58 (Apartment developments).

UEM Sunrise raised concerns about applying the moderate change housing designation to their site partly on the basis of it being within a defined boulevard, but with an undefined boulevard character.

UEM Sunrise submitted that an additional strategy should be included for all change areas at proposed Clause 16.01-2L (Location of residential development) to recognise that there may be sites within a particular change area, that for contextual reasons, warrant a different approach than is suggested by policy for that change area:

<sup>57</sup> Document 243, Council Part C submission, p13

<sup>58</sup> Document 243, Council Part C submission, page 30

<sup>59</sup> Document 243, Council Part C submission, p24

<sup>60</sup> Document 153, Hearing submission, Protect Fitzroy North Inc, pp 15-16



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

The scale and form of residential growth may differ across a change area and development proposals will need to appropriately respond to their context and the capacity of an individual site to accommodate housing growth to a lesser or greater extent.<sup>61</sup>

Submission 266 expressed an alternative view and submitted that the Amendment placed an undue emphasis on the need for Yarra's housing policy to facilitate neighbourhood character outcomes rather than housing and affordability outcomes. He submitted that *"the language used in the amendment frames multi-unit development as a challenge to character that needs to be managed rather than a housing outcome that needs to be facilitated."*<sup>62</sup>

In relation to drafting, Ms Ancell suggested the strategy bullet point *"That respects character of the street"* in Clause 16.01-2L (Location of residential development) should be deleted as this repeats Clause 15.01-5S.

### Activity centres and housing growth

With reference to the Housing Strategy, Council summarised its overarching position on the location of residential growth in Yarra:

The current and proposed residential land in Yarra's activity centres, mixed use zone precincts and key development sites are the most appropriate locations for directing future housing growth. They are well serviced by public transport, community services, provide access to jobs, shops and entertainment for residents and can accommodate substantial growth with the least impact. The level of housing growth in these areas will vary depending on a site's context and suitability to accommodate housing growth.

Directions for guiding future residential growth in these areas will be informed by the detailed heritage reviews and built form frameworks being undertaken for Yarra's activity centres and will provide guidance on the levels of growth appropriate in each precinct.<sup>63</sup>

Many submitters took issue with the proposal to direct residential growth to activity centres, including The 3068 Group which considered the 'activity centre model' a poor fit for Yarra and instead submitted that residential growth should be targeted to SRSs and former industrial sites.

Council responded that the Housing Strategy pivots away from directing housing growth to SRS and that just under 70 per cent of SRS had been fully developed or were under active consideration by Council in 2018. Council explained that most of the larger sites were designated high change areas, with the remaining either moderate or incremental.<sup>64</sup>

Council submitted that proposed Clause 16.01.2L (Location of residential development) directs that high and moderate change areas will be the focus for higher densities of development while housing growth will be more limited in minimal and incremental change areas.

Council clarified in relation to activity centres and nomination of change areas<sup>65</sup>:

- all MACs have a range of housing change areas
- three NACs contain a variation in housing change nominations across the extent of the activity centre including minimal change, incremental change and land designated for

<sup>61</sup> Document 223, Hearing submission, UEM Sunrise (Collingwood Development) Pty Ltd, page 35

<sup>62</sup> Submission 266 (Travers)

<sup>63</sup> Document 243, Council Part C submission, p13

<sup>64</sup> Document 125, Council Supplementary Part B submission, page 5

<sup>65</sup> Document 243, Council Part C submission, p16

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

greater change, namely Heidelberg Road NAC, Johnson Street NAC and Queens Parade NAC

- two NACs are primarily located within an incremental change area with small abutting areas of minimal change namely, Nicholson Street NAC and St Georges Road NAC
- save for areas of identified as open space, two of the NACs are located within an incremental change area namely Gertrude Street NAC and Rathdowne Street NAC
- all LACs are designated for minimal change with the exception of Nicholson Street LAC which is an incremental change area.

The future intention is to continue to focus growth in activity centres of varying size, function and scale and Council submitted that the MPS sets out a hierarchy of activity centres that clearly identifies LACs as having a lesser role than MACs or NACs.<sup>66</sup>

Other submissions were concerned that directing housing growth to activity centres could interfere with the economic and cultural role of the centres, in addition to having a negative impact on neighbourhood character.

Council submitted:

Additional housing in and near activity centres increases retail expenditure and can act as a catalyst for new economic activity. It also provides opportunities for people to live in locations with good access public and active transport infrastructure.<sup>67</sup>

Mr Szafraniec endorsed this position at the Hearing and said that from an economic perspective growth is beneficial around activity centres to activate them across a range of uses and times of day, to create a vibrant night economy, bring employees to an area and that additional residents enable businesses to cater to different markets and thrive over time.

Ms Ancell considered the Amendment balances the residential, commercial and cultural roles of activity centres primarily based on the tiered approach to both activity centres and housing change categories which directs housing growth to centres where it can be best accommodated.<sup>68</sup>

Some submissions supported increased development along activity corridors, and submitted that this approach would create more sustainable and walkable neighbourhoods with better amenity and fewer cars. Submission 366 stated:

As a young person who lives in a one-bedroom apartment in the Smith Street activity centre I believe that increased residential densities within our activity centres and adjacent to public transport is an appropriate strategic response to population growth and housing affordability challenges.<sup>69</sup>

### **(iii) Discussion**

#### **Housing capacity**

The Panel accepts Mr Szafraniec's evidence that the Amendment provides sufficient housing capacity across a range of locations to support housing demand requirements to 2036. This is based on accepting the forecasts of population growth and housing demand (discussed at Chapter 3 above) and the analysis of potential supply that includes:

<sup>66</sup> Document 243, Council Part C submission, p48

<sup>67</sup> Document 68, SEES, 2018, p30

<sup>68</sup> Document 85, Expert Witness Statement S Ancell, page 43

<sup>69</sup> Submission 366. B Travers

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- the 12 largest activity centres
- infill opportunities across existing residential areas
- calculations of recent and likely dwelling supply measured through the 2019 Urban Development Program.

Council and Mr Szafraniec did not provide an overall estimate of potential supply that captured all of the above opportunities together. The Panel recognises the total potential supply of housing across Yarra will be greater than the 26,220 to 32,780 dwelling capacity estimated for the activity centres. This is particularly so given that two of the major redevelopment sites are excluded from these figures as they are outside activity centre boundaries (Cremorne and the former Channel 9 site).

Submissions suggested this excess capacity should alleviate the need to designate all NACs and/or LACs for housing growth. This proposition is more difficult to assess.

The Panel agrees with Mr Szafraniec that surplus capacity is appropriate to provide some certainty for the longer term and in not being possible to predict the timing of developments being realised “on the ground”. However, the Panel is not convinced by his assertion that excess supply would result in better development outcomes because developers are not pressured to maximise supply on an individual site. While this may occur, it is not guaranteed, and appropriate development outcomes will be shaped by contextual design and the built form development controls applied to a site.

No evidence was presented to support a position that the Amendment provides for an overly excessive supply which would warrant a change in housing area designation. The Amendment provides for ample capacity to accommodate forecast demand and that this is generally appropriate.

However, the Panel is cognisant of Mr Szafraniec’s opinion that adjustments to housing change area designations of specific sites or individual parcels would not significantly impact Yarra’s overall capacity for housing growth given the substantial potential supply. Site specific requests for amendments to housing change designations are considered in more detail in the following Chapter.

The Panel accepts Mr Szafraniec’s evidence that the growth projections underpinning the Housing Strategy are sound, accepting that indications are for slower growth in the short term with recovery to near earlier projections in the medium to longer term. The Panel does not anticipate a problem with housing capacity if growth is slower than anticipated, understanding there may be less development pressure across the municipality.

### Neighbourhood character

PPN90 provides guidance about how to plan for housing growth and protect neighbourhood character to ensure a balanced approach to managing residential development. It does not require a municipality to undertake a neighbourhood character study to implement a new housing framework. It acknowledges a neighbourhood character study assists in identifying valued characteristics and the preferred future character for residential areas:

... a neighbourhood character strategy should feed into a residential development framework that identifies minimal, incremental and substantial change areas to

## Attachment 1 - Attachment 1 - C269yara - Panel Report

balance the need to protect valued character with the need to ensure housing growth and diversity.<sup>70</sup>

The Panel has considered the two roles for a neighbourhood character study in developing a residential growth framework and whether Council, in the absence of a specific study, has adequately taken neighbourhood character into account by:

1. identifying neighbourhood characteristics to inform the application of housing change areas
2. ensuring sufficient local policy is provided in the Amendment to enable consideration of existing or preferred neighbourhood character (as relevant to the change area) for future development applications.

It is generally expected that PPN90 should be read with PPN91. It assumes the residential zones are being applied at the same time as the residential growth framework, and that zones are applied based on the housing change area designations determined for a site or precinct.

For Yarra, this is not the case. The new residential zones in Yarra were implemented through Amendment C175, and approved by the Minister for Planning in 2015 who noted as part of the approval:<sup>71</sup>

The new zoning tools enable planning authorities to better specify strategic locations where increased densities should be provided and to limit residential change in areas where they wish to protect neighbourhood character, environmental and other characteristics.

In large part, application of the new residential zones has already set the level of housing growth that can occur in Yarra's residential areas. The Housing Strategy identified that over 50 per cent (420 hectares) of land is included within the NRZ and a further 25 per cent (186 hectares) is included within the GRZ.<sup>72</sup> The Panel accepts the approach in the Housing Strategy to generally apply the minimal and incremental change areas in recognition of the capacity constraints placed on the land by built form controls in the zones and zone schedules (generally limiting building heights between 9-11 metres in addition to other controls).

The Panel notes this is consistent with the advice in PPN91 on aligning the housing change areas and residential zones, and as shown in Table 7.<sup>73</sup>

**Table 7** Aligning the housing change areas and residential zones

Zone	Minimal	Incremental	Substantial
Neighbourhood Residential Zone	✓	✓	
General Residential Zone		✓	✓
Mixed Use Zone		✓	✓

The Panel accepts that existing neighbourhood character has informed the application of the zones. It agrees with Council that in these residential areas, neighbourhood character will be required to inform future development applications through zone and zone schedule controls,

<sup>70</sup> PPN90, page 7

<sup>71</sup> Reasons for Decision to Exercise Power of Intervention – Yarra C176, Minister for Planning, 19 April 2015

<sup>72</sup> Document 66, Housing Strategy, page 52

<sup>73</sup> PPN91, page 5

## Attachment 1 - Attachment 1 - C269yara - Panel Report

alongside the Heritage Overlay (applicable to approximately 70 per cent of land across Yarra), other applicable overlays and the requirements of Clauses 54 and 55.

Of the remaining 25 per cent of land in Yarra, less than 10 percent is in the MUZ and the remaining land in non-residential zones.

Council has generally applied the moderate or high change categories to mixed use or commercial land (although not always) and notes the Housing Strategy sets out the follow criteria (summarised) as determinants of housing change area application:

- current and proposed zone and overlay requirements
- context – access to services, transport employment
- land attributes – sensitive interfaces, lot zones, development activity, emerging character
- strategic planning work – existing and proposed structure plans, built form frameworks
- capacity
- community feedback.<sup>74</sup>

Some of these criteria may capture neighbourhood character (such as through structure plan and built form frameworks, zones and overlays that identify elements of character (eg heritage, landscape, culture) but the Housing Strategy does not provide details of the analysis that occurred with regard to various precincts or individual sites.

Each housing change area includes a description in the Housing Strategy of the characteristics generally displayed within that change area. The Panel considers these somewhat generic but largely consistent with the guidance in PPN90, and that these do provide some insight as to the characteristics that led to a particular designation.

The Panel notes that some sites may have characteristics of more than one category and considers that this is where it may have been useful to have a neighbourhood character study or other analysis to enable a clearer understanding of why a site may have been allocated a particular category. Notwithstanding, the Panel finds that the characteristics that have informed the application of housing change areas are clear and a neighbourhood character study is not required to justify the application.

For future development applications, the Panel agrees with submissions that there are many references to respecting neighbourhood or streetscape character in the proposed PPF but less detail about the specific elements of character that are to be respected. The Panel can understand why this may appear as a gap to submitters, in contrast with the existing more detailed and descriptive Clause 21.08 (Neighbourhoods).

The Panel turned its mind to whether the character statements for the housing change areas have sufficient context to enable assessment as part of a development application in the absence of a neighbourhood character study.

The Panel is cognisant of the purpose of proposed Clause 16.01-2L (Location of residential development) and its role to guide housing growth and not specific built form outcomes such as building height. That being said, directing growth to certain areas and away from others will have built form implications. This is quite evident from the illustrations that accompany each housing change area description.

<sup>74</sup> Document 66, Housing Strategy, page 68

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Proposed Clause 16.01-2L (Location of residential development) includes strategies for managing character depending on the housing change category:

- High Change – establish a new character for the site or precinct
- Moderate Change – respond to heritage significance and streetscape character
- Incremental Change – respect the character of the street
- Minimal Change – respect the prevailing type, scale and character of development in the street.

It is fair to say that the most significant change will occur in the high and moderate change areas within activity centres and in the two major regeneration areas (both designated for high change) because an objective of proposed Clause 16.01-2L (Location of residential development) is to direct the majority of growth to these locations.

The Panel supports the character statement for high change areas which seeks to establish a new character and considers this to be consistent with the guidance of PPN90 in relation to substantial change areas.

The moderate change area is part of Council's more nuanced approach to housing change categories and is considered a subset of the substantial change category. The strategy provides support for medium density residential and mixed use development in the form of apartment buildings that respond to heritage significance and streetscape character.

The Amendment captures the heritage component of neighbourhood character well through the MPS, proposed local policies and application of the Heritage Overlay. The Panel is comfortable that neighbourhood character is sufficiently addressed in areas where a DDO has been applied. The Panel acknowledges that all activity centres which have been designated for moderate change already have a permanent or interim DDO. In these situations, the character strategy for moderate change housing areas will have a contextual application and that a preferred neighbourhood character outcome will be evident.

The Panel acknowledges there will be sites that fall outside activity centres that are within a moderate change housing area, such as the UEM site. In these instances, the character statement is drafted so that it will not constrain development potential on a site where there is no heritage significance or defined streetscape or boulevard character and therefore no need to include a further strategy about the specific capacity of individual sites. The scale and form of growth will differ across changes areas based on site context and potential capacity.

Turning to the lesser housing change areas, the minimal change area provides clear direction that will ensure protection of neighbourhood character. The requirement to respect the prevailing character of development in the street will capture all character elements, including heritage (Panel's emphasis).

Ms Ancell recommended removing the character statement from the incremental change area category considering it a duplication of State policy. The Panel agrees with Council that it would not be appropriate to remove the character statement from one of the change areas in isolation as this could be interpreted in an unintended manner and suggest that character is not relevant in that particular housing change area.

Council anticipates a somewhat greater level of housing growth in incremental change areas (compared to minimal change areas). Proposed Clause 16.01-2L (Location of residential development) creates a further differentiation between the level of change proposed for land

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

within and outside activity centres notwithstanding the same housing change designation may be applied. This assumption is predicated on the two additional strategies that have been applied to the lesser change areas that seek to:

- 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.

It is clear that the majority of housing growth is to be directed to activity centres and major regeneration sites. The Housing Strategy, while establishing a four-tiered housing change framework, recognises the level of change will differ across a housing change area and development proposals will need to appropriately respond to their context and the capacity of an individual site to accommodate housing growth.<sup>75</sup> Thus it is reasonable to expect that a higher level of growth might be anticipated in an activity centre.

This is separate from whether a development should respect the existing or preferred character of an area, respond to its context and reinforce a sense of place.

As currently drafted, it appears that within activity centres, housing development should respect the character of the street, but outside activity centres housing development should also respond to small lot sizes, neighbourhood character and identified heritage significance. This is confusing. Where character attributes are valued in a neighbourhood or streetscape (whether heritage or other characteristics), they should be given consideration and this should not depend on whether land is within an activity centre or not.

This concern is elevated in incremental change areas that are within activity centres and are not currently covered by a DDO. The Panel gave much thought to the submissions requesting that any activity centre not covered by a DDO be designated as a minimal housing change area until such time as a DDO is applied. The Amendment captures the heritage component of neighbourhood character well, however the Panel was presented with little evidence that other valued aspects of neighbourhood character had been captured. It is recommended that Council undertake further activity centre planning for those centres not covered by a DDO to ensure valued character is protected as incremental change occurs.

The Panel considers the following changes to Clause 16.01-2L (Location of residential development) would strengthen consideration of neighbourhood character attributes in activity centres in incremental change areas and avoid confusion:

- amend the second dot point strategy under incremental change:

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 the fine-grain subdivision pattern, neighbourhood or streetscape character and identified heritage significance.
- 

<sup>75</sup> Document 66, Housing Strategy, p69



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- delete the character reference in the strategy that further limits housing growth outside activity centres:

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.

The Panel does not agree with submitters that there has been undue emphasis on the need for Yarra's housing policy to facilitate neighbourhood character outcomes rather than housing and affordability outcomes, but rather the Amendment has appropriately considered all of these matters in accordance with PPN90. Proposed Clause 16.01-2L (Location of residential development) clearly sets out a tiered system of housing change to support development in appropriate locations that adequately responds to forecast demand. Diversity and affordability are further considered and provided for in proposed Clauses 16.01-3L (Housing diversity) and 16.01-4L (Housing affordability).

### Activity centres and housing growth

At the 3 August 2021 meeting, Council resolved to request the Panel to consider in particular the following issue in relation to housing:

- balancing tensions of introducing residential growth in and around activity centres versus the primary commercial and cultural role of those activity centres<sup>76</sup>

Housing growth in activity centres is encouraged through State policy, Plan Melbourne and PPN90. It is therefore entirely appropriate for Council to support residential development in appropriate locations in activity centres.

PPN58 defines activity centres as:

... 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.

It is important to understand this wide reaching role for activity centres which seeks to create social, economic and cultural benefits by bringing together a number of potentially allied uses, adding a layer to the more siloed approach of zone application.

The Panel accepts Council's submission and Mr Szafraniec's evidence that generally additional housing in and near activity centres increases retail expenditure and can act as a catalyst for new economic activity.

The Panel considers that activity centres assist in the creation of more sustainable and walkable neighbourhoods.

There is a hierarchy of activity centres across Yarra with differing roles to play.

The level of housing growth applied to different activity centres requires a contextual approach and that the application of the four housing changing areas by Council responds to this need and is consistent with the requirements of PPN90.

Strategies associated with the first objective in proposed Clause 16.01-2L (Location of residential development) relate only to high and moderate change areas and would therefore not apply to

<sup>76</sup> Council Meeting Minutes, 3 August 2021

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

any LACs or NACs that do not include these designations. It would be appropriate to provide greater clarification within the objective to make this clear as follows:

- To direct the majority of new housing development to high and moderate change locations within an a major or neighbourhood activity centre or major regeneration area (as shown on the Strategic Framework Plan in clause 02.04).

Consideration is given to whether the stated roles for the different activity centres as defined in the Activity Centres Report is consistent with the applied housing change designations. The roles are summarised as:

- the majority of housing growth will be accommodated in activity centres or mixed use areas adjoining the activity centres
- the MACs will see the most significant growth and major change particularly in those precincts less constrained by heritage or other design constraints
- some of the NACs have capacity to accommodate growth in identified precincts
- the activity centre network will play an important role by accommodating housing development relieving pressure for encroachment into other employment areas.

All LACs are designated for minimal housing change except for the Nicholson Street LAC which is proposed to be in an incremental change area. The Panel notes that no areas within the NACs have been identified for high or moderate change that have not been subject to a more detailed structure planning process with a permanent or interim DDO.

The proposed designations are consistent with the intended housing role for the activity centres, subject to the recommended wording changes as described in this Chapter. The Amendment adequately balances the tension between housing growth and the commercial and cultural role of activity centres.

### (iv) Conclusions and recommendations

The Panel concludes:

- The residential growth framework is based on sound forecasts for housing demand that have considered the implications of the COVID-19 pandemic.
- The potential supply of housing is based on acceptable estimates of capacity.
- The Amendment allows for a potential supply of housing across a range of locations to support housing demand requirements to 2036.
- The four proposed housing change areas classifications are generally consistent with the guidance provided in PPN90 and take into account neighbourhood or precinct characteristics in assigning housing change areas to precincts.
- Proposed Clause 16.01-2L (Location of residential development) includes character strategies for each housing change area which will allow for adequate consideration of neighbourhood character in assessing development proposals (in addition to zone and overlay controls), with the exception of the incremental change area which is considered insufficient.
- It is not appropriate to remove the character strategy from the incremental change area.
- The wording of proposed Clause 16.01-2L (Location of residential development) should be strengthened to consider neighbourhood character in incremental change areas.
- There is a need to undertake further activity centre planning for those activity centres not covered by a DDO and where the incremental change category has been applied to ensure valued character is protected as modest growth occurs.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- Residential development should be supported in appropriate locations in activity centres in accordance with State policy.
- The proposed housing change area designations of the activity centres are generally consistent with the intended housing role for the activity centres, subject to the recommended changes outlined in this Chapter.
- The Amendment adequately balances the tension between housing growth and the commercial and cultural role of activity centres.

The Panel recommends:

### 5. Amend Clause 16.01-2L (Location of residential development) to:

- a) revise the first objective to state:
  - *To direct the majority of new housing development to high and moderate change locations within a major or neighbourhood activity centre or major regeneration area (as shown on the Strategic Framework Plan in Clause 02.04).*
- b) revise the second dot point of the third strategy (incremental change areas) under the second objective to state:
  - *That respects the fine-grain subdivision pattern, neighbourhood or streetscape character and identified heritage significance.*
- c) revise the fourth strategy under the second objective to state:
  - *Limit housing growth in minimal change areas and incremental change areas outside activity centres.*

### Further recommendation

The Panel informally recommends that Council undertake further activity centre planning through a separate process for activity centres not covered by a DDO and where the incremental change category has been applied to ensure neighbourhood character is protected.

## 6.4 Site Specific Requests

### (i) The issue

The issue is whether housing change area designations are appropriate for a number of specific sites raised through submissions.

### (ii) Rathdowne Street Neighbourhood Activity Centre (land between Fenwick and Princes Streets)

#### Evidence and submissions

Submissions	Council and expert response
<p>Request: Redesignate from incremental change to minimal change (Submission 231, Document 202)</p> <p>Key points:</p> <ul style="list-style-type: none"> <li>- apartment development would have a detrimental impact on heritage and built form character</li> <li>- North Carlton is the largest and most cohesive collection of small Victorian and Edwardian terrace</li> </ul>	<p>Council submitted the activity centre is within a NAC, comprising a mix of NRZ and C1Z zoned land. Council submitted it was appropriately designated as incremental change.</p> <p>Ms Ancell agreed that the area ought remain an incremental change area as it is within a NAC and there are already shop-top dwellings constructed on top of single storey premises.</p>

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Submissions	Council and expert response
<p>and attached housing forms of any suburb in the State</p> <ul style="list-style-type: none"> <li>- existing height controls across much of the centre constrain development potential</li> <li>- disputes the suggestion in the Activity Centres Report that Rathdowne Village could provide 150 dwellings due to small lots with narrow frontages constrained by rear laneways</li> <li>- proposal does not fit with all of the criteria for incremental change areas set out in PPN90</li> <li>- strength of the centre lies in the character of the built form as stated in the current Planning Scheme</li> <li>- proposal is inconsistent with Council's Part B submission which states residential land encumbered by significant constraints (for example the HO) were generally excluded from activity centres</li> <li>- 30 per cent of the proposed centre is residential and the majority zoned NRZ1, the whole centre is covered by the HO – major constraints to development potential</li> <li>- limited strategic policy is included in the Amendment to guide future development</li> <li>- upon questioning at the Hearing, Mr Holdsworth and Mr Lewis gave evidence that minor change only was appropriate in this centre because of the existing built form character</li> </ul>	

### Discussion and conclusion

As discussed in Chapter 5, the Rathdowne Street NAC has a unique character quite different to other NACs with respect to its scale, consistent fine grain and low-rise character, heritage significance, comparatively limited access to public transport and with a high portion of the centre zoned NRZ1. The activity role of this centre is evident with many of the properties zoned NRZ1 used for non-residential purposes, alongside the C1Z.

The Panel acknowledges that the highly intact built form character of the centre is a major (possibly the major) attribute and highly valued by the local community. The Rathdowne Street NAC has many characteristics common to both the incremental and minimal change areas.

The Panel observes that it is within a commercial area with highly intact heritage values, which would suggest that the incremental change category would be most appropriate (as the minimal change category is generally only applied to residential areas). However, given the constraints on potential development capacity (including the Heritage Overlay, height controls in the NRZ1 and small lot sizes) it is not expected that development in the NAC would “*gradually evolve over time*” as expected in incremental change areas and nor would this be desirable given that the existing built form character of the centre is what makes it unique.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Mr Szafraniec makes it clear that the potential dwelling capacity of the Rathdowne Street NAC is of the lowest order, offering a negligible contribution to potential supply.<sup>77</sup> The Panel recognises that while housing growth is generally directed to activity centres in line with State policy, Yarra has a well-considered hierarchy of activity centres that assigns the Rathdowne Street NAC to a lesser housing change category in recognition of its limited potential.

The Panel agrees with Ms Ancell that some shop-top dwellings have been constructed above single storey premises<sup>78</sup>. However, the Panel does not agree that this is necessarily a reason to assign the incremental change category. This form of development is consistent with the prevailing type, scale and character of existing development and could continue within a minimal or incremental housing change area.

For reasons including its existing characteristics and limited capacity for growth, the Panel considers that the minimal change area category is more appropriate for the Rathdowne Street NAC. Further it would:

- align with the expectations for housing change areas as expressed in the Housing Strategy
- have no significant impact on housing capacity for Yarra
- would not diminish the activity centre role of the NAC, noting that not all NACs have equivalent development potential.

The Panel concludes the minimal change category should be applied to the Rathdowne Street NAC.

### (iii) Nicholson Street Activity Centre (west side)

#### Evidence and submissions

Submissions	Council and expert response
<p>Request: Redesignate the west side of the Nicholson Street NAC from incremental change to minimal change (Submissions 231 and 311, Documents 202 and 206)</p> <p>Key points:</p> <ul style="list-style-type: none"> <li>- retail activity is almost entirely on the west side and the activity centre is significantly smaller than the area shown on the map</li> <li>- retail has suffered in this location due to tramway works and COVID-19. There are signs vitality is returning and this should be supported by lower property and rental values</li> <li>- it is part of the largely intact North Carlton heritage area (forming the eastern boundary of the precinct), covered by the HO and therefore inappropriate to encourage incremental change</li> <li>- opportunities exist on the east side to support</li> </ul>	<p>Council submitted the area is within a NAC and zoned C1Z. It exhibits fine grain subdivision patterns and small lot sizes, comprises a mix of detached, dual occupancy and smaller apartment style dwellings. Council submitted it is appropriately designated as incremental change.</p> <p>Mr Szafraniec considered its designation as a NAC to be appropriate in light of the role, function and economic performance of the centre. He also considered its designation as an incremental change area to be appropriate and consistent with the centre's role and level of access to transport, employment and services.</p> <p>Ms Ancell agreed the area ought remain an incremental change area as it is within a NAC and zoned C1Z.</p>

<sup>77</sup> Document 89, Expert Witness Statement J Szafraniec, Table 1, page 17

<sup>78</sup> Document 85, Expert Witness Statement S Ancell, page 39

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Submissions	Council and expert response
<p>incremental change</p> <ul style="list-style-type: none"> <li>- there is no need for residential development here</li> <li>- the wording in the Amendment is weaker than existing policy and will not adequately protect the area</li> </ul>	

### Discussion and conclusion

The Nicolson Street NAC demonstrates obvious characteristics of a more 'typical' NAC – including the scale of development, range of land uses and a tram line. The Panel accepts it is one of the smaller, lower order NACs and therefore its capacity to provide for housing growth will be more limited. The Panel observed some incremental change already occurring within the NAC throughout the precinct.

The Panel agrees with submissions that future development opportunities may be more likely on the east side than the west due to some larger allotments and the potential of the bus depot site. This is not necessarily a reason to differentiate between housing change area designations across the centre. With the exception of a fine grain subdivision pattern, the west side of the NAC does not exhibit the characteristics of a minimal change area. It is entirely zoned C1Z and is not predominantly made up of detached and dual occupancy dwellings. A fine grain subdivision pattern is also a stated characteristic of incremental change areas. It is clear the expectations for this NAC are for modest growth and the Panel accepts the incremental change category is appropriate to allow for some gradual housing growth across time. The Panel agrees with Mr Szafraniec that this designation is consistent with the centre's role and level of access to transport, employment and services.

The Panel supports that the incremental change category as applied to land in the Nicholson Street NAC on the west side of Nicholson Street.

### (iv) 104-118 Queens Parade, Fitzroy North

#### Evidence and submissions

Submissions	Council and expert response
<p>Request: Redesignate from incremental change to minimal change (Submission 190)</p> <p>Key points:</p> <ul style="list-style-type: none"> <li>- the row of houses at 104-118 Queens Parade fit the definition of a minimal change area</li> <li>- it is within an established residential area (NRZ1) with limited capacity to accommodate growth over time</li> <li>- it has consistent fine grain subdivision pattern and small lot sizes</li> <li>- it has detached and dual occupancy dwellings</li> <li>- the house at 118 is the original bluestone farmhouse of the area and deserves the highest level of protection, 110-116 are a row of original</li> </ul>	<p>While these sites are within the NRZ, Council submitted they are appropriately designated as incremental change as they are located within a broader precinct that meets the following characteristics of an incremental change area:</p> <ul style="list-style-type: none"> <li>- within an established residential area with GRZ land to its north-east comprising a mix of detached, dual occupancy and smaller scale apartment dwellings.</li> </ul> <p>Council acknowledged this land has not been included in the DDO16 and is outside the mapped NAC in the Strategic Framework Plan.</p> <p>Mr Szafraniec gave evidence that from an economic perspective the proposed housing framework designation was appropriate.</p>



**Attachment 1 - Attachment 1 - C269yara - Panel Report**

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Submissions	Council and expert response
Victorian terraces, 106 and 108 have significant heritage features	However Ms Ancell agreed with the submitters that these sites should be redesignated and referred to other examples in Queens Parade within close proximity where a finer grained approach had been applied.

**Discussion and conclusion**

These properties, along with adjacent properties along Queens Parade to the north east, have been designated incremental change. The properties do not form part of the Queens Parade NAC (and neither do the adjacent properties to the north east). The incremental change area does not extend the entire length between the boundaries of the Queens Parade NAC, a small number of properties adjacent to the NAC boundary to the north east have been included in the minimal change designation as can be seen in Figure 2.

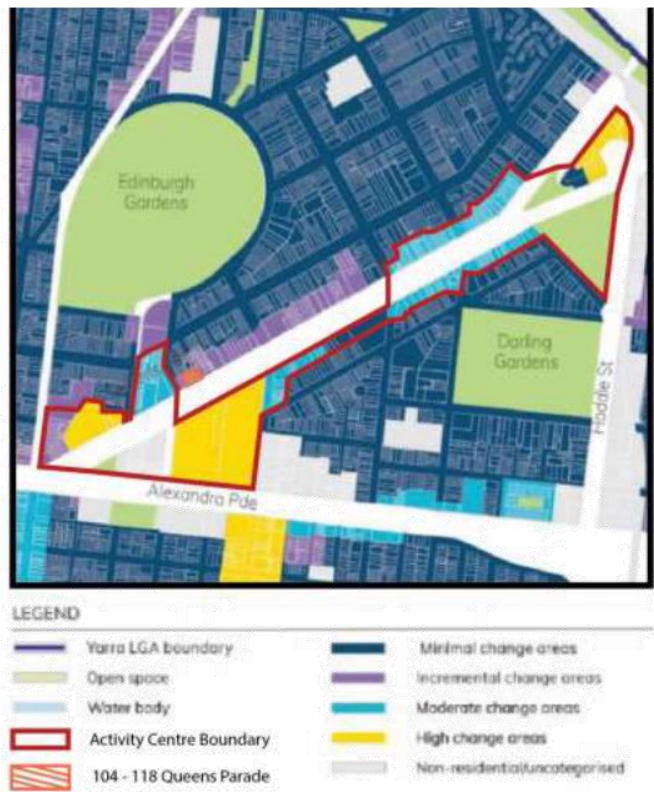
The Panel agrees with both Submission 190 and Ms Ancell that the properties at 104-118 Queens Parade, Fitzroy North exhibit all of the characteristics of a minimal change area. These properties have a noticeably finer grain subdivision pattern, smaller allotment size and consistent built form character than properties to the north east which have also been included in the incremental change designation. These properties are all in the NRZ1.

The Panel concludes the minimal change category should be applied to 104-118 Queens Parade, Fitzroy North.



Attachment 1 - Attachment 1 - C269yara - Panel Report

Figure 2      Queens Parade – housing change area designations<sup>79</sup>



<sup>79</sup> Document 112, Ms Ancell's slide presentation

## Attachment 1 - Attachment 1 - C269yara - Panel Report

**(v) Queens Parade Neighbourhood Activity Centre****Evidence and submissions**

Submissions	Council and expert response
<p>Request: Redesignate from moderate change to incremental change (Submission 231)</p> <p>Key points:</p> <ul style="list-style-type: none"> <li>- moderate change development in this location will destroy the retail function of this NAC and its heritage values</li> </ul> <p>Request: Redesignate from moderate change to minimal change (Submissions 292 and 312)</p> <p>Key points:</p> <ul style="list-style-type: none"> <li>- the moderate change designation is at odds with DDO16 (implement via C231)</li> </ul>	<p>Originally Council submitted that this area is appropriately designated as moderate change because it is within a NAC that has heritage significance and sensitive interfaces with excellent access to services, open space and public transport, and a mix of lot sizes.</p> <p>Council submitted through its Part C submission that the DDO16 had since identified Precinct 4 as a low rise area which better corresponds with the designation of incremental change, and there would be a basis for the Panel to recommend adjusting the designation in this location.</p> <p>Ms Ancell gave evidence that the area ought to remain a moderate change area. She noted the built form controls (DDO16) and opined that moderate change remained appropriate with development up to 14m in parts of the area.</p> <p>Mr Szafraniec gave evidence that from an economic perspective the proposed housing framework designation was appropriate for the NAC.</p>

**Discussion and conclusion**

The Panel acknowledges the role of proposed Clause 16.01-2L (Location of residential development) in guiding housing growth rather than specific built form outcomes. However, it is clear that where detailed built form controls have been applied to specific sites or precincts, this will impact on the level of residential development that is able to be accommodated.

In the case of the Queens Parade NAC, the Panel agrees with Council that identifying Precinct 4 as a low-rise area better corresponds with the designation of incremental change. And further that the objectives, strategies and requirements in the DDO16 (in addition to the mandatory height controls) have substantially restricted development opportunities in this location for substantial housing growth.

The Panel concludes the incremental change category should be applied to Precinct 4 of the Queens Parade NAC.

**(vi) Ramsden Street, Clifton Hill (land along western side of street)****Evidence and submissions**

Submissions	Council and expert response
<p>Request: Redesignate from incremental change to minimal change (Submission 312, Document 161)</p> <p>Key points:</p> <ul style="list-style-type: none"> <li>- clarification that specifically houses at 6-14 Ramsden Street should be classified as</li> </ul>	<p>Council submitted land along the western side of Ramsden Street demonstrates the following characteristics associated with incremental change areas:</p> <ul style="list-style-type: none"> <li>- it is located within an established residential area</li> <li>- has a consistent fine-grain subdivision pattern and</li> </ul>

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Submissions	Council and expert response
minimal change	small lot sizes
- substantial Victorian era houses in a street of similar houses	- is not covered by a Heritage Overlay.
- their proximity to the Clifton Hill Station should not be used to compromise their place as the visual start of a heritage street	As such, Council submitted that this area is appropriately designated as incremental change. Ms Ancell agreed the area ought remain an incremental change area as it is within the GRZ, is not subject to a Heritage Overlay and is next to a train station <i>"so it is of particular importance to provide opportunities for some level of change to take advantage of its strategic location"</i> .

### Discussion and conclusion

The Panel recognises the heritage character of some of the properties at 6-14 Ramsden Street, Clifton Hill. However, there is also some modest incremental change occurring along this strip, noting the GRZ1 zoning, absence of the Heritage Overlay and proximity of the Clifton Hill Station.

For these reasons, the Panel agrees with Council and Ms Ancell that the properties should be designated incremental change.

The Panel supports the incremental change category as applied to 6-14 Ramsden Street, Clifton Hill.

### (vii) 2-12 Garryowen Lane and 35 Rose Street, Fitzroy

#### Evidence and submissions

Submissions	Council and expert response
Request: Redesignate from incremental change (Submission 315)	Council submitted these sites demonstrate the following characteristics associated with incremental change areas:
Key points:	
- not appropriate for buildings facing a park to be in the incremental change area	- they are located within a mixed use area that has heritage significance
- heights in the incremental change area, which have been rising rapidly, should be limited below the proposed mid-rise limit of 14 storeys	- the sites and adjoining lots comprise medium scale apartment and townhouse developments.
	Council submitted that this area is appropriately designated as incremental change.
	Ms Ancell agreed the area ought to remain an incremental change area as it is within the MUZ, because the site and surrounds have already been developed for medium density housing (townhouses and apartments), fitting with the dwelling typologies potentially anticipated in this change area.

### Discussion and conclusion

The Panel considers the land at 2-12 Garryowen Lane and 35 Rose Street, Fitzroy is consistent with the characteristics of an incremental change area. The land is zoned MUZ and is developed with smaller scale apartments.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

The Panel does not agree that buildings facing a park should not be included within this category and considers that built form policies and controls should govern amenity issues around a park, rather than limiting housing growth. In this instance, the subject land is on the south side of the park and therefore sunlight to the park is less likely to be impacted by incremental development. The Panel notes that at the same time the Hearing, an interim DDO40 was approved by the Minister for Planning and applied to the subject land. The DDO40 sets out more detailed built form controls and guidance for development in this area. These controls would allow for incremental change of a relatively modest nature for the subject land.

The Panel supports the incremental change category as applied to land at 2-12 Garryowen Lane and 35 Rose Street, Fitzroy.

### (viii) 133-137 Victoria Parade, Fitzroy

#### Evidence and submissions

Submissions	Council and expert response
<p>Request: Redesignate from moderate change to high change (Submission 409, Document 210)</p> <p>Key points:</p> <ul style="list-style-type: none"> <li>- the site is on the periphery of the Melbourne CBD, within a MAC, on a major boulevard and tram routes</li> <li>- these locational attributes demonstrate it is a prime location for a significant development outcome consistent with Plan Melbourne</li> <li>- moderate change is not commensurate to the width of the boulevard (which alleviates visual impact)</li> <li>- the surrounding context is a mix of mid rise, large format institutional and commercial buildings and significant development on this site would sit comfortably within this context and allow an appropriate transition in built form along Victoria Parade</li> <li>- a taller building on this side of Victoria Parade would not result in overshadowing of existing residential areas, public parks or gardens</li> <li>- should the Panel form the view that moderate change is appropriate, requests Panel acknowledgement that a significant built form could be appropriate on the site</li> </ul> <p>Submission 348 &amp; Documents 164-165. Key points:</p> <ul style="list-style-type: none"> <li>- do not support the request to change the designation of this land from moderate to high based on its heritage and geographical context (on a hill)</li> </ul>	<p>Council submitted the site is located in the C1Z and is affected by the Heritage Overlay. It is located within a heritage streetscape on a large lot amongst relatively consistent small and narrow lot sizes which are primarily of 'contributory' heritage significance. It lies on a boulevard, is a shallow lot and is affected by the DDO39 which contemplates four storey development on this site.</p> <p>As such, Council submitted that this area is appropriately designated as moderate change.</p> <p>Ms Ancell agreed the site ought to remain a moderate change area primarily because of its location in the Heritage Overlay.</p>

#### Discussion and conclusion

The Panel notes the context of this site, the mixed use nature of surrounding properties, the wide boulevard of Victoria Parade, the heritage built form interspersed along the boulevard, its location within a MAC, the nearby health and education precinct and the excellent public transport access.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

The site has some of the characteristics common to both of the substantial housing change categories.

There is not, however, an absence of site constraints (a characteristic of the high change category) noting both the NRZ1 zoned residential land to the north and the heritage context of the site, and therefore considers the moderate change category to be the most appropriate fit.

The interim DDO39 applying to the site was approved by the Minister for Planning at the time of the Hearing. DDO39 introduces new built form controls for the site, including a preferred height control of four storeys.

The Panel supports the moderate change category to 133-137 Victoria Parade, Fitzroy.

### (ix) Campbell Street, Collingwood

#### Evidence and submissions

Submissions	Council and expert response
Request: Redesignate from incremental change to minimal change (Submission 312, Document 161)	Through its Part C submission Council clarified the land of concern to the submitter was land within the HO312 and zoned MUZ in Dight Street and the MUZ and C1Z zoned land fronting Vere Street. Council explained that the land covered by the HO312 and noted for its 'remarkable consistency' in terms of heritage cottages was zoned NRZ1 and within the minimal change designation.
Key points:	
- the heritage significance of this extensive area of 19 <sup>th</sup> century workers cottages has not been given sufficient recognition notwithstanding the variations in zoning	

#### Discussion

There was initially some confusion about which properties were referred to by the submitter. Council and Ms Ancell incorrectly identified a different site and thus the Part B Council submission and evidence given by Ms Ancell are not relevant. Council's Part C submission Document 243 rectified this error in the text but the map remained incorrect.

The Panel turned its mind to whether the characteristics of the subject land differ to any significant extent compared with adjacent land in Campbell Street designated for minimal change, aside from the different zoning applied to the land (NRZ for Campbell Street and MUZ/C1Z for the subject area).

While some parts of Dight Street display intact heritage and consistency, it is more interspersed with small scale commercial and factory style development and small scale apartments than the parts of Campbell and Rupert Streets within the proposed minimal change category.

Upon questioning by the Panel, Council submitted that application of housing change areas through the Housing Strategy were based on consideration of a number of factors and the existence of one characteristic did not automatically assign a particular category to a parcel of land. The Panel considers that the subject land has characteristics consistent with both the minimal and incremental change categories but that overall it does exhibit some potential for some growth due to its mixed use nature and zoning and that this is already occurring.

The Panel supports the incremental change category applied to Dight Street – south of Vere Street and at 37-43 Vere Street.



## Attachment 1 - Attachment 1 - C269yara - Panel Report

**(x) 53 Hoddle Street, Collingwood****Evidence and submissions**

Submissions	Council and expert response
<p>Request: Redesignate from moderate change to high change (Submission 420, Document 223)</p> <p>Key points:</p> <ul style="list-style-type: none"> <li>- submitted that there is no strategic justification not to include the land within the high change area</li> </ul> <p>Relying on the strategic planning evidence of Mr McGurn - the site meets the characteristics of a high change area because it (summarised)<sup>80</sup>:</p> <ul style="list-style-type: none"> <li>- is not remote from the Victoria Street and Smith Street activity centres</li> <li>- has excellent access to public transport</li> <li>- is a large, consolidated parcel of over 5,300sqm. Surrounding lots are also large and may offer opportunities for consolidation</li> <li>- is within the C1Z</li> <li>- has three street frontages providing multiple opportunities for outlook and daylight</li> <li>- does not include heritage buildings and there are no constraints on demolition</li> </ul> <p>Further:</p> <ul style="list-style-type: none"> <li>- Hoddle Street does not have the clear landscaped boulevard quality evident in some other moderate change precincts and is largely dominated by the width of the roadway</li> <li>- Hoddle Street is in excess of 40 metres wide in this location and the properties opposite are in the C2Z</li> <li>- land opposite on Islington Street is within the C2Z (where residential use is prohibited)</li> <li>- the land has characteristics which lend support for more intensive development</li> <li>- a comparison of the site against the moderate and high change growth categories shows there is strong justification for designating the site as high change</li> <li>- the Housing Strategy be updated to change the designation of the subject site (and to delete the erroneous inclusion of the C1Z strip on the incremental change map on page 71)</li> </ul>	<p>Council submitted the site is within the C1Z and is not located within the HO. The site is relatively large in an area that has a mix of lot sizes and is located on one of Yarra's key boulevards.</p> <p>Moderate change areas have been generally applied to Yarra's key boulevards, including Hoddle Street, Alexandra Parade, Queens Parade and Victoria Parade.</p> <p>Council submitted it has sought to adopt a uniform approach to its boulevards and the subject land demonstrates characteristics associated with other moderate change areas, including having a mix of lot sizes and landscaped boulevard character.</p> <p>Council submitted that the subject site is not large compared to other individual sites in high change areas and is not located within an activity centre.</p> <p>Council noted the nearby heritage properties and low scale heritage precincts such as HO106.</p> <p>Ms Ancell agreed the site ought to remain a moderate change area as it is located adjacent to several sites with heritage significance. Further, as a site of moderate size, Ms Ancell observed that it is not one of the major SRSs to which the Housing Strategy applies a 'high change' designation.</p>

<sup>80</sup> Document 91, Expert Witness Statement, S McGurn, pp17, 54-55

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### Discussion and conclusions

The Panel considers that 53 Hoddle Street has appropriately been designated with a substantial change area classification. The Panel agrees with submissions that the site is:

- a large consolidated parcel of land with three frontages
- has excellent access to public transport
- is proximate to a number of activity centres and employment land in the Gipps Street Major Employment Precinct (MEP)
- is not affected by the Heritage Overlay and while there are heritage properties in the surrounding area there is no heritage streetscape character along this section of Hoddle Street.

The Housing Strategy does not preclude the designation of a single site within a change area but understands that Council has generally considered land on a precinct basis rather than assessing individual sites.

In terms of site constraints, the Panel considered two other factors that Council submitted played an important role in its designation:

- Hoddle Street is one of four major boulevards in Yarra where a consistent approach to housing change is sought, and doesn't include high change areas
- the site is part of the Gipps Street MEP.

The Panel notes the absence of any reference to boulevards in the Housing Strategy and therefore assumes it falls within the criteria about sensitive interfaces and character.

Four key boulevards are recognised through the Amendment, specifically in proposed Clause 15.01-1L (Urban design):<sup>81</sup>

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-scale, small-lot hinterlands and any low-scale existing residential areas along the boulevards.

Hoddle Street contains a different strategy to the other three boulevards for landscaped character (to improve rather than maintain) but more generally supports development of a scale that reflects the context of the boulevard and provides a transition to their low scale hinterland or any low scale existing residential development along the boulevards. Land at 53 Hoddle Street does not adjoin low scale residential development.

The Panel agrees with UEM Sunrise that the application of housing change areas across the four boulevards has taken a more nuanced approach than applying a single housing change category. This is consistent with the proposed strategies at Clause 15.01-1L (Urban design) and has not resulted in the consistent or predominant application of the moderate change area along

<sup>81</sup> Exhibited Clause 15.01-1L (Urban design)



## Attachment 1 - Attachment 1 - C269yara - Panel Report

boulevards. The Panel finds that the boulevard character of Hoddle Street is not a reason to exclude the site from a particular housing change category.

The Panel is of the view that the site could potentially sit within either substantial change category based on the above site characteristics. The Panel therefore considers the overarching objectives of the Housing Strategy and SEES as expressed in the Amendment to recommend an appropriate category.

The Panel considers the following points are relevant:

- Proposed Clause 02.03-5 (Housing) directs housing growth to appropriate locations described as 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.
- Proposed Clause 16.01-2L (Location of residential development) makes it clear that the majority of new housing should be directed to activity centres or major regeneration areas (Panel's emphasis). 53 Hoddle Street is not in a designated activity centre or major regeneration area.
- Proposed Clause 02.03-6 (Economic development) identifies that Yarra has capacity for employment growth and is committed to supporting this growth in its employment areas in preference to residential development in these locations.<sup>82</sup>
- Proposed Clause 02.03-6 (Economic development) also contains strategies to minimise pressure for residential conversion of employment precincts, and to preserve and grow employment areas by supporting the economic primacy of employment precincts and by supporting employment land.
- Employment areas are defined at proposed Clause 02.01-8 (Economic development) and include:
  - activity centres
  - MEPs
  - employment land (namely commercial and industrial land outside of activity centres and MEPs)
  - health and education precincts.
- The site is zoned C1Z and the Amendment proposes to include the site (and the wider C1Z strip) within the Gipps Street MEP.
- Whether the site is within a MEP, or whether it is simply 'employment land', the overarching objectives for housing and employment growth somewhat temper the expected level of housing growth that could be anticipated for the subject site.

The Panel concludes it appropriate that the moderate change category is applied to 53 Hoddle Street, Collingwood.

The Panel informally recommends the Council update the incremental change area map on page 71 of the Housing Strategy to delete the erroneous inclusion of the C1Z strip of land along Hoddle Street of which the subject site forms a part.

Issues relating to the inclusion of the property in the Gipps Street MEP are discussed in Chapter 7.

<sup>82</sup> With strategic justification provided by the SEES

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

**(xi) 1 Turner Street, Abbotsford****Evidence and submissions**

Submissions	Council and expert response
<p>Request: Redesignate from minimal change to incremental change (Submission 424, Document 213)</p> <p>Key points:</p> <ul style="list-style-type: none"> <li>- the zoning and scale of development of this land appears to be 'at odds' with the proposed minimal change housing designation</li> </ul>	<p>Council submitted this site ought be redesignated to an 'incremental change' area as it demonstrates the following characteristics associated with incremental change areas:</p> <ul style="list-style-type: none"> <li>- largely within a C1Z area</li> <li>- located on a large lot amongst relatively consistent small and narrow lot sizes</li> <li>- partially within Heritage Overlay (HO327- Victoria Park Precinct, Abbotsford)</li> <li>- the scale of the existing development on the site (4 storeys) reflects incremental change areas.</li> </ul> <p>Accordingly, the post exhibition 'Panel version' of Clause 16.01-2L redesignates this site to 'incremental change'.</p> <p>Ms Ancell agreed with the proposal to change the designation of this site to incremental change.</p>

**Discussion and conclusion**

The Panel supports Council's position to redesignate this site from minimal to incremental change based on the site's existing characteristics and growth potential. No submissions opposed this proposed change.

The Panel concludes the incremental change category applied to 1 Turner Street, Abbotsford is appropriate.

**(xii) 288-296 Johnston Street, Abbotsford****Evidence and submissions**

Submissions	Council and expert response
<p>Request: Redesignate from moderate change to high change (Submission 424, Document 213)</p> <p>Key points:</p> <ul style="list-style-type: none"> <li>- the subject site has an existing planning permit for an eight-level mixed use development due to expire on 27 November 2021</li> <li>- a current planning permit application is live for the site seeking permission to develop an 11-storey mixed use development with 73 residential apartments</li> <li>- DDO15 applies to the site and separates the Johnston Street NAC into a series of precincts <ul style="list-style-type: none"> <li>- the subject site is within Precinct 2A</li> </ul> </li> <li>- DDO15 sets out built form guidelines. The</li> </ul>	<p>Council submitted that the exclusion of the subject site from the moderate change area is not a drafting error but an intentional reflection of the expectation for a contextual response to the adjoining heritage building to the east and its proximity to incremental and minimal change areas to the north and northeast.</p> <p>By contrast, the land to the west of the subject site is an island site between Lulie Street and the railway bounded by railway land to the north. It has the opportunity to create a new character in a way which is less constrained than the lower scale interfaces to the north and east.</p> <p>Council submitted the sites demonstrates the following characteristics associated with the moderate change area:</p> <ul style="list-style-type: none"> <li>- zoned C1Z and located within a NAC</li> </ul>

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Submissions	Council and expert response
<p>outcomes sought for Precinct 2A are to be distinguished from adjacent land in Precinct 2B and opposite in Precinct 2C. For example Precinct 2A has no mandatory maximum height limits where as 2B and 2C both do</p> <ul style="list-style-type: none"> <li>- the subject site is proposed to be included within a moderate change area, whereas the other properties within Precinct 2A have been nominated for high change</li> <li>- the exhibited version of DDO15 proposed the land to be included within the same precinct as adjoining land to the east, however after much discussion and analysis at the Panel Hearing for Amendment C220 it was recommended to be included with land that now forms Precinct 2A which allows a greater scale of development</li> </ul>	<ul style="list-style-type: none"> <li>- have not been consolidated and have a mix of lot sizes</li> <li>- the smaller adjoining lots are of individual significance and contribute towards the overall heritage significance of the area.</li> </ul> <p>Ms Ancell agreed the site ought to remain a moderate change area. She observed the two adjacent high change areas include an “island” site separated from other lots by roads and rail, and a large development site approximately four times the size of 288-296 Johnston Street.</p>

### Discussion and conclusion

The Panel supports the designation of a substantial housing change area category to the site. The site is within an activity centre and it has excellent access to services, open space and public transport. The Panel is of the view that the site more closely aligns with the characteristics of the moderate change area in that it has sensitive interfaces to the north and east, both heritage and land within the NRZ1.

DDO15 applies to the site and other sites within Precinct 2A (which is also applied to the subject land) have been designated the high change category. The Panel agrees with Ms Ancell that the other sites within the Precinct 2A display characteristics more aligned with the high change designation as they do not have the same site constraints.

DDO15 clearly sets out the development parameters for the subject site. As noted earlier in this Chapter, the Panel acknowledges the role of proposed Clause 16.01-2L (Location of residential development) is to guide housing growth rather than specific built form outcomes. However, the detailed built form controls applied to a site will impact on the level of residential development that is able to be accommodated.

The moderate change designation, coupled with the built form guidelines in the DDO15, will allow for substantial housing growth on the site appropriate to its context.

The Panel supports the moderate change category as applied to land at 288-296 Johnston Street, Abbotsford.

### (xiii) Land between Gipps Street, Park Street, Stanton Street and the Train Line

#### Evidence and submissions

Submissions	Council and expert response
Request: Redesignate from incremental change to minimal change (Submission 95)	Council submitted the area of land between Gipps Street, Park Street, Stanton Street and the train line ought remain in the incremental change area, as it is located in

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Submissions	Council and expert response
<p>Key points:</p> <ul style="list-style-type: none"> <li>- questions why the small section bound by Gipps Street, Park Street, Stanton Street and the train line is considered as incremental change</li> <li>- submits it is a small area bound by a minimal change area, and as of today, it is identical to the surrounding area. It is quiet, and mostly single dwelling blocks, and not high density</li> </ul>	<p>the GRZ.</p> <p>In contrast, minimal change areas have been generally applied to land within the NRZ. 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 bounded by Gipps Street, Park Street, Stanton Street and the train line is in a precinct wide 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.</p> <p>Ms Ancell agreed that the area should remain an incremental change area on the basis that the site is within the GRZ, is not contributory within the HO, and is next to a train station so it is of particular importance to provide opportunities for some level of change to take advantage of its strategic location.</p>

#### Discussion and conclusion

The Panel agrees with Council and Ms Ancell that the land is consistent with the characteristics of an incremental change area. The land is zoned GRZ, has not been identified as having contributory heritage values and is developed with many smaller scale townhouses.

The Panel does not agree that the incremental change category is consistent with a high density residential development outcome, but rather anticipates a model level of housing growth over time.

The Panel supports the incremental change category applied to land between Gipps Street, Park Street, Stanton Streets and the train line.

#### (xiv) 39-47 Lithgow Street, Abbotsford

##### Evidence and submissions

Submissions	Council and expert response
<p>Request: Redesignate from incremental change to moderate change (Submission 416, Document 171)</p> <p>Key points:</p> <ul style="list-style-type: none"> <li>- the site contains an existing, predominantly two-storey 19<sup>th</sup> century brick industrial building, sometimes referred to as the <i>Former Schweppes Cordial Factory</i>, and has been identified as individually significant in the HO399 precinct</li> <li>- DDO21 applies to the site with a mandatory maximum building height of 18m</li> <li>- a comparison of moderate and incremental</li> </ul>	<p>The site demonstrates the following characteristics associated with incremental change areas:</p> <ul style="list-style-type: none"> <li>- the site is in the MUZ, it is identified as individually significant in the HO339 and is adjacent to a heritage streetscape</li> <li>- the site is located on a large lot among relatively consistent small and narrow lot sizes which are primarily of contributory significance</li> <li>- Lithgow Street is a narrow street with a single shared bike path and car lane in each direction.</li> </ul> <p>Council submitted its designation was appropriate given the context of the surrounding precinct, located at the very perimeter of the MAC surrounded by minimal</p>

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Submissions	Council and expert response
<p>change categories shows the site as located within a MAC is more closely aligned it to the moderate change category</p> <ul style="list-style-type: none"> <li>- the site is substantial in size and underutilised</li> <li>- the site is in a mixed use area comprising a mix of lot sizes, with some sensitive interfaces <ul style="list-style-type: none"> <li>– all characteristics that can apply to a moderate change area</li> </ul> </li> </ul>	<p>change areas.</p> <p>Ms Ancell agreed the site should remain in the incremental change area because of the application of the MUZ and HO, it is adjacent to a heritage streetscape, and noting that incremental change allows for smaller scale apartment development.</p>

### Discussion and conclusion

Identifying the most appropriate category for this site proved challenging for the Panel. The Panel agrees with James Richardson Corporation Pty Ltd that the site exhibits many characteristics common to both the moderate and incremental change areas and accepts that activity centres are only specifically referenced in moderate or high change areas. Notwithstanding, the Panel accepts that having one characteristic does not equate to the application of a housing change category as it is important to consider other characteristics and the expected level of housing change within an area. The Panel acknowledges that Council has generally approached housing change application on a precinct basis with individual sites generally restricted to high change areas.

The site is on a large lot, within a MAC, zoned MUZ, with individual heritage significance and excellent access to services, open space and public transport. The Panel understands Council's position that the site is at the edge of the MAC and surrounded by sensitive uses, adjacent to land within both the minimal and incremental change categories but more remote from other moderate change areas along Victoria Parade.

An interim DDO applies to the site, DDO22, which is due to expire in June 2022. Council submitted that it is currently preparing a permanent DDO which would apply to the site, and reduce the height contemplated for the land from 5 storeys to 4 storeys. The Panel was not presented with any detail or strategic justification for this proposal, notes that it is still in the development phase and has not been through a public exhibition process. The Panel therefore cannot take into account any housing capacity constraints that may be presented by this proposal.

The Panel considered the question of what is the expected level of housing growth in this area.

The Panel is of the view that:

- a moderate level of change could be expected on the site based on site characteristics and its capacity for growth, partly shaped by the DDO22
- proposed Clause 16.01-2L (Location of residential development) includes a strategy for moderate growth to support medium density development that respond to heritage significance and streetscape character
- the zone and overlay controls will also moderate the built form outcome for the site. In particular, the heritage significance of the site and surrounds will inform development outcomes alongside the DDO22 which includes a strategy requiring development to respect the low scale existing development adjoining the activity centre
- the scale and form of moderate change for this site will be different to moderate change for other locations due to the local context, but that within this local context the capacity of the site nonetheless allows for a substantial level of change



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- housing change of this scale would not constitute smaller scale apartment development and would be inconsistent with expectations for incremental change areas.

The Panel concludes the moderate change category should be applied to 39-47 Lithgow Street, Abbotsford.

### (xv) Malleson Street and Wall Street, Richmond

#### Evidence and submissions

Submissions	Council and expert response
Request: Redesignate from incremental change to minimal change (Submission 381, Documents 184 to 188)	Council submitted this area ought to remain an area of incremental change because it is located within the GRZ and displays a consistent fine-grain subdivision pattern and small lot sizes. Council submitted this area has the capacity to accommodate a more modest level of housing growth over time.
Key points:	
- the area should be minimal change in line with surrounding residential development of single / double storey	Ms Ancell agreed that the area should remain an incremental change area because it is in the GRZ and is not subject to a Heritage Overlay.
- is the area has heritage values	Further information supplied by Council identified 11 of the 12 properties affected by the HO as having contributory significance to the heritage precinct HO319.
- 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	

#### Discussion and conclusion

The subject land includes properties in Malleson Street extending to Wall Street (on the north and south sides), affected by the HO319 and zoned GRZ2, with one property at 16 Wall Street in the C1Z. It also includes land on the west side of Coppin Street, zoned GRZ2, not within the HO319, from the intersection of Malleson Street and Coppin Street extending up to Dame Nellie Melba Park.<sup>83</sup>

The subject land within the HO319 includes residential properties with a generally fine grain subdivision pattern. While it is in the GRZ2 and not the NRZ, it does not display mixed use or commercial characteristics or apartment style development which is readily apparent on adjoining land to the east. Land to the east is outside the Heritage Overlay and is zoned C1Z on the south side and GRZ2 on the north side.

The Statement of Significance for HO319 emphasises:

- Historic housing form (pitched gabled or hipped roofs, one storey wall heights with a smaller amount of two storey dwellings), material and detailing (walls of weatherboard or face brick or stucco, prominent brick or render chimneys, post-supported verandahs facing the street) etc.
- The consistency and intactness of the Edwardian house group in Malleson Street.<sup>84</sup>

Council advised that 11 of the 12 properties within the subject land and included in the HO319 are identified as being of contributory heritage significance.

<sup>83</sup> As described in Submission 381

<sup>84</sup> Document 254, updated Malleson Street, Richmond slide, submitted by Council

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

The Panel considers the GR22 (which limits building height to 9 metres) when combined with the above heritage factors will likely limit the area to minimal change. It is quite different from nearby GR22 or C1Z land, which already displays a broader range of use and development and further scope for incremental change. The anomaly is the property at 16 Wall Street which is zoned C1Z. Taking a precinct approach, it shares the same characteristics as adjoining land to the west and is included within HO319 forming the last property in a row of cottages with Wall Place along its eastern boundary. Wall Place presents as a clear break between heritage properties on the west side and apartment style development on the east.

With regard to the subject land on the west side of Coppin Street to Dame Nellie Melba Park, the Panel observes that the area mostly displays a fine grain character, but is not within the HO319 and is already undergoing some change.

The Panel concludes the minimal change category should be applied to land known as 9-19 Wall Street and 2-16 Wall Street, Richmond. The Panel recommends that land on the west side of Coppin Street, from the Wall Street intersection to the Dame Nellie Melba Park remain in the incremental change area.

### (xvi) Porta Site (224-256 Heidelberg Road, Fairfield)

#### Evidence and submissions

Submissions	Council and expert response
Request: Redesignate from moderate change (Submission 344)	Council submitted his site is primarily within the C1Z and is partly affected by a HO. It is a large site with excellent access to open space and services.
Key points: - it is surrounded by parklands, cricket ovals, etc and doesn't warrant being a moderate change area	Council submitted it is appropriately designated as moderate change.

#### Discussion and conclusion

The Panel accepts that this site is a commercial area, with excellent access to services, and open space, is a large lot and generally exhibits characteristics aligned with a moderate change area. It does not display characteristics associated with either of the lesser change areas, and does not warrant designation as a high change area as it is not within an activity centre or a major regeneration site, but rather is within an employment area where the highest level of housing growth is not encouraged. The Panel notes that during the Hearing an interim DDO was approved for the site that will regulate built form outcomes but still allow for the site to accommodate moderate housing growth.

The Panel supports the moderate change category applied to 224-256 Heidelberg Road, Fairfield.

### (xvii) Heidelberg Road in Alphington (between Parkview Road and Como Street)

#### Evidence and submissions

Submissions	Council and expert response
Request: Redesignate from moderate change to incremental change (Submission 330)	Council submitted the area is appropriately designated because it demonstrates the following characteristics:
Key points:	- it is in a C1Z which has the capacity to accommodate



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Submissions	Council and expert response
<ul style="list-style-type: none"> <li>- incremental change is needed to remain within neighbourhood character (typically no more than 3 storeys) and so as not to ruin the neighbourhood feel of Heidelberg Road</li> </ul> <p>Request: Redesignate from moderate change (Submission 328)</p> <p>Key points:</p> <ul style="list-style-type: none"> <li>- residential development should be complementary to the commercial, business and community uses of the activity centre</li> <li>- questions housing demand data and analysis</li> <li>- concern about impacts of higher density development on the local climate of Heidelberg Road and heritage</li> <li>- concern about potential heights this designation would allow</li> </ul>	<p>moderate housing growth over time</p> <ul style="list-style-type: none"> <li>- it is largely unaffected by the Heritage Overlay</li> <li>- has excellent access to services, open space and public transport</li> <li>- has mixed lot sizes.</li> </ul> <p>Ms Ancell agreed this area ought to remain a moderate change area as it is within a NAC, in the C1Z and not subject to the Heritage Overlay.</p> <p>Mr Szafraniec also considered its designation as a moderate change area to be appropriate given the existing uses in the area, future development of the AMCOR site and proximity to transport services.</p>

### Discussion and conclusion

This land is within the Heidelberg Road NAC, is commercial in nature, includes one property and adjoins one property affected by the Heritage Overlay and is generally consistent with the characteristics of a moderate change area. It does not display characteristics associated with either of the lesser change areas, and does not warrant designation as a high change area as it is not without site constraints and has a mix of lot sizes. The Panel notes that during the Hearing, an interim DDO was approved for the site which will regulate built form outcomes but should not impact on the capacity of the site to accommodate moderate housing growth.

The Panel supports the moderate change category applied to land along Heidelberg Road in Alphington (between Parkview Road and Como Street).

### (xviii) AMCOR / Alphington Paper Mill Site (626 Heidelberg Road, Alphington)

#### Evidence and discussions

Submissions	Council and expert response
<p>Request: Redesignate from high change (Submission 344)</p> <p>Key points:</p> <ul style="list-style-type: none"> <li>- will have ramifications for the immediate area</li> </ul>	<p>Council submitted the former AMCOR site demonstrates the following characteristics associated with high change areas:</p> <ul style="list-style-type: none"> <li>- excellent access to services, open space and public transport</li> <li>- large lot sizes</li> <li>- includes the redevelopment of the former Alphington Paper Mill site which is anticipated to supply approximately 2,500 new dwellings</li> <li>- the vision for the site as a major residential precinct also includes shops, offices, open spaces and community facilities.</li> </ul> <p>Ms Ancell agreed the site should remain in the high</p>

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Submissions	Council and expert response
	change area as it is one of the municipality's largest major redevelopment sites.

### Discussion and conclusion

The Panel agrees with Council and Ms Ancell that this site should be in the high change category because it is one of Yarra's major regeneration areas, where the highest levels of growth are encouraged, expected and is anticipated to undergo substantial change.

The Panel recommends that the high change category be applied to land at the AMCOR / Alphington Paper Mill Site (626 Heidelberg Road, Alphington).

### (xix) 84-104 Johnston Street, Fitzroy

#### Evidence and submissions

Submissions	Council and expert response
Request: Redesignate from moderate change to high change (Submission 429, Document 98)	Council submitted the site is appropriately designated a moderate change area because it:
Key points:	- is within the C1Z
- the site has main road frontage, proximity to higher order activity centres, excellent access to public transport and bicycle infrastructure and significant separation from sensitive sites	- is affected by a HO
- is essentially an island site, with frontage to both Johnston Street and Fitzroy Street with no direct abutting interfaces	- is located in an intact heritage streetscape
	- is located within a NAC
	- has excellent access to services, open space and public transport.
	Ms Ancell agreed that the site should remain in the moderate change category and stated that it sits within a heritage streetscape and as a site of moderate size, it is not one of the major redevelopment sites to which the Housing Strategy applies the high change area designation.

### Discussion and conclusion

The Panel accepts that this site is part of the Johnston Street NAC, is within a commercial area, with excellent access to services, and public transport, is a reasonable sized lot and generally exhibits characteristics aligned with a moderate change area. It does not warrant designation as a high change area as it is not without site constraints and is not particularly large in its own right.

The Panel recommends that the moderate change category be applied to 84-104 Johnston Street, Fitzroy.

### (xx) Summary of conclusions and recommendations

The Panel concludes:

- The following sites should remain in the housing change categories which applied at exhibition:

#### Incremental change

- Nicholson Street Neighbourhood Activity Centre (west side)
- 6-14 Ramsden Street, Clifton Hill

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- 2-12 Garryowen Lane and 35 Rose Street, Fitzroy
- Dight Street (south of Vere Street) and 37-43 Vere Street, Collingwood<sup>85</sup>
- Land between Gipps Street, Park Street, Stanton Street and the train line, Abbotsford
- Land on the west side of Coppin Street, from the Wall Street intersection to the Dame Nellie Melba Park, Richmond<sup>86</sup>

Moderate change

- 133-137 Victoria Parade, Fitzroy
- 53 Hoddle Street, Collingwood
- 288-296 Johnston Street, Abbotsford
- Porta Site, 224-256 Heidelberg Road, Fairfield
- Heidelberg Road, Alphington (between Parkview Road and Como Street)
- 84-104 Johnston Street, Fitzroy

High change

- AMCOR / Alphington Paper Mill site, 626 Heidelberg Road, Alphington
- The housing change categories for the following sites should be amended to reflect their role in the provision of future housing growth:

Minimal change

- Rathdowne Street Neighbourhood Activity Centre
- 104-118 Queens Parade, Fitzroy North
- 9-19 Wall Street and 2-16 Wall Street, Richmond<sup>87</sup>

Incremental change

- Precinct 4, Queens Parade Neighbourhood Activity Centre
- 1 Turner Street, Abbotsford

Moderate change

- 39-47 Lithgow Street, Abbotsford
- The incremental change map on page 71 of the Housing Strategy erroneously includes the C1Z strip of land along Hoddle Street, including land at 53 Hoddle Street, Collingwood.

The Panel recommends:

6. **Amend the housing change area maps in proposed Clause 16.01-2L (Location of residential development) to show the following sites within the categories listed below:**
  - a) Minimal change
    - Rathdowne Street Neighbourhood Activity Centre
    - 104-118 Queens Parade, Fitzroy North
    - 9-19 and 2-16 Wall Street, Richmond
  - b) Incremental change
    - Precinct 4, Queens Parade Neighbourhood Activity Centre
    - 1 Turner Street, Abbotsford
  - c) Moderate change
    - 39-47 Lithgow Street, Abbotsford.

<sup>85</sup> Referred to in Council's submissions as Campbell Street, Collingwood

<sup>86</sup> Part of the area referred to in Council's submissions as Malleson and Wall Streets, Richmond

<sup>87</sup> Part of the area referred to in Council's submissions as Malleson and Wall Streets, Richmond

## Attachment 1 - Attachment 1 - C269yara - Panel Report

### Further recommendations

The Panel informally recommends the Housing Strategy be amended through a separate process to change the:

- incremental change map on page 71 to delete the erroneous inclusion of the C1Z strip of land along Hoddle Street, including land at 53 Hoddle Street, Collingwood
- housing changes areas in accordance with the recommendation in this Chapter.

## 6.5 Housing Diversity and Affordable Housing

### (i) The issues

The issues are whether:

- proposed Clause 16.1-3L (Housing diversity) captures the range of different housing structures required
- in relation to Clause 16.1-4L (Housing affordability):
  - the reference to key workers should be expanded
  - the percentage for provision of affordable housing is appropriate
  - a social housing requirement should be included.

### (ii) Evidence and submissions

#### Housing diversity

Submissions about housing diversity mostly focussed on seeking clarification around whether the proposed Clause 16.01-3L (Housing diversity) adequately encouraged the range of housing required to support Yarra's diverse community.

Yarra Climate Action Now (YCAN) (Submission 289) suggested including a strategy to support multi-generational accommodation and ageing in place through granny flat / semi separate style accommodation, rather than encouraging alterations that could encourage large extensions.

Council submitted the Amendment seeks to provide a decision making framework that ensures the planning outcomes will address equitable housing outcomes. This is expressed through the three proposed local housing policies at Clause 16<sup>88</sup>. Council submitted that proposed Clause 16.01-3L (Housing diversity) was supplemented by proposed strategic directions in the MPS which states:<sup>89</sup>

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.

<sup>88</sup> Document 242 – Council's Part C submission, page 33

<sup>89</sup> Attachment 3 Response to Submissions Table, Council Report 3 August 2021

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- Encourages the supply of additional social housing and improvements to existing social housing.

Council did not support any changes beyond minor language improvements to the wording of housing diversity policy.

### Housing affordability

Many submissions expressed support for the provision of affordable housing in Yarra, with a large number of these seeking more than 10 per cent provision<sup>90</sup>. Other submissions requested that the provisions be made mandatory or used stronger wording, requested inclusionary zoning requirements or that the provision of affordable housing should be greater than 20 dwellings (rather than 50).<sup>91</sup>

Some submissions requested definitions of affordable and social housing be included in the local policy at proposed Clause 16.01-4L (Housing affordability) and/or requirements for the provision of social housing in addition to affordable housing.

Council referred the Panel to Attachment 3 (Response to submissions table) to the 3 August 2021 Council report in response to these submissions. Council noted that proposed Clause 16.01-4L (Housing affordability) is intended to implement key Strategic Direction 4 of the Housing Strategy and Strategic Direction 1 of the Affordable Housing Strategy which seeks to “*enhance Council’s policy and practice in regard to affordable housing agreements at significant developments*”. Council emphasised that at present in Victoria, affordable housing can only be facilitated through the planning system via a voluntary negotiation which limits the ability for Council to mandate affordable housing outcomes.

Council noted that affordable housing is defined under section 3AA of the PE Act which states:

... 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;
- (c) moderate income households.

...

“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.

Panel asked Council whether the objective of proposed Clause 16.01-4L (Housing affordability) was intended to facilitate affordable housing for key workers only or more generally. Council responded that it was intended to apply to all households defined under the Act and not just key workers.<sup>92</sup>

Ms Ancell gave evidence that seeking a minimum 10 percent affordable housing contribution was an appropriate target based on analysis in the Affordable Housing Strategy and that a higher percentage would not be justified. Ms Ancell identified State policy support for affordable housing

<sup>90</sup> Including Submissions 46, 50, 79, 87, 162, 176, 189, 196a, 292, 296, 301, 302, 308, 317, 323, 371, 372, 377

<sup>91</sup> Submissions 289, 302, 311

<sup>92</sup> Document 105, Council Part B Submission, page 114

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

contributions, and confirmed under current legislation they can only be sought on a voluntary basis.

Ms Ancell opined that:

... there is a stronger nexus for seeking contributions on sites where rezonings and/or revisions to planning controls create value uplift and the contribution would be a portion of that uplift, as compared with seeking contributions on sites with existing zoning and planning controls in place. On the basis that the affordable housing contributions are sought using the voluntary tools currently available, I am comfortable with Clause 16.1-4L providing the basis to seek voluntary contributions on both residential rezonings and major residential redevelopments of 50 or more dwellings.<sup>93</sup>

Ms Ancell recommended Council provide guidance to confirm how the contribution is to be calculated through a guidance document sitting outside the Planning Scheme.<sup>94</sup>

The Panel queried the use of the term 'the capacity' for the two policy guidelines finding it confusing and not readily apparent how this would assist in decision making. Council responded that it had proposed the term 'a requirement', that DELWP had amended the term as a condition of authorisation and therefore Council could not provide insight into the intention behind the words. Council submitted it would support reverting to the original terminology submitted for authorisation.<sup>95</sup>

In relation to drafting, Ms Ancell suggested a reference to hospitality, arts, child care, cleaning and laundry workers should be inserted into the key workers definition within the strategy, to match the background policy document (Social and Affordable Housing Strategy 2019).

Council did not support this.

### (iii) Discussion

The Panel finds that between the MPS and the proposed Clause 16.01-3L (Housing diversity), the Amendment provides support for a wide variety of housing types to meet the needs of the diverse Yarra community. There is no need for additional strategies or policy to supplement what is proposed through the Amendment.

With regard to housing affordability, the Panel acknowledges the submissions of Council and evidence of Ms Ancell that affordable housing contributions are currently enacted through voluntary agreements. The Panel agrees with Ms Ancell that the policy proposed is an appropriate tool within this context, and that the policy guidance is strategically justified by the Affordable Housing Strategy.

With regard to a social housing contribution requirement, the definition of affordable housing under the PE Act includes social housing and therefore the policy guidelines in proposed Clause 16.01-4L (Housing affordability) would include social housing.

The Panel acknowledges the significant level of support expressed by the community for both affordable and social housing.

The Panel accepts Council's submission that the policy is intended to facilitate the provision of affordable housing for all households defined under the PE Act and not just key workers. For this

<sup>93</sup> Document 85, Expert Witness Statement S Ancell, pp 44-45

<sup>94</sup> Document 85, Expert Witness Statement S Ancell, pp 45

<sup>95</sup> Document 125, Council Supplementary Part B Submission, page 48

## Attachment 1 - Attachment 1 - C269yara - Panel Report

reason, the Panel recommends that the reference to key workers in this context is removed. That is not to downplay the importance of key workers to Yarra, and the Panel is of the view that many key workers would fall within the definition of low to moderate income earners and therefore would be included within the affordable housing definition under the PE Act. The Panel is concerned that if the reference is not removed, it may unintentionally exclude many other people in need of affordable housing. Consequently, the Panel does not support Ms Ancell's suggestion to expand the definition of key worker in the local policy.

The Panel does not support use of the term 'the capacity', but is of the view that 'a requirement' cannot be used as it would not be consistent with the Practitioner's Guide which makes it clear that strategies should not include the word 'require'. The Panel recommends the policy guidelines are amended as follows:

Consider as relevant:

- ~~The capacity for a rezoning to residential use to provide~~ Provision of a minimum of ten per cent affordable housing ~~for a rezoning to residential use.~~
- ~~The capacity of a major residential development of 50 or more dwellings to deliver~~ Provision of a minimum of ten per cent of affordable housing ~~for a major residential development of 50 or more dwellings,~~ unless affordable housing has been provided as part of an earlier rezoning of the site.

### (iv) Conclusions and recommendations

The Panel concludes:

- Clause 16.1-3L (Housing diversity) adequately supports the range of different housing structures required to meet the needs of the Yarra community.
- The reference to key workers in the first objective of Clause 16.01-4L (Housing affordability) should be removed.
- The policy guidelines in proposed Clause 16.01-4L (Housing affordability) supporting an affordable housing contribution are appropriate but the use of the term 'the capacity' should be revised.
- The provision of ten percent affordable housing is justified through the Affordable Housing Strategy and there is no current rationale to alter this amount.
- Social housing falls within the definition of affordable housing and is therefore covered by the proposed policy guidelines in proposed Clause 16.01-4L (Housing affordability).

The Panel recommends:

#### 7. Amend Clause 16.01-4L (Housing affordability) to:

##### a) revise the first objective to state:

- *To facilitate the provision of affordable housing and social housing (public and affordable community housing), including new social housing and upgrades to existing social housing.*

##### b) revise the policy guidelines to:

- *Consider as relevant:*
  - *Provision of a minimum of ten per cent affordable housing for a rezoning to residential use.*
  - *Provision of a minimum of ten per cent of affordable housing for a major residential development of 50 or more dwellings, unless affordable housing has been provided as part of an earlier rezoning of the site.*



## 7 Employment Precincts

### (i) What is proposed?

Strategic directions for economic development in Yarra are set out in proposed:

- Clause 02.03-6 (Economic development)
- Clause 02.04 (Strategic Framework Plan)
- Clause 11.03-1L (Activity centres)
- Clause 17.01-1L (Employment)
- Clause 17.02-1L (Retail)
- Clause 17.04-1L (Tourism, arts and culture)
- Clause 19.02-1L (Yarra's health precincts)
- Clause 19.02-2L (Yarra's education precincts)

The clauses in the MPS contain new policy content, as does proposed Clause 17.03L (Activity centres), whereas the other five local policies relating to employment are an update of existing policy with new content.<sup>96</sup>

New policy relating to activity centres is discussed in Chapter 5 and is not repeated here.

It is proposed to include the SEES in the new Schedule to Clause 72.08 (Background documents).

### (ii) Background and relevant documents

The purpose of the SEES is to assist Council to understand and capitalise on Yarra's economic strengths and respond to key trends and drivers over the next 10 to 15 years.

The SEES sets out a vision for Yarra's employment lands that supports a diverse and modern economy, which is wide reaching and adds to Melbourne's brand as a creative urban economy. It includes six objectives:<sup>97</sup>

- Provide sufficient employment land and capacity to support projected growth.
- Minimise pressures for residential conversion of employment precincts.
- Promote Yarra's Activity Centres as the preferred locations for retail, services and facilities, and entertainment opportunities for Yarra's residents and visitors alike.
- Promote Yarra's major employment precincts as locations for a wide variety of businesses and services that are a vital part of Melbourne's inner city economy.
- Support the growth of Yarra's two health and education precincts.
- Manage the transition of larger industrial uses, if and when these transitions occur.

The SEES also includes six strategies which provide more detail about how the objectives will be achieved:<sup>98</sup>

- Strategy 1: Support employment growth in Activity Centres
- Strategy 2: Retain and grow Yarra's Major Employment Precincts
- Strategy 3: Identify preferred locations for housing growth

<sup>96</sup> Document 84, Council Part A Submission, Attachment A

<sup>97</sup> Document 68, SEES, page 58

<sup>98</sup> Document 68, SEES, page 59

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- Strategy 4: Support the expansion of health-related employment and services in Yarra's health precincts
- Strategy 5: Retain other C2 zoned precincts (unless strategic planning support change)
- Strategy 6: Retain Yarra's existing industrial precincts for manufacturing and urban services.

The SEES identifies sufficient capacity within the employment areas to accommodate employment growth and recommends retaining employment zoning in the Gipps Street and Cremorne MEPs to protect their potential for growth. It recognises the need for more built form guidance in these areas.

### (iii) The issues

The issues are whether:

- site amalgamation should be encouraged in the MEPs
- further strategic work is required for the Cremorne MEP to guide development of the precinct and whether this should be recognised through the Amendment
- land in the C1Z on the west side of Hoddle Street (between Victoria Parade and Hood Street, and including 53 Hoddle Street) should be in the Gipps Street MEP.

### (iv) Evidence and submissions

#### Site amalgamation

Riseheath Pty Ltd (Riseheath) requested that proposed Clause 17.01-1L (Employment):

... be amended by deleting the word 'consolidation' from the strategy 'encourage the consolidation and intensification of employment land within Yarra's major employment precincts'<sup>99</sup>

Riseheath submitted that encouraging the amalgamation of smaller sites in Cremorne into larger sites could negatively impact the character of the area, resulting in the potential discontinuation of laneways.

Council submitted that the SEES referred to intensification of employment land rather than consolidation and recommended the proposed Clause 17.01-1L (Employment) be amended to delete the word 'consolidation' from the strategy.

#### Cremorne MEP

Riseheath supported designation of the Cremorne Precinct as a MEP but submitted there was a lack of built form guidance within the Amendment, and in particular it was inappropriate to encourage mid-rise development in the absence of specific built form controls.

As a unique employment node recognised by both State and local government, Riseheath submitted there had been little detailed built form guidance prepared for Cremorne.

With regard to the above issues, Riseheath requested the following changes to the Amendment (summarised):

- Amend proposed Clause 15.01-2L (Building design) as follows:  
Building heights

<sup>99</sup> Submission 324, Riseheath, page 3

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- 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 excluding Cremorne unless indicated otherwise in the planning scheme).
  - Major regeneration areas (as shown on the Strategic Framework Plan in Clause 02.04-1)
  - Boulevards (as defined in Clause 02.03).

## 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 excluding Cremorne unless indicated otherwise in the planning scheme).
- Proposed Clause 15.01-1L (Urban design) – add an additional strategy under the heading Laneways:
  - Support development that retains and enhances public laneways.
- Insert a new schedule at Clause 74.02 (Further strategic work) which includes a provision for Council to “provide a roadmap for the completion of the review of current planning policy and controls” for Cremorne.<sup>100</sup>

Riseheath submitted it was particularly important to reference further strategic work in the Planning Scheme or risk it being overlooked and not given priority.

Council submitted it was appropriate to direct mid-rise buildings to locations such as Cremorne and:

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.

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.<sup>101</sup>

As it is progressing the actions in the CPIP, Council did not agree that changes were required to the Amendment. Council advised that consultation about actions in the CPIP would commence in 2022. Council submitted there was no value in identifying strategic work in Clause 74.02 because it could not be used to inform statutory decision making.<sup>102</sup>

**C1Z land on the west side of Hoddle Street**

UEM Sunrise submitted there was a lack of strategic justification to include land in the C1Z on the western side of Hoddle Street, between Victoria Parade and Hood Street in the Gipps Street MEP.

<sup>100</sup> Document 185, Panel submission – Riseheath

<sup>101</sup> Attachment 3 Response to Submissions Table, Council Report 3 August 2021

<sup>102</sup> Document 242 – Council’s Part C submission, page 29

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

UEM Sunrise submitted the land was not currently included within the MEP in the Planning Scheme, was not included in the Gipps Street Local Area Plan (2011) and suggested the SEES proceeded *“on the basis of a mistaken assumption that the C1Z strip is part of the Gipps Street MEP”*.<sup>103</sup>

Council explained that it intentionally included the C1Z strip as part of the MEP. It adopted Mr Szafraniec’s view that it should be included, and submitted that the SEES assessed Hoddle Street as follows:

Land in the Hoddle Street corridor presents an opportunity to accommodate additional employment and residential development with minimal impact on existing lower scale development to the east of the rail line. For sites immediately adjacent to Hoddle Street the amenity issues associated with traffic volumes and noise will need to be taken into consideration. Retail and commercial uses that benefit from the exposure provided by a busy arterial route are likely to be more appropriate than residential uses. (Annual average daily traffic volumes on Hoddle Street were in the order to 35,000 vehicles per day southbound and 40,000 per day northbound in 2015.) Under these circumstances commercial uses are more appropriate than residential for street facing frontages. Given the significance of Hoddle Street as a major arterial road and through route, the future of the existing C2 land along the corridor should be considered only once further strategic planning is undertaken to examine future opportunities and zoning options to achieve both employment and potential some housing outcomes.<sup>104</sup>

UEM Sunrise argued that this extract had no application or relevance to the C1Z strip, did not provide any strategic justification for its inclusion in the MEP and that nowhere in the SEES is there any justification. In response to a question from the Panel, Mr McGurn gave evidence that he could not identify anything in the SEES which provided strategic justification for including the C1Z land within the MEP.

UEM Sunrise submitted in terms of realisation of employment floorspace need for Yarra, the C1Z strip is inconsequential based on capacity estimates in the SEES. UEM Sunrise considered its inclusion within the MEP could discourage residential uses.

### (v) Discussion

#### Site amalgamation

The Panel agrees with Council that the SEES refers to intensification of employment land rather than consolidation. It is therefore appropriate to amend proposed Clause 17.01-1L (Economic development) to delete the reference to consolidation in the third strategy under the heading ‘Cremorne and Gipps Street major employment precincts’ as follows:

- Encourage the ~~consolidation and~~ intensification of employment land in Yarra’s major employment precincts.

#### Cremorne MEP

In partnership with the Victorian Planning Authority and the State government, Council prepared the CPIP in 2020 which provides a:

... roadmap to support appropriate ongoing development of Cremorne, building on its unique attributes and location. It presents a vision for the future precinct and strategic

<sup>103</sup> Document 223, Panel submission – UEM Sunrise, page 7

<sup>104</sup> Document 125, Council’s Supplementary Part B submission, pp 6-7

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

directions and targeted actions for delivery by state agencies and council to guide future investment.<sup>105</sup>

The Panel agrees with Riseheath that Cremorne has a 'different' character which is reflected in the Vision for the CPIP:

Cremorne is a global innovation precinct with a vibrant village feel, new sustainable development, quality public spaces, active transport options, set within narrow streets and historic industrial buildings and workers cottages.<sup>106</sup>

The role and key qualities of Cremorne are acknowledged in the proposed MPS, which also recognises some of the key challenges for future development.<sup>107</sup> The Panel agrees with Riseheath that there are policy gaps in the Amendment with respect to built form guidance for Cremorne.

The CPIP does not include built form guidance, however under Direction 4.5 'Buildings and development' the following actions are included:

- Review the current planning policy and controls to better manage development, provide greater planning certainty and address local issues. Funding supported by the VPA.
- If required under the review, introduce new planning controls to the Yarra Planning Scheme, in the first instance as interim measures to manage development pressures. These would provide designers, investors and decision-makers with a consistent framework for future development.
- Update the Cremorne Urban Design Framework to reflect the Cremorne vision statement and provide precinct-wide directions to guide future development and investment. Funding supported by the VPA.

These actions are listed with a short term (1-2 years) timeframe. The Panel accepts Council's advice that it will begin consultation on the CPIP actions in 2022 and that Council intends to progress more detailed built form analysis for Cremorne. There is no need to make a recommendation for further work but strongly supports progression of the next steps as set out in the CPIP in accordance with stated timeframes.

The Panel agrees with Riseheath that the Clause 74.02 Schedule can be useful to clarify an intention by Council to undertake further strategic work while also acknowledging the schedule cannot be used to influence decision making. However, the Panel accepts that Council is not proposing to use this approach and makes no further comment on the matter.

The Panel understands Riseheath's concerns in relation to directing mid-rise development generally to Cremorne in the absence of more detailed overlay controls. This issue is discussed in more detail in Chapter 4 of this report and the Panel has recommended modification to one of the strategies in proposed Clause 15.01-2L (Building design) to provide further guidance.

The Amendment addresses the issue of retention of laneways through proposed Clause 15.01-1L (Urban design), by promoting development abutting a laneway that retains the public access function of the laneway and supporting development that re-establishes laneways or creates new laneways. The Panel does not agree that a further strategy is required.

<sup>105</sup> Document 141, Cremorne Place Implementation Plan, page 4

<sup>106</sup> Document 185, Panel submission – Riseheath, page 11

<sup>107</sup> Refer to proposed Clause 02.03-4 (Strategic directions) – Built environment and heritage

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### C1Z land on the west side of Hoddle Street

The Panel accepts there are references in the SEES to land in the Gipps Street MEP zoned C1Z which permits residential use and development. The C1Z land along Victoria Parade was already included in the “*potential commercial and industrial area*” mapped in existing Clause 21.03 (Vision). The Panel does not agree that references in the SEES provide strategic justification for including the C1Z strip along Hoddle Street in the MEP, and agrees with UEM Sunrise that references could refer to the existing C1Z land as referenced in Clause 21.03. In any case, no reasons were established to expand the precinct.

The Panel agrees that including the C1Z land along Hoddle Street within the MEP could have consequences that have not been appropriately analysed. The Panel does not agree with Mr McGurn that “*nothing turns on whether the UEM land is in the MEP or not*”.<sup>108</sup> There may be any number of consequences for future development on the site as a result of objectives, strategies and local policies within the Planning Scheme which apply to the MEP. It may be appropriate to include this land within the MEP but without any analysis, this cannot be assumed.

The Panel considers it appropriate to remove the C1Z strip along Hoddle Street from the Gipps Street MEP from the Strategic Framework Plan in proposed Clause 02.04.

### (vi) Conclusions and recommendations

The Panel concludes:

- The SEES refers to intensification of employment land rather than consolidation and the term consolidation can be removed from the proposed Clause 17.01-1L (Economic development)
- Retention of public laneways is adequately addressed through proposed Clause 15.01-1L (Urban design).
- There is no strategic justification set out in the SEES to include the C1Z strip along Hoddle Street in the Gipps Street MEP and it should be removed.

The Panel recommends:

8. **Amend the third strategy in proposed Clause 17.01-1L (Employment) under the heading Cremorne and Gipps Street major employment precincts to state:**
  - *Encourage the intensification of employment land in Yarra’s major employment precincts.*
9. **Remove the strip of land along Hoddle Street zoned Commercial 1 Zone, between Victoria Parade and Hood Street, Collingwood from the Gipps Street Major Employment Precinct in the Amendment documents.**

### Further recommendation

The Panel informally recommends that Council update the SEES to remove the C1Z strip of land along Hoddle Street between Victoria Parade and Hood Street, Collingwood from the Gipps Street MEP through a separate process.

<sup>108</sup> Document 243, Council’s Part C submission, page 35

## 8 Heritage

### 8.1 What is proposed?

The Amendment includes new or translated references to heritage in:

- the MPS
- Clause 11.03-1L (Activity centres)
- Clause 15.01-1L (Urban design)
- Clause 15.01-1L (Signs in a Heritage Overlay)
- Clause 15.01-2L (Landmarks)
- Clause 15.03-1L (Heritage)
- Clause 15.03-1L (World Heritage Environs Area)
- the Schedule to Clause 72.04 (Documents incorporated in this planning scheme).

Clause 15.03-1L (Heritage) deals with a wide range of issues under the following headings:

- new development, alterations and additions
- demolition
- residential alterations or additions
- residential infill
- commercial and former industrial heritage places
- commercial heritage places
- former industrial heritage places
- relocation
- restoration and reconstruction
- painting and surface treatments
- trees, landscapes, parks and gardens
- subdivision
- services and equipment
- roof terraces and roof decks
- fences and gates
- archaeological sites.

The Residential Heritage Policy Review and the Industrial Heritage Policy Report are proposed to be included as background documents in the Schedule to Clause 72.08 (Background documents).

The Amendment incorporates the findings of the Residential Heritage Policy Review, proposing to remove the sightline diagrams with a 'depth of two rooms' test in Clause 15.03-1L (Heritage). This test is used to determine the visibility of rear additions to residential properties.

The recommendations in the Industrial Heritage Policy Report have been incorporated into proposed Clause 15.03-1L (Heritage).

Proposed Clause 15.01-1L (Signs in a Heritage Overlay) updates existing policy and splits heritage sign policy from the general sign policy.

Proposed Clause 15.03-1L (World Heritage Environs Area) is a policy neutral translation from the existing policy at Clause 22.14.



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Existing Incorporated Document *City of Yarra Database of Heritage Significant Areas* (Heritage Database) is proposed to be updated in relation to definitions of significance of heritage places.

### 8.2 Background and relevant documents

The 2014 Planning Scheme Review and the heritage related background reports identified a number of issues in the current Planning Scheme regarding heritage policy including duplication between policy and overlay provisions, the lack of guidance on commercial and industrial heritage and the application of a sight-line test.

Key policy sources include:

- Clause 21.05 (Built form)
- Clause 22.02 (Development guidelines for sites subject to the Heritage Overlay)
- Clause 22.14 (Development guidelines for heritage places in the World Heritage Environs Area).

The strategic basis for the proposed policies (insofar as they relate to heritage) is found in the Residential Heritage Policy Review and Industrial Heritage Policy Report.

### 8.3 The issues

The issues are whether the:

- objectives and strategies in Clause 15.03-1L (Heritage) are appropriate
- objectives and strategies in Clause 15.01-1L (Signs in a Heritage Overlay) are appropriate and should be included within Clause 15.03-1L (Heritage)
- objectives and strategies in Clause 15.03-1L (World Heritage Environs Area) are appropriate
- proposed definitions of significance in the Heritage Database are appropriate.

### 8.4 Clause 15.03-1L (Heritage)

#### (i) Evidence and submissions

Many submitters raised heritage issues. Mr Gard'ner noted that approximately 178 submissions raised heritage related issues.

Many submissions raised concerns with respect to intensive development within heritage precincts, such as activity centres. They were concerned inappropriate development would erode the heritage character of these areas and called for increased protection through specific built form controls such as mandatory height limits and setbacks.<sup>109</sup>

Other submissions sought:

- greater consistency of character rather than a mix of heritage and new development
- policy to ensure that new development complements existing development
- protection for additional heritage buildings and sites
- clearly written heritage objectives
- illustrated heritage guidelines

<sup>109</sup> For example, Submissions 7, 11, 22, 65, 103, 104, 204, 279, 323 and 405

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- re-ordering the strategies in Clause 15.03-1L (Heritage)
- greater prescription in the strategies
- compliance with the Australia ICOMOS Burra Charter principles
- greater protection for the facades of heritage shops
- restoration and protection of verandahs
- retention of historical advertising signs
- retention and adaptation of industrial heritage buildings
- recognition and protection of bluestone laneways
- tree planting appropriate to heritage streetscapes
- stronger controls to prevent facadism
- improvements to documenting and recording heritage places.

A large number of submissions raised additional heritage matters beyond the scope of the Amendment.

Some submissions made detailed recommendations on the form and content of heritage policy.<sup>110</sup>

These submissions sought:

- a variety of detailed wording changes to elaborate and clarify numerous strategies
- specific reference to the retention and adaptation of non-residential heritage buildings such as institutional and ecclesiastical buildings
- to replace various references to *"Protecting heritage buildings and streetscapes..."* with *"Preserving and enhancing heritage buildings and streetscapes..."*
- requirements to use traditional building materials and methods of construction on facades visible from the street
- redrafting of the demolition strategies
- removal of the strategy that allows for demolition if 'new evidence' becomes available to demonstrate that the building is not of heritage significance
- a number of other very detailed changes to strategies.

In contrast, a few submissions (such as Streets Alive Yarra) said that heritage was *"an artificial construct"* that should not be used to prevent development that creates new urban form and improves opportunities for new residents to live in Yarra.

In response to submissions, Council supported modifications to the exhibited versions of a number of heritage related policies, including Clause 15.01-1L (Heritage). These changes generally reflected minor variations to the wording of a variety of strategies and did not change the original intent of the exhibited policy. Of note was the introduction of three objectives to the heritage policy and clarification that the strategy relating to the 'depth of two rooms' test should refer to a minimum depth of two rooms. These suggested changes were circulated to all parties in Council's 'Panel version' of the Amendment documents before the commencement of the Hearing.<sup>111</sup>

Mr Gard'ner included a comprehensive analysis of submissions in his evidence statement. He generally agreed with all of the changes circulated by Council before the Hearing. He noted that he provided advice to Council which informed modifications that were suggested by Council.

Mr Gard'ner concluded:

<sup>110</sup> Submissions 12, 18, 171, 174, 177, 279, 231, 234, 267, 292, 293, 312, 323, 334, 349, 350, 364, 396, 418, 420

<sup>111</sup> Documents 16, 17, 18, 37, 45, 47, 49, 51, 52, 54, 56

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- Clause 02.01 (Context) accurately describes the heritage character of the City of Yarra
- Clause 02.02 (Vision) appropriately incorporates heritage into the strategic vision for the municipality
- the references to heritage within Clause 02.03 (Strategic directions) would benefit from being strengthened, particularly in relation to activity centres<sup>112</sup>
- Clause 11.03-1L (Activity centres) should be amended to provide more consistent references to heritage across the different activity centres and activity centre types<sup>113</sup>
- Clause 15.01-1L (Urban design) appropriately addresses development adjoining land subject to the Heritage Overlay
- Clause 15.01-1L (Signs in a Heritage Overlay) provides appropriate guidance on that matter subject to minor changes.

Mr Gard'ner commented that Council's 'Panel version' of Clause 15.03-1L (Heritage) was:

... a well-considered local policy that is consistent with good heritage practice and which takes account of the range of heritage places and precincts found within the municipality. It is my opinion that the supporting documentation prepared in relation to residential heritage, former industrial heritage places provides a sound basis for the development and implementation of the heritage policies. In my view the proposed Heritage policy acknowledges the need for, and provides policy to guide changes to heritage places including alterations and additions, new development and adaptive reuse. I consider that some further amendments to the Heritage policy are warranted to improve clarity and consistency and reduce duplication, as detailed in this statement of evidence.<sup>114</sup>

In summary, Mr Gard'ner recommended changes to Clause 15.03-1L (Heritage), including:

- removal of duplicated provisions, for instance under the heading 'New development, alterations or additions' materials are identified as a way to be "...visually recessive against the heritage fabric..." and to "... minimise the visual impact of development...", which amount to the same policy outcome
- clarifying which headings apply generally across all heritage place types (for example, 'New development, alterations or additions', 'Demolition' or 'Relocation') and which are limited to specific heritage place types (such as 'Commercial and former industrial heritage places', 'Commercial heritage places' or 'Former industrial Heritage places')
- removing broad policy statements such as "Ensure that adaptation of heritage places is consistent with the principles of good conservation", noting that the purpose of the heritage policy is to provide guidance on what constitutes good conservation practice
- addressing apparent gaps, for instance specific policy has been provided for 'Residential infill' but these policies are equally relevant for infill development within commercial areas
- combining the guidance on corner sites to a new heading where this policy is equally applicable to residential, commercial or industrial buildings
- adding qualifiers to provisions that refer to tree controls or external paint controls which make it clear that these policies are only considered when the relevant control has been selected in the Heritage Overlay Schedule

<sup>112</sup> Details of these recommendations are in Chapter 13.2 of this report

<sup>113</sup> Details of these recommendations are in Chapter 5 of this report

<sup>114</sup> Document 86, paragraph 204

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- improving the consistency of voice and format, for instance by removing the definitions of ‘culturally significant’ under the heading ‘Trees, landscapes, parks and gardens’
- reviewing some terminology to ensure that the correct verb is used in the context of the Practitioner’s Guide
- deleting the section headed ‘Archaeological sites’ because the protection of historical archaeological sites and deposits is outside the purposes of the PE Act or the Heritage Overlay and is regulated under Part 6 of the *Heritage Act 2017*.

Mr Gard’ner incorporated all of these changes in ‘Appendix VI’ of his evidence statement as a tracked changes version of Clause 15.03-1L.

Mr Gard’ner supported the replacement of the current sight-line test with the new minimum ‘depth of two rooms’ test and stated:

It is my view the change from a sight-line test to a two-room depth of setback will lead to clearer application of the Heritage policy as the effectiveness of the sight-line test depended on the width of the street and topography of the area with wider streets and boulevards potentially leading to different outcomes that would be achieved in typically narrow residential streets. Further, I do not support the articulation of different levels of concealment of development between ‘Contributory’-graded buildings (Figure 2 of existing Clause 22.02- 5.7.1) and ‘Individually Significant’-graded buildings (Figure 3 of existing Clause 22.02-5.7.1). The Yarra Residential Heritage Policy Review removes the policy distinction between ‘Contributory’ and ‘Individually Significant’-graded buildings, and I support this outcome.<sup>115</sup>

Mr Gard’ner considered that the demolition strategy relating to the partial demolition of individually significant and contributory buildings was “*potentially overly restrictive*” because it requires all six dot points to be met. He noted:

Of particular concern is that the policy suggests that no fabric that contributes to the significance of the place can be demolished, which is potentially at odds with policies that provide for additions beyond a two-room depth. Such development has occurred throughout the municipality and generally in a way that ensures the heritage values of the place are retained, whilst allowing for the removal of some contributory fabric.<sup>116</sup>

He also noted that varying definitions of the term ‘structurally unsound’ have been debated before VCAT.

In response to questions from the Panel, Mr Gard’ner provided a revised version of the demolition strategy:

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 does not contribute to the significance of the place or 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)
  - The street frontage other than a laneway, unless:

<sup>115</sup> Document 86, paragraph 86

<sup>116</sup> Document 86, paragraph 71

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- the principal façade addresses the laneway; or
- the fabric visible from the laneway is identified in the Significant of Significance.
- A park or public open space immediately adjoining the site.<sup>117</sup>
- ...

Ms Vines gave evidence that although exhibited policy has improvements on the existing policy in the Planning Scheme, it should be *“rewritten to address key issues which would better protect heritage character”*. Ms Vines explained a number of additional objectives she considered should be included.

Ms Vines said although the proposed strategies were *“detailed and carefully considered”*, they were *“vague about the critical issue of height and include strategies under New Development which are open to interpretation”*.

Mr Lewis gave evidence with respect to Clause 15.03-1L (Heritage), concluding:

- the policy is inconsistent with other relevant planning schemes and contrary to accepted conservation practice
- objectives are incomplete and the State policy objective (15.03-1S) is not adequate
- the strategies should be reordered to begin with strategies for conservation and be better structured
- demolition policies should better cover the retention of significant fabric, especially for fabric on heritage places graded significant when not visible from the public domain
- the building typology approach adopted by Yarra, both in the proposed 15.03-1L and also the current scheme, does not achieve acceptable conservation outcomes
- different policies for residential and non-residential buildings has led to many examples of facadism on non-residential buildings due to the demolition of significant fabric behind building facades
- the policies for commercial and industrial buildings allow highly visible intrusive rear additions
- the ‘depth of two rooms’ test for residential buildings is not always acceptable for residential buildings and sightline objectives should be retained
- definitions are required to prevent misuse of the policy
- reference documents are required, including plain English guidelines to explain the policy
- a complete review of these issues is required before the Amendment should be considered.

In response to submissions and the evidence of Ms Vives and Mr Lewis, Council submitted:

- many of the submissions raised matters that were beyond the scope of the Amendment
- the proposed objectives are sound and appropriate
- it is not necessary or appropriate to replicate objectives in Clause 15.03-1S (Heritage conservation)
- it is not appropriate for policy to be prescriptive
- the ‘minimum depth of two front rooms test’ has been derived from sound research, is easily understood, will provide a more consistent approach than the current policy and is useful in promoting the conservation of the primary roof form and the chimneys

<sup>117</sup> Document 113

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- vertical sightline tests have limited success in managing the visibility of upper floor additions because the sightline is established through a fixed viewing point but an extension can be seen from more than one fixed point
- the Industrial Heritage Policy Report informed the new policies relating to former industrial places, including specific provisions to encourage the retention and appropriate redevelopment of industrial heritage sites
- heritage work associated with the introduction of DDOs in Yarra's activity centres has provided guidance on commercial heritage policy
- the building typology approach is sound, appropriate and well understood within the City of Yarra
- the proposed policy contains numerous strategies to avoid facadism
- strategies have been modified to make specific reference to the retention of laneways, street furniture, verandahs and canopies
- Clause 15.01-1L (Urban design) expressly addresses laneways in significant detail
- it is appropriate for policy to refer to adaptive reuse because this is an important feature in Yarra and it should be prioritised over demolition
- applications for demolition will always be assessed against the significance of a place and it is relevant to consider if the grading is shown to be mistaken or outdated
- there was no compelling reason to vary the order of the strategies in Clause 15.03-1L
- definitions and illustrated guidelines were not appropriate in policy.

Council submitted that the Heritage policy has been exhaustively scrutinised by many parties and although the resultant policy may not reflect every single change sought by every single submitter, it is properly characterised as affording a high level of recognition and protection for Yarra's heritage fabric.

Council generally agreed with all of Mr Gard'ner's recommendations except for four key issues.

First, it did not agree with Mr Gard'ner that the strategy regarding corner sites in 'Residential alterations or additions' should be transferred to a new heading 'Corner sites' and should apply to all development, not just residential. Council did not agree to creating a new heading called 'Corner sites', but did suggest adding a new strategy under the heading 'Commercial and industrial heritage places' that states:

Retain the visual prominence of both facades of buildings on corner sites (not including laneways).

Second, Council did not agree with Mr Gard'ner the heading 'Residential infill' should be changed to 'Infill development' and the text under this heading modified to refer to all infill development rather than only residential infill development. Council proposed to change the name of the heading to 'Residential infill development'.

Third, Council did not agree with Mr Gard'ner that the strategies dealing with 'Archaeological sites' should be deleted.

Finally, Council did not agree with Mr Gard'ner regarding his modified position with respect to the partial demolition of buildings. Council reiterated its intention that the dot points for partial demolition of heritage buildings are cumulative, but noted that they provide more flexibility and latitude than the criteria for full demolition of heritage buildings.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Council submitted preferred wording in its 'Part C version' Amendment documents.<sup>118</sup> In its closing submission, Council submitted that if the Panel was inclined to recommend amendment of the partial demolition strategy generally in line with Mr Gard'ner's evidence then alternative wording could be:

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 fabric does not contribute to the significance of the place or the area of demolition is not visible from:
  - The street frontage other than a laneway, unless:
    - the principal façade addresses the laneway; or
    - the fabric visible from the laneway is identified in the Statement of Significance.
  - 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.<sup>119</sup>

The Panel questioned the use of the word 'require' in several of the strategies in Clause 15.03-1L. Council responded that:

... as a general rule, policy should be used to encourage or promote, rather than require, but submits that given the importance of heritage to Yarra which is emphasised throughout the MPS and local policies, clear and unambiguous direction about appropriate heritage measures and outcomes is desirable.<sup>120</sup>

Council acknowledged that Condition 6 of authorisation for the Amendment by DELWP was:

At Clause 15.03-1L 'Heritage', replace the word 'require' with 'encourage' in 'require all applications for demolition to be accompanied by an application for new development'.

Council submitted that DELWP did not impose a condition of authorisation that the word 'require' be removed or replaced elsewhere in Clause 15.02-1L. Accordingly, Council submitted it was acceptable to retain this term elsewhere in the policy.

Council provided an updated version of Clause 15.03-1L with its preferred changes.

### (ii) Discussion

Heritage issues are of keen interest to the local community and many written submissions contained detailed assessments of heritage matters. Although a large number of these submissions related to concerns beyond the scope of this Amendment, they conveyed a strong sense of pride regarding the special heritage character of Yarra. The Panel appreciates and

<sup>118</sup> Document 209

<sup>119</sup> Document 243, paragraph 258

<sup>120</sup> Document 125, paragraph 117



## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

understands the passion and enthusiasm for heritage issues demonstrated by the many community groups and individuals who participated in the Amendment process.

Council has responded to many of the issues raised in submissions and evidence with thoughtful and considered modifications to the exhibited planning provisions. This has resulted in greater clarity and consistency to the heritage policies. Although it is not possible to accommodate the concerns of every submitter, the Panel is generally satisfied that the heritage policies have been subject to extensive debate and the strategies have been thoroughly scrutinised. This has been of significant benefit to the Panel and improved the outcome of the Amendment.

Council has based the proposed heritage policies on sound research and is strategically justified. The proposed policies demonstrate an appropriate response to managing complex heritage issues in sensitive locations subject to development pressures. The Panel does not agree with those submitters who considered too much emphasis has been given to protecting the existing heritage character. Council has applied a balanced approach to heritage issues and this is reflected in a comprehensive suite of strategies across multiple policies.

Issues raised relating to heritage and building height and activity centres are addressed in Chapters 4 and 5. The Panel generally agrees with the conclusions and recommendations of Mr Gard'ner and does not support the assessment of Ms Vines or Mr Lewis. In particular, the Panel notes:

- the proposed additional objectives are appropriate and complement the objectives in Clause 15.03-1S (Heritage conservation)
- it is not necessary or appropriate to repeat or duplicate objectives in Clause 15.03-1S in local policy
- the removal of the existing sight-line test and replacement with the 'minimum depth of two rooms' test is appropriate and should result in improved administration and heritage outcomes
- the addition of various strategies regarding industrial and commercial heritage places are sound and appropriate
- the typologies expressed in the policy are acceptable
- the proposed policies do not encourage facadism.

The Panel accepts Council's position with respect to corner sites and infill development. The modifications Council proposes to these provisions are adequate and the changes suggested by Mr Gard'ner are not necessary.

The Panel agrees with Mr Gard'ner that the section dealing with 'Archaeological sites' should be deleted because these matters are not directly relevant to the Planning Scheme. These issues sit within the remit of other legislation and regulation.

The Panel shares the concerns expressed by Mr Gard'ner with respect to the tests for the consideration of partial demolition of heritage buildings. It is acknowledged these tests are policy (not a control) and they provide greater flexibility than for the consideration of the complete demolition of a building. The need to meet all of the dot points in the strategy means that the bar is set high, particularly for contributory buildings.

The Panel supports the approach recommended by Mr Gard'ner because it provides greater flexibility. The alternative wording suggested by Council to implement the intent of Mr Gard'ner's approach is clearer and this is supported.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

There was extensive debate from submitters and witnesses about the 'correct' order of the strategies in the heritage policy. The Panel accepts there are a variety of possible ways to order the provisions, but considers the order suggested by Council is acceptable. It is open to Council to reconsider the order of the provisions should it wish to do so as part of the finalisation of the Amendment.

The Panel does not agree it is appropriate to commence strategies with the word 'require'. The Practitioner's Guide makes it clear that strategies should not include the word 'require' and the strategies should be redrafted to include more appropriate terms.

### (iii) Conclusion and recommendations

The Panel concludes:

- The proposed objectives and strategies in Clause 15.03-1L (Heritage) in Council's 'Part C version' of Amendment documents are generally appropriate subject to:
  - modifying the strategy regarding partial demolition of a heritage building to provide for greater flexibility
  - deleting the section 'Archaeological sites'
  - changing all strategies commencing with the word 'require' to an alternative term consistent with the Practitioner's Guide.

The Panel recommends:

10. Amend Clause 15-03-1L (Heritage) in accordance with the Panel preferred version in Appendix E.

## 8.5 Clause 15.01-1L (Signs in a Heritage Overlay)

### (i) Evidence and submissions

Council submitted Clause 15.01-1L (Signs in a Heritage Overlay) applies to all permit applications for signs in a Heritage Overlay, not only signs which have heritage significance.

Signs of individual heritage significance are protected by the Heritage Overlay (for example Skipping Girl HO353) and identified in the landmarks policy.

Signs attached to buildings in a Heritage Overlay are not specifically protected unless external paint controls apply, as specified in the Schedule to Clause 43.01-1.

Mr Gard'ner gave evidence that the proposed provisions were appropriate and would help discourage inappropriate signage in the Heritage Overlay. He supported a minor modification to the objective so that it states:

To promote signs that protect conserve and enhance the significance of a heritage place.

Mr Gard'ner said this would provide greater consistency with the purpose of the Heritage Overlay and encompass not only a consideration of protecting or managing existing heritage signs, but also encouraging new signs that are appropriate for their heritage context.

Mr Gard'ner noted the policy guidelines refer to "*Discouraging the following signs in heritage areas*". He said this could be interpreted as excluding signs within an individual heritage place (or building), and recommended it state:

Discouraging the following signs in heritage places and areas:

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

The YPC proposed an objective:

To conserve and enhance heritage places by ensuring that signs respect their heritage significance

Council's concern with this objective was that the policy applies to new signs in heritage areas, not to signs which have heritage significance. It said the objective could be read to apply only to signs which themselves have heritage significance and creates ambiguity about the intended application of the policy.

Ms Ancell's evidence statement did not include a detailed assessment of heritage policy, however she said that Clause 15.01-1L (Signs in a Heritage Overlay) should be moved to Clause 15.03-1L (Heritage). Ms Ancell noted the Practitioner's Guide states:

Signs in Heritage areas: if a sign policy solely relates to the appearance of signs within a heritage area, it can sit with Clause 15.03-1 Heritage conservation. If a policy broadly relates to the urban design aspects of a sign and has a component that relates to heritage, the policy can remain under Clause 15.01-1 Urban design.<sup>121</sup>

Council did not agree with Ms Ancell that Clause 15.01-1L (Signs in a Heritage Overlay) should be relocated to Clause 15.03-1L (Heritage). It said the location of the policy had been prepared in consultation with DELWP officers.

### (ii) Discussion

The Panel generally accepts that the policy regarding Signs in a Heritage Overlay is appropriate. It accepts that the policy applies to all permit applications for signs in a Heritage Overlay in addition to policies in Clause 15.01-1L (Signs).

The Panel agrees with Mr Gard'ner and Council that the objective should be amended to refer to signs that 'conserve and enhance' the significance of the heritage place. It does not support the objective proposed by the YPC and agrees with Council that the wording could be misinterpreted.

The Panel agrees in principle with Mr Gard'ner that the wording of the policy guidelines should relate to signs within a heritage precinct (an area) and an individual building. In this regard, the Panel considers that amending the word 'areas' to 'places' would cover both scenarios. A heritage place could include a site, area, building, group of buildings, structure, or other place of natural or cultural significance and its associated land.

The Panel agrees with Ms Ancell that the objective and strategies in exhibited Clause 15.01-1L (Signs in a Heritage Overlay) should be relocated to within Clause 15.03-1L (Heritage). This is consistent with the approach expressed in the Practitioner's Guide.

### (iii) Conclusions and recommendations

The Panel concludes:

- The proposed objectives and strategies in Clause 15.01-1L (Signs in a Heritage Overlay) as exhibited are generally appropriate subject to:
  - modifying the objective *"to promote signs that conserve and enhance the significance of a heritage place"*

<sup>121</sup> A Practitioner's Guide to Victorian Planning Schemes, page 72

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- modifying the policy guideline to “*Discouraging the following signs in heritage places:*  
...”
- The objective and strategies in Clause 15.01-1L (Signs in a Heritage Overlay) should be relocated to within Clause 15.03-1L (Heritage).

The Panel recommends:

11. **Delete Clause 15.01-1L (Signs in a Heritage Overlay) and relocate the provisions to within Clause 15.03-1L (Heritage).**
12. **Amend Clause 15.03-1L (Heritage) in accordance with the Panel preferred version in Appendix E.**

### 8.6 Clause 15.03-1L (World Heritage Environs Area)

#### (i) Evidence and submissions

The World Heritage Environs Area (WHEA) surrounds the World Heritage listed Royal Exhibition Building and Carlton Gardens, Carlton. The WHEA, which includes land within South Fitzroy, acts as a ‘buffer zone’ for the World Heritage property and provides a setting and context of significant historic character for the World Heritage property.

The FREBCG submitted the Amendment should include stricter guidelines to manage future development within the WHEA ‘buffer zone’, particularly within the South Fitzroy area.

Submission 323 said that the boundary of the WHEA should be extended.

Council noted the:

- management of the Royal Exhibition Building and Carlton Gardens is guided by the *World Heritage Environs Area Management Plan* and includes the *World Heritage Environs Area Strategy Plan*
- the WHEA Management Plan and Strategy Plan are statutory documents under the *Heritage Act 2017*
- Heritage Victoria is currently undertaking a review of the WHEA Management Plan and its component documents (including the Strategy Plan)
- the draft WHEA Strategy Plan, together with draft planning scheme controls for the City of Melbourne and the City of Yarra were the subject of public exhibition closing on 24 September 2021
- the draft WHEA Strategy Plan recommends:
  - proposed amendments to the City of Melbourne and the City of Yarra planning schemes, including the introduction of a new DDO for the City of Yarra to apply to the entire WHEA including:
    - appropriate design objectives and decision guidelines which function to protect the world heritage values and prominence of the Royal Exhibition Building and Carlton Gardens
    - height controls and built form guidance
  - removing the distinction between areas of greater and lesser sensitivity in the WHEA
  - implementing minor expansions of the WHEA boundary to the west and south-west in the City of Melbourne and to the east in the City of Yarra
  - amending policy to discourage specific types of signage within the WHEA

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- making the Executive Director, Heritage Victoria, a determining Referral Authority for certain scales of development in the WHEA.

The Panel was advised during the Hearing that a decision on these matters had not been made.

Council submitted that the Minister for Planning has the role of planning authority for the WHEA in relation to world heritage values by virtue of the *Heritage Act 2017*.

### (ii) Discussion

The Panel accepts that the proposed Clause 15.03-1L (World Heritage Environs Area) is a policy neutral translation of existing policy in the Planning Scheme. Council provided extensive information to the Panel that explained the administration of the WHEA, including the current process to review the WHEA Management Plan and Strategy Plan.

There is a separate process to the Amendment that is considering the future management and planning controls for the WHEA and it would be inappropriate for the Panel to make any recommendations regarding this precinct. Any changes to the exhibited Clause 15.03-1L (World Heritage Environs Area) should come from the separate process currently underway.

### (iii) Conclusions

The Panel concludes:

- Clause 15.03.1L (World Heritage Environs Area) is a policy neutral translation of Clause 22.14 in the Planning Scheme.
- It would be inappropriate to modify the exhibited Clause 15.03-1L (World Heritage Environs Area) through the Amendment when a separate process is underway that is considering a detailed review of broader issues associated with the precinct.

## 8.7 City of Yarra Database of Heritage Significant Areas

### (i) Background

Definitions of the significance of heritage places are currently included in Clause 22.02-3 and the Heritage Database, which is an Incorporated Document in the Planning Scheme. In accordance with accepted planning policy drafting guidance, definitions of significance are not proposed in Clause 15.03-1L. The definitions in the Heritage Database are proposed to be modified as part of the Amendment.

The current and exhibited Heritage Database includes the definitions shown in Table 8.

**Table 8** Current and exhibited definitions of significance

Significance	Current Heritage Database	Exhibited Heritage Database
Unknown	Insufficient data to allow an assessment from the public domain	Insufficient data to allow an assessment from the public domain
Not Contributory	Not contributory to identified cultural values of Heritage Overlay area as stated in the Statement of Significance	The place does not contribute to the heritage precinct or building

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Significance	Current Heritage Database	Exhibited Heritage Database
Contributory	Contributory to identified cultural values of Heritage Overlay areas as stated in the Statement of Significance	A place or part of a place that contributes to the heritage significance of a precinct. It could include: a building or group of buildings, a landscape, paving and/or parts of a building such as chimneys, verandahs, wall openings and rooflines
Individually Significant	Aesthetically, historically, scientifically, and/or socially significant at the local level and contributory or complementary to the Heritage Overlay area	The place is a heritage place in its own right. Where an individually significant place is also part of a broader heritage precinct, the individually significant place is also contributory to the broader precinct
Victorian Heritage Register	On the Victorian Heritage Register as aesthetically, historically, scientifically, and/or social significant at the State level and contributory or complementary to the Heritage Overlay area	On the Victorian Heritage Register as aesthetically, historically, scientifically, and/or social significant at the State level and contributory or complementary to the Heritage Overlay area

**(ii) Evidence and submissions**

The 3068 Group identified a number of issues regarding the Heritage Database, including:

- inconsistent identification of address details
- data should include title details and correlate to maps and Statements of Significance of heritage properties
- changes to the Heritage Database should be tracked for future reference
- the Heritage Database should be available in a format that enables easier use and search capabilities
- it is not clear that the existing definitions are problematic
- the definitions should be included in policy guidelines
- the change to the meaning of Individually Significant removes reference to the criteria used to assess the place (aesthetically, historically, scientifically, and/or socially significant at the local level)
- the term 'Unknown' should be changed to 'Not researched- evaluate later' (or alternatively complete the research on these places and delete the need for this category).

Mr Gard'ner gave evidence that it was appropriate for the definitions of heritage significance to be contained within the Heritage Database and recommended amendments to the definitions to improve clarity and accuracy. He said:

- a change from 'Unknown' to 'Not Assessed' would be appropriate as this makes it clear that inadequate information exists to enable an assessment to be made as to the relative significance of the place
- the current definition of 'Not Contributory' is preferred instead of the exhibited version
- the exhibited definition of 'Contributory' is unhelpful as it discusses architectural elements that may contribute to the significance of individual buildings, rather than limiting itself to defining what a contributory building or site within a heritage area means



## Attachment 1 - Attachment 1 - C269yara - Panel Report

- the current definition of 'Contributory' provides a clearer and more concise definition than the exhibited version
- the exhibited definition of 'Individually Significant' is clearer, however he preferred a revised definition
- the definitions of a place on the Victorian Heritage Register in both the existing and proposed versions of the Heritage Database do not strictly relate to the values identified under the definition of 'cultural heritage significance' at section 3 of the *Heritage Act 2017*
- the definition of a place on the Victorian Heritage Register should be amended to accurately reflect the intent and wording of the *Heritage Act 2017*.

Mr Gard'ner recommended the definitions of significance as shown in Table 9.

**Table 9** Definitions of significance recommended by Mr Gard'ner

Significance	Definition
Not Assessed	Insufficient data to allow an assessment from the public domain
Not Contributory	Not contributory to the identified cultural values of the heritage overlay area as stated in the Statement of Significance
Contributory	Contributory to the identified cultural values of the heritage overlay areas as stated in the Statement of Significance
Individually Significant	A heritage place in its own right. Where an individually significant place is also part of a broader heritage precinct, the individually significant place may also be contributory to the broader precinct <sup>122</sup>
Victorian Heritage Register	Included in the Victorian Heritage Register as aesthetically, archaeologically, architecturally, culturally, historically, scientifically, and/or socially significant at the State level

Council agreed with the recommendations of Mr Gard'ner except that:

- it did not agree the term 'Unknown' should be changed
- the definition of 'Individually Significant' should remain as in Mr Gard'ner's evidence statement (and as exhibited):

A heritage place in its own right. Where an individually significant place is also part of a broader heritage precinct, the individually significant place is also contributory to the broader precinct

Council's preferred version of the definitions was reflected in Document 209, presented in its 'Part C version' of Amendment documents.

Council explained that the exhibited version of the Heritage Database was called *City of Yarra Review of Heritage Overlay Areas 2007, Appendix 8, Revised September 2019*. The Explanatory Report accompanying the Amendment noted the name of the document would be changed by a separate Planning Scheme Amendment (C245yara) to *City of Yarra Database of Heritage Significant Areas*. Council advised that Amendment C245yara had been approved and so the name of the document should be amended to reflect the current name in the Planning Scheme.

<sup>122</sup> Revised definition of Individually Significant by Mr Gard'ner in Document 111



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### (iii) Discussion

The Panel accepts it is appropriate to include definitions of heritage significance in an Incorporated Document. The definitions recommended by Mr Gard'ner are generally supported and provide a clear and consistent approach to defining the terms. The Panel notes this is a blend of essentially existing and new definitions.

There is not a compelling need to change the term 'Unknown' to 'Not Assessed'. The Panel considers that the definition of the term adequately explains the meaning of 'Unknown' without changing the name of the term. If Council was of a mind to change the name of the term in the definition it would also need to update the term wherever it occurs in the inventory.

The Panel supports the revised definition of 'Individually Significant' presented by Mr Gard'ner during the Hearing.<sup>123</sup> Where an individually significant place is also part of a broader heritage precinct, the individually significant place may also be contributory to the broader precinct, although this may not necessarily be so in all cases. For this reason, the Panel prefers Mr Gard'ner's more nuanced wording over the original text in his evidence statement.

The various other issues raised by The 3068 Group are acknowledged but they go beyond the scope of this Amendment.

As the name of the exhibited Incorporated Document changed by approved Amendment C245, it is necessary to modify the name of the document to *City of Yarra Database of Heritage Significant Areas*.

### (iv) Conclusions and recommendations

The Panel concludes:

- It is appropriate to include definitions of the heritage significance of places in an Incorporated Document.
- The name of the Incorporated Document should be modified to *City of Yarra Database of Heritage Significant Areas, July 2021* to reflect the current name in the Planning Scheme
- Consistent with Mr Gard'ner's evidence:
  - The exhibited definition of 'Unknown' is acceptable.
  - The exhibited definitions of 'Not Contributory' and 'Contributory' are not appropriate and the current definitions should apply subject to some minor changes.
  - The current and exhibited definitions of 'Individually Significant' and 'Victorian Heritage Register' are not appropriate and should be modified.

The Panel recommends:

**13. Amend the Schedule to Clause 72.04 (Documents incorporated in this planning scheme) to update the name of *City of Yarra Review of Heritage Overlay Areas 2007 Appendix 8, Revised September 2019* to *City of Yarra Database of Heritage Significant Areas, July 2021*.**

**14. Amend the following definitions of significance in the Incorporated Document *City of Yarra Database of Heritage Significant Areas, July 2021* to state:**

<sup>123</sup> Document 111

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- a) **Not Contributory:** Not contributory to the identified cultural values of the heritage overlay area as stated in the Statement of Significance.
- b) **Contributory:** Contributory to the identified cultural values of the heritage overlay areas as stated in the Statement of Significance.
- c) **Individually Significant:** A heritage place in its own right. Where an individually significant place is also part of a broader heritage precinct, the individually significant place may also be contributory to the broader precinct.
- d) **Victorian Heritage Register:** Included in the Victorian Heritage Register as aesthetically, archaeologically, architecturally, culturally, historically, scientifically, and/or socially significant at the State level.

## 9 Landmarks

### 9.1 What is proposed?

As exhibited Clause 15.01-2L (Landmarks) includes:

- an objective to “*Maintain the visual prominence of and protect primary views to Yarra’s valued landmarks*”
- four strategies, including:
  - 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.
- policy guidelines including:
  - Landmarks and Views Assessment
  - Table 1 - Landmark primary viewpoints and architectural significant elements.

The Landmarks and Views Assessment is proposed to be included in the new Schedule to Clause 72.08 (Background documents).

Table 1 consists of three columns relating to 15 identified landmarks:

- Column 1 lists the landmark’s name and address
- Column 2 lists the ‘primary views’ to the landmark
- Column 3 lists the ‘architectural significant elements’ of the landmark.

### 9.2 Background and relevant documents

Existing Clause 22.03 (Landmarks and tall structures) includes objectives and policies relating to 16 identified landmark buildings and signs. Only three of the identified landmarks (St Lukes, St Patricks Cathedral and the Royal Exhibition Building) include a description of what is to be protected and the viewpoint.

Current policy states that new buildings “*within the vicinity*” of the other identified buildings “*should be designed to ensure the landmarks remain as the principal built reference*”. The policy states that “*development should protect views to the [identified] landmark signs*”.

Council engaged Ethos Urban to prepare the Landmarks Policy Review. This report reviewed Clause 22.03 and VCAT decisions regarding the application of the current policy. It identified several weaknesses in the policy including a need to specify the location of views to landmarks and defining the significant features of the landmarks.

The Landmarks Policy Review:

- documented and identified the characteristics and significance of each landmark
- defined the important view lines towards each landmark and the architectural elements of each landmark that make the most significant contribution to each landmark

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- provided recommendations that could be included in a local planning policy to protect the landmarks' characteristics, application requirements and decision guidelines.<sup>124</sup>

The Landmarks Policy Review noted a distinction between 'primary views' and 'secondary views':

Primary views are those in which the landmark is the most visually prominent within its setting and where the best appreciation of the landmark within its setting can be gained. Primary views are the first clear view towards the key elements of the landmark and the most important to retain.

Secondary views are the additional reference points for the landmark that also provide good viewing opportunities. These views are encouraged to be retained where possible. Secondary views are generally outside of main road intersections and open spaces.<sup>125</sup>

...

While both primary and secondary views were identified in relation to each landmark, only the primary views are considered to be worthy of planning scheme protection and management at this point. The primary views provide the most identifiable and prominent views of the landmarks, while the secondary views are less evident and potentially more open to interpretation. The primary views are however established and well defensible.<sup>126</sup>

The recommendations relating to each landmark are contained in the Landmarks and Views Assessment. For each identified landmark, the report includes:

- a description of the site and the setting
- identification of the relevant heritage control and heritage significance of the place
- a description of the significance of the landmark
- relevant policy and controls in the Planning Scheme
- a description of primary views and secondary views to the landmark
- management issues
- other references.

The Landmarks Policy Review is not proposed to be included as a background document in the Clause 72.08 Schedule but was exhibited by Council as a supporting document to the Amendment.

### 9.3 The issues

The issues are whether:

- there is a sound strategic basis for the proposed new policy at Clause 15.01-2L (Landmarks)
- the proposed strategies are appropriate
- proposed landmarks and nominated views are appropriate
- secondary views should be included
- additional landmarks should be included
- the Landmarks and Views Assessment should be a policy guideline and/or a background document.

<sup>124</sup> The recommendations related to the old format for local planning policies (pre VC148)

<sup>125</sup> Landmarks Policy Review, page 22

<sup>126</sup> Landmarks Policy Review, page 26

## 9.4 Evidence and submissions

Council submitted that the Landmarks Policy Review and Landmarks and Views Assessment provide the strategic basis for the revised landmarks policy. It said the list of landmarks identified in Clause 15.01-2L (Landmarks) is a direct translation of the landmarks included in the existing policy at Clause 22.03, with the exception of the Porsche sign in Victoria Parade, Collingwood which had been deleted because it no longer exists.

Council said the new policy has been strengthened with additional content to maintain the visual prominence of and protect primary views to Yarra's valued landmarks. Specifically, the policy identifies primary views and the architecturally significant elements of each landmark.

Ms Ancell supported Clause 15.01-2L (Landmarks) but suggested the primary views should be cross referenced in the DDOs.

Ms Hodyl gave urban design evidence for Council. Her evidence statement focussed entirely on the proposed landmarks policy. Ms Hodyl said:

The revised approach for managing the protection of views to landmarks in the City of Yarra is strongly supported. I consider that the work undertaken within the background reports provide a good foundation for the policy. In particular, they result in:

- Clear objectives and strategies in the policy that can effectively manage the impact of new development on viewlines to landmarks
- Clarity on the architectural features of the landmarks that need to be protected in viewlines
- Inclusion of specific locations from which views will be assessed
- Establishment of a framework of primary and secondary viewing location.<sup>127</sup>

Although supportive the approach of Ethos Urban, Ms Hodyl put forward an alternative approach with different visibility criteria and view classifications. She suggested a number of changes, including:

- changing the name of the policy from 'Landmarks' to 'Skyline Landmarks'
- reference to primary and secondary views in Clause 15.01-2L (Landmarks)
- amending several of the proposed primary view locations in Table 1 including:
  - St Lukes Church – deleting the second view 'Northeast corner of intersection of Scotchmer Street and St Georges Road' because the view is obscured
  - Richmond Town Hall – deleting the second view 'Southeast corner of intersection of Burnley Street and Bridge Road' because the view is obscured
  - Fitzroy Town Hall – amending the third view to further west on Moor Street, outside the Perseverance Hotel because the view is obscured
  - Shot Tower – amending the first view to the intersection of Alexandra Parade and Smith Street because the view is better
- elevating several of the secondary views in the Landmarks and Views Assessment to primary views
- consequential modifications to the objective and strategies to include secondary views
- corrections of multiple errors in the Landmarks and Views Assessment Report with respect to incorrect mapping of view locations.

<sup>127</sup> Ms Hodyl evidence statement, Document 87, page 46

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Ms Hodyl considered there should be a series of application requirements for a variety of different application types.

In response to questions from the Panel, Ms Hodyl said she was not aware that Ethos Urban had specifically noted that secondary views should not be included in the Planning Scheme for protection.

Many submissions stated that the list of identified landmarks was insufficient and additional landmarks should be included. For example:

- the FREBCG said all landmarks in Yarra should be identified and sight lines protected
- Save Queens Parade (Submission 196) said there should be a register of landmarks that should include additional places such as the Pinnacle in St Georges Road
- the AFADA said there needs to recognition of natural landmarks such as the tree lined vista in Park Avenue, Alphington, not just tall structures
- Mr Nott (Submission 234) said additional landmarks should be included such as the Yorkshire Brewery in Collingwood, the Former Wesleyan Methodist Church in Clifton Hill and the Former London Chartered Bank of Australia in North Fitzroy
- Ms Pelham-Thorman said the list of 16 landmarks was tokenistic
- the CHS said the landmarks policy should not be limited to the identified landmarks in Clause 15.01-2L (Landmarks), it should include secondary views and distant views, and Column 3 in Table 1 should specify the top two-thirds of the shot tower
- Ms Hunt said additional primary views should be added including from Studley Park Road in Kew to the Shot Tower and the operation of Table 1 was ambiguous and it could be interpreted that Column 2 and Column 3 operate independently
- Ms Jasen said that the landmark policy does not protect the landmark, only the views to the landmark
- the YPC raised concerns about the encroachment of buildings behind existing landmarks.

Ms Vines said although the Landmarks Policy Review provided the general policy framework for landmark protection, more localised landmarks need to be identified and protected by policies, particularly corner buildings in streetscapes. She said this local analysis and identification was successfully achieved in DDO16 (Queens Parade, North Fitzroy) and this should serve as a model for localised landmark identification and protection in other activity centres.

Bridgeworth Management Pty Ltd (Submission 174) owns land at 54-56 Bridge Road, Richmond and objected to the policy, with specific reference to the Pelaco sign and the impacts preservation of this view corridor along Bridge Road will have on its property. The submission stated the primary viewpoints are not justified, nor tested and that view protection should be provided through a DDO, not a local policy. It had particular concerns regarding the first and second views in Table 1.

Besen Gertrude Pty Ltd (Submission 418) owns land at 1-9 Gertrude Street, Fitzroy and generally supported the proposed policy but sought clarification regarding the interpretation of the third strategy with respect to the meaning of an 'adequate' setback to maintain 'clear sky'.

In response to submissions and questions from the Panel, Council submitted:

- the identification of landmarks is consistent with the existing landmarks in Clause 22.03 and the Amendment does not seek to add any new landmarks
- Clause 15.01-2L (Landmarks) does not and is not intended to apply to all landmarks in Yarra but only applies to the landmarks identified in Table 1

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- new landmarks may be considered as part of a future process, but Council does not have any immediate plans to consider new landmarks
- the identification of improved views from revised locations, additional views, elevation of secondary views to primary views and changes to the architectural elements of a building to be protected (such as to the Shot Tower) would need to be part of a future Planning Scheme amendment and require public notification
- *“the policy cannot require assessment of views outside of the municipality such as those proposed by Ms Hunt from the east side of the Yarra River in Boroondara, as Council has no statutory authority to regulate protection of those views”<sup>128</sup>*
- it does not agree with Ms Hodyl that the policy should be renamed ‘Skyline Landmarks’ as not all the identified landmarks are skyline landmarks (for example the Skipping Girl sign) and future work will not be restricted to skyline landmarks
- it does not agree with Ms Hodyl that secondary views should be identified or protected in Clause 15.01-2L (Landmarks) and these views have not been exhibited as part of this Amendment
- views to the drum, dome, lantern and flagpole of the Royal Exhibition Building were included in existing Clause 22.03 by Amendment C118 introduced by the Minister for Planning to give effect to the approved World Heritage Strategy Plan for the WHEA plan and the proposed policy is a neutral translation
- the third strategy in Clause 15.01-2L (Landmarks) adequately addresses the concerns of the YPC
- Table 1 should be read as a sequential document in the way that tables are commonly interpreted and the intention is to maintain the visual prominence of landmarks (Column 1 of the Table) and protect primary views (Column 2 in the Table) to those landmarks having regard to views of the architecturally significant elements (Column 3 of the Table).

Council proposed the following changes to Table 1:

- St Lukes Church - deletion of the second view ‘Northeast corner of intersection of Scotchmer Street and St George’s Road’ in accordance with the evidence of Ms Hodyl
- Former Dimmey’s Store – correction to the description the second view from ‘Northeast corner of Stewart and Swan Streets Intersection’ to ‘Northwest corner of Stewart and Swan Streets Intersection’ to accurately reflect the location expressed in the Landmarks and Views Assessment
- Skipping Girl Sign – correction to the description of the second view from ‘Entry to City of Yarra from the east (Victoria Street footpath, south side)’ to ‘Entry to City of Yarra from the east (Victoria Street footpath, south side)’.

In response to questions from the Panel, Council submitted that Table 1 should be moved to sit within the ‘Strategies’ section of the policy because the strategies refer to Table 1.

Ms Hodyl highlighted that the Landmarks and Views Assessment contains numerous errors and inconsistencies between the location of primary views in the maps and the corresponding photographs. She provided information regarding secondary views (which are not referred to in Clause 15.03-1L) and other information which is out of date.

<sup>128</sup> Document 125, paragraph 102 (d)



## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Council acknowledged that reference to the Landmarks and Views Assessment as a policy guideline in Clause 15.01-2L (Landmarks) will create confusion to users of the Planning Scheme, stating the errors “*do not necessarily impugn the substantive content and recommendations of the document*”<sup>129</sup>, but do create confusion and inconsistency.

In response to this issue, Council proposed to prepare a new simplified policy guidelines document to be included in Clause 15.01-2L (Landmarks). It said the new document would provide no new material from that already exhibited or included in the evidence before the Panel but would correct mistakes and ensure that the identified landmarks, the location of the views and the important elements of the landmark to be protected are clearly set out.

Council did not provide a copy of the new version of the policy guideline document, but outlined that it would include:

- a photo of the landmark identifying the architectural significant elements noted in Column 3, Table 1 of the policy
- a map showing the location of primary views identified in Column 2, Table 1 of the policy (with corrections as appropriate)
- a photo from each primary view to the relevant landmark
- no new landmarks
- no secondary views.<sup>130</sup>

Council said the Landmarks and Views Assessment could remain a background document to the Scheme (uncorrected) as it has informed the assessment of views and architectural elements to be protected. Alternatively, it could be removed as a background document to avoid any confusion with the correct information contained in the new policy guidelines document.

Council submitted:

To the extent that the Panel considers inconsistencies between the new Policy Guideline and the original background document to present an insurmountable problem, the background document could itself be removed and replaced with the new Policy Guideline itself.<sup>131</sup>

Council noted that there were two exhibited versions of the Landmarks and Views Assessment. It said a version dated October 2019 was listed on Council’s website during exhibition and two versions of the document were listed on DELWP’s website (the October 2019 version and a November 2019 version). Council said the differences between versions “*are minor in nature and do not raise any significant implications*”.

Council submitted:

... the exhibited and Panel versions of Clause 15.01-2L refer to the north-east corner of the intersection of Stewart and Swan Streets, inconsistent with the image (which is taken from the north-west corner) but not the description in the October 2019 version of the Ethos Urban Assessment and inconsistent with the image shown by Ms Hodyl in her evidence (which is also taken from the north west corner).<sup>132</sup>

---

<sup>129</sup> Document 125, paragraph 100

<sup>130</sup> Document 252

<sup>131</sup> Document 125, paragraph 101

<sup>132</sup> Document 125, paragraph 106

## Attachment 1 - Attachment 1 - C269yara - Panel Report

### 9.5 Discussion

The Panel accepts that the proposed policy has been prepared to address identified weaknesses in existing policy. The proposed policy improves clarity by defining relevant views and the significant elements in the view to the identified landmarks. The strategic work that underpins the policy has generally been accepted by peer review as sound and acceptable.

Ms Hodyl thought the policy could go further than what is proposed but she did not have any fundamental issue with the objective, strategies, the identified architecturally significant elements and nearly all of the identified views.

The Panel accepts that the aim of the policy is to protect views to the identified landmarks. It is not the purpose of the policy to protect the landmark itself - that is the purpose of other policies and controls in the Planning Scheme.

The Panel agrees with Council that the additional views and landmarks proposed by submitters and Ms Hodyl are not appropriate to be included in the Amendment. The inclusion of any secondary views or other landmarks should be subject to more detailed assessment and consultation and considered as part of a separate process. The Landmarks Policy Review specifically states that the secondary views identified in that report were not appropriate for protection in the Planning Scheme.

Any changes to the identified architecturally significant elements should also be subject to a separate process.

The Panel sees no compelling reason to change the name of the policy as suggested by Ms Hodyl. Her recommendations to include application requirements is not a matter for local policy as the new format for policies does not entertain inclusion of application requirements.

The Panel agrees with Council that the strategies are generally acceptable except the second and third objective should be modified to state:

Site, scale and setback new development to avoid encroachment upon views to the identified ~~architectural~~ significant elements of landmarks in Table 1.

Provide adequate setback and building separation to maintain clear sky between the identified ~~architectural~~ significant elements of the landmark in Table 1 and new development.

This will link the strategy directly to the elements listed in Column 3 in Table 1 and provide greater consistency. For additional consistency, the heading in Column 3 should refer to '~~Architecturally~~ Significant elements'.

The Panel agrees with Council the operation of Table 1 is clear and it is appropriate to move it within the 'Strategies' section of the policy.

Ms Hodyl generally agreed with all of the proposed primary views in Table 1 except four views. With respect to each of these views:

- Council agreed to delete the second view to St Lukes Church and the Panel supports this change
- the Panel inspected the disputed views for Richmond Town Hall and the Shot Tower and saw no reason to amend the views as suggested by Ms Hodyl
- the Panel agrees with Ms Hodyl that the third view to the Fitzroy Town Hall should be amended and considers that the view should be changed to refer to the 'Northwest corner of the intersection of Kent Street and Moor Street'.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

The Panel accepts the changes suggested by Council with respect to:

- Former Dimmey's Store— modify the second view in Column 2 to state 'Northwest corner of Stewart and Swan Streets Intersection'
- Skipping Girl – modify the second view in Column 2 to state 'Entry to City of Yarra from the east (Victoria Street footpath, south side)'.

Regarding the suggestion of Ms Hunt that views to the Shot Tower should also include views from outside the City of Yarra, Council stated *"the policy cannot require assessment of views outside of the municipality ... as Council has no statutory authority to regulate protection of those views"*. In this context, the Panel notes that the first and second views to the Pelaco sign and the view to the Nylex Sign are both located within the City of Melbourne.

Consistent with Council's stated position, the Panel considers that these views should be deleted from Table 1. As this is the only identified view to the Nylex Sign, the sign should be deleted from Table 1. In accordance with this approach, if Council seeks to retain the Nylex Sign in Table 1 then it should be subject to a separate Planning Scheme amendment following further analysis of an appropriate viewing location within the City of Yarra.

The Panel makes no definitive finding with respect to Council's statement regarding its lack of authority to regulate protection of views from outside its municipal boundary. It has simply applied an approach consistent with Council's own statement to these proposed viewpoints that are outside the City of Yarra.

The Panel notes that there are also two landmarks that are located in the City of Melbourne (St Patricks Cathedral and the Royal Exhibition Building) but these have viewpoints within the City of Yarra. No submissions were made with respect to these landmarks being outside of Yarra and whether there is a material difference in circumstance regarding landmarks (compared to viewpoints) that are outside a municipal boundary. The Panel draws no conclusions on this matter and does not recommend any changes to these two landmarks.

The Panel recognises that views to and from landmarks are not bound by municipal boundaries and. Submitters considered some views to landmarks from beyond the Council area should be addressed through a regional approach to landmarks policy. The Panel considers there may be merit in this approach, however it is outside the scope of the Amendment.

The extensive errors in the Landmarks and Views Assessment are most frustrating and it is unfortunate they were discovered so late in the planning process. The Panel agrees with Council that although the errors do not undermine the overall strategic basis for the Amendment, they have the potential to cause substantial confusion if the Landmarks and Views Assessment report is included as a policy guideline.

The Panel has considered a wide range of options to deal with this issue, including those presented by Council. It is hesitant to endorse the inclusion of a new policy guideline document that has not been prepared and that all parties (and the Panel) have not seen. After reviewing the outline of Council's proposed new version of the policy guideline document<sup>133</sup>, the Panel considers there is little utility in such a document. A policy guideline of this type appears to replicate the content of Table 1 in photographs and plans and does not materially assist in the implementation of the

---

<sup>133</sup> Document 252

## Attachment 1 - Attachment 1 - C269yara - Panel Report

policy. For the same reasons, there appears to be little value in referring to such a document as a background document in the Clause 72.08 Schedule.

The Panel does not support the inclusion of the Landmarks and Views Assessment as a Background Document because, although it has provided the basis for the landmarks policy, there are too many errors and inconsistencies and it includes information such as references to secondary views which has the potential to cause confusion and misunderstanding. The Panel notes the confusion resulting from the errors is compounded by the fact that two versions of the Landmarks and Views Assessment were exhibited with the Amendment.

### 9.6 Conclusions and recommendations

The Panel concludes:

- There is generally a sound strategic basis for the proposed new policy Clause 15.01-2L (Landmarks).
- The aim of the policy is to protect views to the identified landmarks not to protect the landmark itself.
- The proposed strategies are appropriate subject to minor changes to improve the clarity and connection to Table 1.
- Table 1 should be included as part of the proposed strategies.
- The proposed landmarks and nominated views in Table 1 are appropriate subject to the following modifications:
  - St Lukes Church – delete the second view in Column 2
  - Former Dimmey's Store – modify the second view in Column 2 to state 'Northwest corner of Stewart and Swan Streets Intersection'
  - Fitzroy Town Hall – modify the third view in Column 2 to state 'Northwest corner of the intersection of Kent Street and Moor Street'
  - Pelaco sign – delete the first and second views in Column 2
  - Skipping Girl – modify the second view in Column 2 to state 'Entry to City of Yarra from the east (Victoria Street footpath, south side)'
  - Nylex Sign – delete Column 1, 2 and 3.
- The heading for Column 3 in Table 1 should be modified to refer to 'Significant elements'.
- The identified significant elements for each landmark are appropriate.
- Secondary views and additional landmarks should not be included in the policy as part of this Amendment.
- The Landmarks and Views Assessment should not be included as a policy guideline or Background document listed in the Clause 72.08 Schedule.

The Panel recommends:

15. Amend Clause 15.01-2L (Landmarks) under the heading 'Strategies' to:
  - a) modify the second strategy to state *"Site, scale and setback new development to avoid encroachment upon views to the identified significant elements of landmarks in Table 1."*
  - b) modify the third strategy to state *"Provide adequate setback and building separation to maintain clear sky between the identified significant elements of the landmark in Table 1 and new development."*
  - c) include 'Table 1: Landmark primary viewpoints and significant elements' under the last strategy

## Attachment 1 - Attachment 1 - C269yara - Panel Report

d) modify Table 1 to:

- change the heading in Column 3 to refer to 'Significant elements'
- St Lukes Church – delete the second view in Column 2
- Former Dimmey's Store – modify the second view in Column 2 to state '*Northwest corner of Stewart and Swan Streets Intersection*'
- Fitzroy Town Hall – modify the third view in Column 2 to state '*Northwest corner of the intersection of Kent Street and Moor Street*'
- Pelaco Sign – delete the first and second views in Column 2
- Skipping Girl – modify the second view in Column 2 to state '*Entry to City of Yarra from the east (Victoria Street footpath, south side)*'
- Nylex Sign – delete Column 1, 2 and 3.

16. Amend Clause 15.01-2L (Landmarks) to:

- a) delete the heading 'Policy Guidelines'
- b) delete the words 'Consider as relevant: *The City of Yarra Landmark and Views Assessment* (Urban Ethos, October 2019).

17. Amend the Clause 72.08 (Background documents) Schedule to delete *The City of Yarra Landmarks and Views Assessment* (Ethos Urban, October 2019).

## 10 Noise

### 10.1 What is proposed?

The proposed Clause 13.07-1L (Interfaces and amenity) is an update of the existing policy with new content. It is also proposed to introduce:

- the Noise Discussion Report as a new Background Report
- Noise Guidelines as a policy guideline and new Incorporated Document.

Exhibited Clause 13.07-1L (Interfaces and amenity) includes:

#### 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.

...

##### 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.

...

It includes a clause on policy application and includes a map showing relevant main roads and train lines.

Council described the intention and scope of the Noise Guidelines in its Part A submission:

... under clause 13.07-1L it is policy that the Noise Guidelines be considered as relevant when assessing applications for non-residential use and development and certain types of accommodation. The Noise Guidelines seek to provide additional

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

guidance for making planning decisions when considering noise impacts from urban development.

The Noise Guidelines deal with noise (and in some cases vibration) impacts from:

- road traffic;
- rail and trams;
- commercial and industrial plant and equipment;
- music;
- patrons; and
- apartments.<sup>134</sup>

Proposed Clause 13.07-1L (Licensed premises) contains a strategy and policy guidelines relating to noise.

### 10.2 Background and relevant documents

The local policy is proposed to be updated to address shortcomings identified through the Planning Scheme Review. It builds on existing policy and provides additional policy based on input from acoustic consultants to address noise. The revised policy seeks to ensure that new residential development near live music venues and main roads and train lines protects itself from noise.

Key policy sources include:

- Clause 22.01 (Discretionary uses in the Residential 1 Zone)
- Clause 22.05 (Interface uses)
- Noise Guidelines
- Noise Discussion Report.

Existing State policy Clause 13.05-1S (Noise abatement) includes the objective to assist the control of noise effects on sensitive land uses, and strategy to ensure *“development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area”*.

Clause 13.05-1S (Noise abatement) requires consideration of:

- policy guidelines
  - the noise requirements in accordance with the Environment Protection Regulations under the *Environment Protection Act 2017*
- policy documents
  - Environment Protection Regulations under the *Environment Protection Act 2017*
  - *Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues* (Publication 1826.2, Environment Protection Authority, March 2021).

Existing Clause 53.06 (Live music entertainment venues) includes purposes to:

- protect live music entertainment venues from the encroachment of noise sensitive residential uses.
- ensure that noise sensitive residential uses are satisfactorily protected from unreasonable levels of live music and entertainment noise.

<sup>134</sup> Document 84 – Council Part A submission, para 66 and 67



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- ensure that the primary responsibility for noise attenuation rests with the agent of change.

PPN81 provides guidance for the operation of Clause 53.06 (Live music and entertainment venues).

PPN83 provides guidance about the operation of Clause 55.07-6 (Noise impacts) and Clause 58.04-3 (Noise impacts) for apartment developments.

### 10.3 The issues

The issues are:

- whether Clause 13.07-1L (Interfaces and amenity) is strategically justified and policy triggers are appropriate
- whether Clause 13.07-1L (Interfaces and amenity) and the Noise Guidelines should be changed in response to comments and advice from the EPA
- whether the recommended maximum noise levels should be included in Clause 13.07-1L (Interfaces and amenity), or the Noise Guidelines, or both
- where the technical directions about assessment, noise masking and other measures should be contained
- whether the new patron noise standards should be cross referenced with proposed Clause 13.07-1L (Licensed premises)
- whether a policy should be introduced to allow only one noisy building/construction project at a time with a 500 metre radius of a dwelling
- whether density along arterial roads should be managed to avoid harm from noise and air pollution.

### 10.4 Evidence and submissions

#### (i) Strategic justification

Council submitted that managing different land uses and amenity expectations for existing and new residents and businesses was an ongoing issue that Council had sought to address through the Amendment.

Council worked with acoustic consultants SLR Consulting Australia Pty Ltd for over a decade to prepare the Noise Discussion Report, and to assist with drafting of Clause 13.07-1L and Noise Guidelines. The Noise Discussion Report sets out the basis of the proposed planning provisions and maximum recommended noise limits, their application and assessment.

Council submitted:

The role of the new policy is to assist in the assessment of permit applications from “noise emitters” to manage noise emissions and permit applications from “noise receivers” to ensure that new residential development in proximity to existing “noise emitters” provides a good level of internal amenity for residents.

Put simply, the new policy aims to address some of the gaps in existing acoustic provisions in the Scheme that have been identified by Council over the years and to

## Attachment 1 - Attachment 1 - C269yara - Panel Report

provide a policy framework that aims to reduce the risk of complaints about noise from “encroaching” residential uses.<sup>135</sup>

Council submitted a ‘noise chart’ which explains the relationship between the proposed provisions and Noise Guidelines and the existing Planning Scheme provisions and the EPA protocols.<sup>136</sup> The Amendment seeks to supplement existing provisions in the Planning Scheme, including Clause 13.05-1S (Noise abatement), Clause 55.07-6 (Apartment developments - Noise impacts objectives), Clause 58.04-3 (Amenity Impacts – Noise impacts objectives) and Clause 53.06 (Live music entertainment venues), and to work alongside the EPA Noise Protocol Part 1 and Part 2.

Council submitted the proposal had been prepared with consideration of PPN83, as explained in the Noise Guidelines. Proposed Clause 13.07-1L and the Noise Guidelines are intended to provide additional and higher amenity targets to protect existing businesses and commercial uses from encroaching residential development. Council submitted the additional policy direction was appropriate and necessary for the municipality given the linear form of its activity centres which support transport movements and housing intensification, and the proximity of Yarra’s major employment precincts to housing areas.

Council considered the Amendment is consistent with and supplementary to Clause 53.06 (Live music entertainment venues) and PPN81 by providing greater guidance on protecting amenity impacts from all music venues, not just live music venues, and by dealing with patron noise. Council cited a number of the Victorian Civil and Administrative Tribunal (VCAT) decisions which clarified that there is no statutory criteria to apply to patron or crowd noise. Council stated the proposal seeks to fill policy gaps “*of particular concern to Yarra given its artistic and cultural offers and popular night time economy*”.<sup>137</sup>

Mr Antonopoulos gave evidence on behalf of Council. He considered the proposed local policy would complement and supplement existing planning provisions, in particular Clause 13.05-1S (Noise abatement), Clause 13.07-3S (Live music) and Clause 53.06 (Live music entertainment venues), and was consistent with and would expand on the guidance in PPN81 and PPN83.

Mr Antonopoulos considered the new local policy represented a “*highly favourable implementation to the planning scheme that provides protection of both existing businesses and new sensitive uses*”.<sup>138</sup> He was of the view the proposal would appropriately provide additional protection relating to:

- triggering of road traffic noise assessments
- assessment of ‘night period’ to ensure it aligns with EPA definitions and with additional criteria for this period for traffic noise
- providing more stringent amenity targets for industrial noise to better align with EPA noise regulations.

The EPA supported:

- proposed Clause 13.07-1L (Interfaces and amenity), acknowledging the objectives remain to protect both residential and industry from amenity and interface impacts
- Council’s focus on planning for mitigation at the earliest stage of the process

<sup>135</sup> Document 125 – Council Supplementary Part B submission, para 71 and 72

<sup>136</sup> Document 118, Comparison for different types of noise between existing scheme provisions and proposed clause 13.07-1L and Guidelines

<sup>137</sup> Document 125, Council Part B submission, para 97 - 98

<sup>138</sup> Document 88, Expert Witness Statement Mr Antonopoulos, para 15

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- the intent of the Noise Guidelines “*which seeks to assist planners in planning decisions in relation to a range of noise issues within the municipality where there may be policy gaps or policy may be unsuitable for specific scenarios.*”

In relation to policy application, Mr Antonopoulos stated:

Clause 13.07-1L effectively provides more prescriptive design targets and approaches to address sensitive land use development near existing commercial uses. Importantly, the Clause also triggers consideration of noise related aspects that are not captured by other planning scheme policies, in particular:

- A trigger is provided for any residential zone development within 30 m of a commercial or industrial zone.
- A trigger is provided for hotels, not just live music venues.
- A trigger is provided for any development that is within 50 m of a major road as nominated in the *Main Roads and Train Lines Map*.

In response to questions from the Panel, Council advised the nominated roads as shown in the Main Roads and Train Line Map in Clause 13.07-1L (Interfaces and amenity), were identified by Council because they were arterial roads, freeway or collector roads, specifically roads in the Road Zone Schedule 1 and many collector roads. Collector roads not included were through areas that are predominantly zoned NRZ, GRZ or PPRZ.

In justifying the 30 metre distance from existing commercial or industrial zone and 50 metre distance from a main road or trainline, Council stated:

Mr Antonopoulos explained that a judgement needed to be made with regard to the interface point and that he was comfortable that these distances would not be limited to the immediate interface and would not extend beyond a distance at which the noise could be regarded as a nuisance.

Council summarised Mr Antonopoulos’ explanation of the strategic basis for the policy and maximum noise levels in the Noise Guidelines:

Mr Antonopoulos explained that a number of reference documents and industry standards and practices were considered in developing the various recommended maximum noise levels, L<sub>max</sub> sleep disturbance criteria and assessment approaches. This included the *NSW Development Near Rail Corridors and Busy Roads Guideline [NSW Interim Guideline]*<sup>139</sup>, the World Health Organisation and the AAAC Guideline for Apartment and Townhouse Acoustic Rating.

### (ii) EPA issues

The Noise Guidelines were reviewed by EPA’s noise expert team.

The EPA provided the following general comments:

- reference to policies needs to be updated to align with introduction of the new *Environment Protection Act 2017* and supporting guidelines
- concern with the wording “*design targets*” which may be misunderstood as levels to design up to, with suggested alternative wording such as “*highest [guideline] levels*”
- suggested to more explicitly promote building siting and internal layout as the primary considerations to minimise or otherwise reduce noise exposure.

The EPA submitted specific advice relating to the Noise Guidelines, including:

<sup>139</sup> Development near Rail Corridors and Busy Roads-Interim Guideline, Department of Planning, State Government of NSW, 2008

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Section 2.2 refers to the NSW Development Near Rail Corridors and Busy Roads – Interim Guideline for guidance for measuring and reporting road and rail noise. Instead, the guideline should refer to the planning practice note PPN83 Assessing external noise impacts for apartments for measuring and reporting of road and rail noise when applying clause 58 of the VPP.

Section 5.4 the Guideline also refers to the use of a masking system. It is not clear that a masking system based on  $L_{90}$  will mask low frequency bass music noise. Further, while noise masking can provide suitable outcomes, it is not appropriate in all situations.

In Section 6,1,4 the Guideline for patron noise from new outdoor areas of 55 dBA  $L_{max}$  in bedrooms with windows open is high and is unlikely to support sleep with the windows open.

While this could be considered equivalent to the guidelines for new residential development near existing outdoor patron areas (Section 6.2.4), existing residences may not have adequate ventilation when windows are closed. Adopting this guideline would mean that new outdoor patron areas could cause online sleep disruption for existing residences living nearby.

Section 7.1.2 applies to noise from apartment developments to existing dwellings from car park equipment. This section should specify where this noise is to be assessed. Further, the guideline design level of 65 dBA from the operation of car park equipment is considered too high and like patron noise described above, it is equivalent to a level of 55 dBA  $L_{max}$  inside bedrooms with the window open and is likely to cause sleep disturbance. Such equipment should be designed to be as quiet as possible.

Finally, it is recommended that the bibliography include the relevant VCAT cases and references for terms acoustic rating curves (NR, RC, NC).<sup>140</sup>

Council proposed to change the exhibited planning provisions and documents in response to the EPA submission, including:

- updating the documents to reflect the expected changes to the environment protection legislation in 2021
- referring to 'recommended maximum noise level' instead of 'design targets'
- confirming that wherever possible building siting and internal layout should be the primary considerations to minimise or otherwise reduce noise exposure
- clarifying the circumstances where the use of noise masking is appropriate
- including a glossary in the Noise Guidelines.<sup>141</sup>

Council did not support the following suggested changes by the EPA to the Noise Guidelines:

- reference to PPN83 instead of the NSW guidelines currently included
- removal of the proposed  $L_{max}$  design levels for patron noise and car park noise
- including relevant VCAT cases in the bibliography.

Mr Antonopoulos supported the post exhibition changes proposed by Council in response to issues identified by the EPA. He summarised the proposed changes to the guidelines, including:

- updates in referenced new noise legislation and other guidelines
- general clarifications and wording improvements
- updates to the terminology and bibliography.

<sup>140</sup> Submission 15, Environment Protection Authority

<sup>141</sup> Council Meeting Agenda, 3 August 2021, Attachment 3, page 22

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

He considered it appropriate to use all options available in managing music noise, including noise masking as an option, and supported the wording suggested by Council helped to improve clarity on the approach.

Consistent with Council's position, Mr Antonopoulos explained why he did not support a number of EPA suggestions:

- Section 2.2 - it is appropriate to maintain reference to the NSW Interim Guideline as it is included for additional guidance only, and does not form part of the Noise Guideline recommendations or translate directly to Clause 13.07-1L (Interfaces and amenity). It does not exclude the use of PPN83
- Section 6.1.4 - the proposed 55 dBA L<sub>max</sub><sup>142</sup> design level is typically used by consultants in Melbourne when L<sub>max</sub> is assessed and:

The above internal L<sub>max</sub> levels are considered acceptable in an inner city environment, where there are typically other sources of instantaneous L<sub>max</sub> noise, including vehicle passbys, pedestrians on the street and the like. The 'closed window' L<sub>max</sub> target levels fall within the more stringent sleep disturbance criteria nominated by the WHO and historic sleep disturbance studies.

It is also of consideration that the L<sub>max</sub> assessment is a secondary assessment, with patron noise also being assessed to an Leq<sup>143</sup> target. The Leq target is in most instances the more difficult to meet, and compliance with the Leq target typically results in L<sub>max</sub> levels lower than 65 dBA externally.

...

I also note that carpark equipment is still assessable to the Noise Protocols and the L<sub>max</sub> is a supplementary assessment. The assessment location is stated to be outside an openable window, which would be a bedroom used for sleep.

- it is not appropriate to include specific VCAT cases as findings can and have varied and do not take into consideration new guidance.

### (iii) Other issues

Several submitters were generally concerned about an increase in noise pollution as a result of development and transport noise. Issues were raised about construction noise and one submitter requested a new policy be introduced to restrict development to allow only one noise construction project at a time within a 500 metres of any residential development. Council submitted that this proposal was outside the scope of the Amendment and that it had referred this concern to its Construction Enforcement Unit.

Ms Giles-Corti submitted there was clear evidence that noise and air pollution from building on arterials cause major damaging health impacts, and how density is built in these locations requires particular attention to avoid harm.<sup>144</sup>

Council considered that Ms Giles-Corti's concern about noise and air pollution was addressed by Clause 13.07-1L (Interfaces and amenity) which includes content on fumes, air emissions, light spill

<sup>142</sup> dB/dBA – Decibel/'A' weighted decibel. L<sub>max</sub> (dB) or L<sub>max</sub> (dBA) – the 'A' weighted maximum sound pressure level of an event. 'A' weighted – a frequency weighting representing the human response to sounds and its variation with frequency. Source: Noise Guideline

<sup>143</sup> L<sub>A,eq</sub>(dB) or L<sub>eq</sub>(dBA) - The 'A' weighted equivalent noise level, measured in decibels. The equivalent noise level is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.

<sup>144</sup> Submission 206

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

and vibration. Council did not propose any changes to the Amendment due to insufficient strategic justification.

Submissions 18 and 323 suggested the section on noise in Clause 13.07-1L (Licensed premises) would benefit from cross referencing with the new patron noise standards in Clause 13.07-1L (Interfaces and amenity).

In response to general noise related issues, Mr Antonopoulos considered the Amendment would address some of those issues by improving amenity to new residential developments, such as requirement assessment and control of traffic noise and other commercial noise impacts to new developments.

Noting the issues raised relating to Clause 13.07.1L (Licensed premises) issue related to the structure and referencing of the clauses, Mr Antonopoulos considered the wording of Clause 13.07-1L (Interfaces and amenity) would satisfy submitter concerns relating to patron noise, as it would be triggered by a new application for non-residential development. He noted that the wording needed to be updated to include reference to the new EPA noise legislation. Council agreed with this change and included updated wording in its 'Part C version' of Clause 13.07.1L (Licensed premises).

### (iv) Drafting

Ms Ancell advised that her review in relation the noise policy was limited to the drafting of the proposed policies, as the technical aspects were outside of her planning expertise. In relation to Clause 13.07-1L (Interfaces and amenity) she recommended:

- moving the hours of operation strategy to the policy guidelines
- deleting references to the acoustic reports and waste management plans from the policy guidelines, as application requirements should not be located within local policy. She suggested these could potentially be included in the Incorporated Document associated with the clause
- deleting any policy guidelines that directly reflect the EPA noise requirements under the *Environment Protection Act 2017* as these are referred to in Clause 13.05-1S.

With consideration of PPN13, Ms Ancell supported inclusion of:

- the Noise Guidelines as an Incorporated Document on the basis that it would *"be used to guide the exercise of discretion by Council when considering permit applications"*
- the proposed noise Background Document.

The changes proposed by Council in response to submissions were included in Council's 'Part C version' of the Amendment documents.<sup>145</sup> Mr Antonopoulos supported the post exhibition changes proposed by Council stating they appropriately updated references to legislation and other guidelines, updated terminology and the bibliography, made general clarifications and wording improvements and some minor corrections. He provided an updated version of the Noise Discussion Report to be consisted with these changes.

Council submitted that the policy had been drafted to include triggers for assessment, objectives and *"identification of recommended maximum noise levels where these differ from the EPA Noise*

<sup>145</sup> Document 209

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

*Protocol or existing planning scheme provisions”*.<sup>146</sup> The policy guidelines section of the local policy directly references the Noise Guidelines, and includes some but not all recommended maximum noise levels.

Council proposed to revise the date of the Noise Guidelines in the Clause 72.04 Schedule and Noise Discussion Report in the Clause 72.08 Schedule.

Council submitted that it:

would be assisted by guidance from the Panel as to whether the recommended maximum noise levels should be included in Clause 13.07-1L or the Guidelines or both, and where the technical directions about assessment, noise masking and other measures should be contained.

### 10.5 Discussion

#### (i) Strategic justification

Management of noise impacts is a very important issue in Yarra to support economic activity, in particular night-time economy, and to maintain amenity. Council has been working with an acoustic consultant over many years to ensure that noise impacts are appropriately assessed and managed, and the proposal is designed to fill policy gaps based on local experience and practical application relating to development approvals. With a growing population and expectation of increased density in some areas, the Panel accepts there would be a benefit to introducing clear guidelines to effectively manage noise impacts, and to apply higher standards, where justified.

The Panel considers it significant that the EPA generally supports the proposal, subject to specific comments and advice. The Panel agrees with Council and Mr Antonopoulos that the additional policy direction is appropriate and necessary for Yarra due to nature and proximity of various land uses and intensity of existing and proposed development.

The ‘noise chart’ provided by Council was helpful and assisted the Panel in understanding the relationship between existing planning provisions and EPA protocols and the proposed Amendment. The Panel accepts that the proposal complements and supplements existing noise policy, and is reassured by the EPA that the Amendment focuses on managing noise impacts not currently strongly managed by the EPA. Hence, the proposal is filling a regulatory gap in noise impact management.

The Panel considers the proposal progressive and commends Council’s proactive approach to responding to policy gaps identified through the Planning Scheme Review.

While Council and Mr Antonopoulos stated the relationship of the proposed policy and documents to PPN83 was explained in the Noise Guidelines and Noise Discussion Report, the Panel could not find a reference to PPN83 in these documents.

The Noise Guidelines and Noise Discussion Report reference PPN81 in Chapter 5.1.1 Music Noise Compliance Indoors (post exhibition chapter title) in regard to providing options for upgrading a noise sensitive dwelling. However, the reference is limited to a statement that the options are inadequate to address bass music noise levels and does not provide any further information about PPN81.

<sup>146</sup> Document 125 – Council’s Supplementary Part B submission, para 81



**Attachment 1 - Attachment 1 - C269yara - Panel Report**

The Panel is surprised the relevance and relationship of the proposal with planning practice notes is not well documented in the proposed incorporated and background documents, and considers this a deficiency. It is important and would be helpful if the relationship to PPN81 and PPN83 was identified and explained in these documents.

Issues discussed at the Hearing focussed on the strategic basis and research underpinning specific elements of the proposal, including policy application triggers. It is clear that there is a policy gap, and potentially a research gap, relating to some of the areas of policy proposed. In this regard, Mr Antonopoulos relied on accepted industry practice, including several years of advice on suitable planning permit conditions in the City of Yarra. It would have assisted the Panel if an independent peer review of the noise policy and supporting documents had been undertaken.

While it would be preferable to have a clear evidence base for the proposed policy application triggers, the Panel accepts the evidence of Mr Antonopoulos that the triggers were reasonable and reflected industry practice. There were no submissions or counter evidence put to the Panel objecting to the policy application triggers. Further, the EPA supported the policy and Noise Guidelines and following review from its noise expert team, considered the guidelines acceptable subject to proposed changes which did not relate to policy application triggers.

While the Panel accepts Council's explanation of the basis for inclusion of roads on the Main Roads and Train Line Map, it is unclear how the criteria for selection has been applied consistently. It would be helpful for clarity and transparency for the road selection criteria to be clearly documented, and for Council to ensure that the criteria have been consistently applied in identifying roads for inclusion. This may be beneficial to include as an addendum to the Noise Discussion Report or other suitable document.

Overall, the Panel accepts the strategic basis of the proposal and has limited its discussion and recommendations to specific issues raised in submissions.

**(ii) EPA issues**

Council and Mr Antonopoulos accepted the changes suggested by the EPA relating to:

- referencing updated regulations
- replacing the wording 'design targets'
- more explicitly promoting building siting and internal layout as primary considerations to minimise or reduce noise
- including a glossary in the Noise Guidelines.

The Panel understands the basis for these changes and notes that Council has submitted post exhibition changes including additional and updated wording to address these issues. The Panel has reviewed and supports the wording changes suggested by Council in relation to these issues.

The Panel supports Council's proposal to update the reference to EPA regulations relating to noise in proposed Clause 13.07-1L (Licenced premises).

The Panel accepts Mr Antonopoulos' evidence that the reference to the NSW Interim Guideline is appropriate to retain in the Noise Guideline, on the basis that it is not binding but provides additional information and guidance that may assist with compliance.

The Panel agrees with the EPA that PPN83 should also be referenced in the Noise Guidelines. The content of PPN83 is useful in understanding the assessment process for apartments under existing provisions.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Section 5 of the Noise Guidelines relates to the issue of music noise impacts from existing venues to new dwellings. Noise masking is proposed as a noise mitigation tool.

The Panel agrees with Mr Antonopoulos that it is appropriate to include a reference to noise masking as a possible tool for achieving compliance with music noise limits indoors. It is currently referenced as an option in PPN81, and Council has suggested additional wording in the post exhibition version of the Noise Guidelines which provide greater guidance including the following 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.

As drafted, the requirements are consistent with requirements of the Noise Protocol, Part II noise limits and any proposed systems must undergo commissioning testing to the satisfaction of an acoustic consultant. The additional wording is appropriate, and as drafted, it provides guidance for situations where noise masking is the chosen noise management measure.

In relation to sleep disturbance the Noise Guidelines include:

- Section 6.1.4, relating to patron noise for new outdoor patron areas, specifies:

Sleep disturbance recommended maximum noise levels of 55 dBA L<sub>max</sub> in bedrooms with windows open (usually assessed as 65 dBA L<sub>max</sub> externally, outside openable windows).

- Section 7.1.2, relating to apartments and sleep disturbance, specifies:

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 L<sub>max</sub>.

Without counter evidence, the Panel accepts Mr Antonopoulos' evidence that the internal noise levels are likely to be significantly lower when windows are partly or fully closed, and the 'closed window' L<sub>max</sub> will fall well within the more stringent sleep disturbance criteria nominated by the WHO and historic sleep disturbance studies.

The Panel agrees with the EPA that Section 7.1.2 should specify where the noise is to be assessed. Mr Antonopoulos states in his evidence that it should be *"outside an openable window, which would be a bedroom used for sleep"*. This is not reflected in the Noise Guidelines and the Panel considers this should be included for clarity and to guide appropriate assessment.

Section 3 of the Noise Guidelines, relating to rail noise, includes the following statement:

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 Panel agrees with the EPA that relevant VCAT cases being relied on to establish standards or appropriate noise levels in the Noise Guidelines should be referenced in the bibliography of the Noise Guidelines. The Panel does not accept the argument that it is not appropriate to include them due to inconsistent findings or lack of reference to new guidance. While understanding that over time new VCAT decisions may influence new standards, inclusion of source documents is important for transparency and in justifying the basis of proposed standards.

The EPA did not raise issues relating to the Noise Discussion Report, however there are a number of consequential changes required as a result of changes to the Noise Guidelines. Council has identified these as post exhibition changes and the updated document was tabled by Mr

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Antonopoulos. The Panel has reviewed the updated Noise Discussion Report and considers the changes appropriate.

### (iii) General noise concerns

The Panel agrees with Council that it is outside the scope of the Amendment to introduce a requirement to restrict development to allow only one noise construction project at a time within 500 metres of any residential development. It also agrees with Council that further work would be required to determine policy guiding density along arterials to manage potential health impacts. The Panel makes no further comment on these issues.

The Panel agrees with Mr Antonopoulos that:

- the Amendment would address some of the general noise issues raised by submitters
- issues of patron noise would be addressed by the Amendment
- the wording of Clause 13.07.1L (Licensed premises) needs to be updated to reference the new EPA noise legislation.

### (iv) Drafting

Clause 22.01 (Discretionary uses in the Residential 1 Zone) includes the following policy statement:

Hours of operation should be limited to 8am to 8pm except for convenience shop.

Clause 13.07-1L (Interfaces and amenity) includes a strategy relating to non-residential use and development:

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.

The Practitioner's Guide explains:

Policy guidelines indicate how an objective can be met and how a strategy can be implemented. A responsible authority must take a relevant policy guideline into account when it makes a decision, but is not required give effect to it. If the responsible authority is satisfied that an alternative approach meets the policy objective, the alternative may be considered.

On this basis, the Panel agrees with Ms Ancell the translated strategy relating to hours of operation in Clause 13.07-1L (Interfaces and amenity) is better located in the policy guidelines. The Panel considers the wording could be simplified to read:

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.~~

Proposed Clause 13.07-1L (Interfaces and amenity) includes a policy guideline:

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.

The Panel agrees with Ms Ancell that that it is not appropriate to include application requirements in local policy, and hence the requirement for an acoustic report should be removed from the policy guidelines. The Panel also agrees with Ms Ancell that this requirement may be better located in the Noise Guidelines as the Incorporated Document associated with the local policy. As there are multiple references in the exhibited Noise Guidelines to acoustic reports and

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

assessments, it would be appropriate for Council determine whether additional reference to an acoustic report is required in Noise Guidelines prior to adoption of the Amendment.

The Panel observes that proposed Clause 13.07-1L (Licensed premises), under the Noise policy guidelines includes reference to preparation of an acoustic report. Consistent with Ms Ancell's evidence, the Panel considers it is not appropriate to include this requirement as a policy guideline.

The Panel agrees with Ms Ancell that the Noise Guidelines are an appropriate to include as Incorporated Document, and the Noise Discussion Report is an appropriate Background Document. However, the documents are somewhat confusing due to the duplication of content and material. This is exacerbated by the fact that the policy guidelines section of the policy includes some but not all recommended maximum noise levels.

Council has sought direction from the Panel on where the maximum noise levels, technical directions about assessment and noise mitigation measures should be referenced in the Amendment documents.

Several policy guidelines include reference to maximum noise levels and while these are sourced from the Noise Guidelines and drafted appropriately as policy guidelines, the duplication with content in the Noise Guidelines is confusing. The Panel considers that all maximum noise levels, technical directions about assessment and noise mitigation measures should be included in the Noise Guidelines only. Including the Noise Guidelines as a policy document, with clear guidelines for decision making, will avoid duplication and reduce confusion.

Council will need to review the Noise Guidelines document carefully to ensure that it has included all maximum noise levels, assessment requirements and noise mitigation measures that are currently referenced in Clause 13.05-1L (Interfaces and amenity).

The Noise Guidelines are currently included as a policy guideline. This is not consistent with the requirements of the Practitioner's Guide which states that a planning policy may include reference to a policy document, such as an Incorporated Document, and *"If a policy relies on an incorporated document then it must be referenced in the policy as a policy document and a decision maker must consider it when making a decision"*. On this basis the Noise Guidelines would be more appropriately included as a policy document.

The Panel agrees with Council the date of the Noise Guidelines and Noise Discussion Report should be updated in the schedules to Clause 72.04 (Documents incorporated in this planning scheme) and Clause 72.08 (Background documents).

The Panel has reviewed the draft documents and makes a number of recommendations relating to drafting in addition to those identified in the above discussion.

### 10.6 Conclusions and recommendations

The Panel concludes:

- Clause 13.07-1L (Interfaces and amenity) responds to an identified policy gap, is strategically justified and policy triggers are appropriate.
- Clause 13.07-1L (Interfaces and amenity) and the Noise Guidelines should be amended in response to comments and advice from the EPA that were agreed by Council and Mr Antonopoulos, including updating references to regulatory documents, replacing the wording 'design targets', more explicitly promoting building siting and internal layout as

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

primary considerations to minimise or reduce noise and including a glossary in the Noise Guidelines.

- The relevance and relationship of the proposal with planning practice notes (PPN81 and PPN83) should be clearly documented in the Noise Guidelines and Noise Background Report.
- Clause 13.07-1L (Interfaces and amenity) should be amended to remove the requirement for acoustic reports and waste management plans, and the strategy relating to hours of operation should be moved to 'Policy Guidelines'.
- In the Noise Guidelines, it is appropriate to:
  - maintain a reference to the NSW Interim Guideline
  - include a reference to noise masking as a possible tool for achieving compliance with music noise limits indoors, and to include additional wording to provide greater guidance
  - to specify where the noise is to be assessed in relation to sleep disturbance
  - reference relevant VCAT cases being relied on to establish standards or appropriate noise levels in the bibliography.
- The recommended maximum noise levels, technical directions about assessment, noise masking and other measures should be contained should be included in the Noise Guidelines only.
- It is not appropriate or necessary to cross reference the new patron noise standards in proposed Clause 13.07-1L (Licensed premises).
- Clause 13.07-1L (Licenced premises) should be amended to refer to updated EPA regulations relating to noise.
- The Amendment is likely to address some of the general noise issues raised by submitters, and suggestions relating to restricting development and policy guidance density along arterials are outside the scope of the Amendment.

The Panel recommends:

**18. Amend Clause 13.07-1L (Interfaces and amenity) to:**

- a) update the wording in accordance with Council's 'Part C version' (Document 209) with updated references to regulatory documents and replacing the wording 'design targets'
- b) delete policy guidelines relating to maximum noise levels, technical directions about assessment, noise masking, other measures and the requirement for acoustic reports and waste management plans
- c) move the strategy relating to hours of operation under the heading 'Policy Guidelines' and amend the wording to state:
  - *Limit the hours of operation for a use proposed in a residential zone (except the Mixed Use Zone) to 8am to 8pm.*
- d) delete *Guidelines – managing noise impacts in urban development* from under the heading 'Policy Guidelines'
- e) add a heading 'Policy Documents' and add *Guidelines – managing noise impacts in urban development* and insert final version date.

**19. Amend the *Guidelines – managing noise impacts in urban development*, in accordance with the changes proposed by Council in its post exhibition 'Panel version' of the document (Document 70), and:**

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- a) update the date on the cover page
- b) update section and sub section numbering
- c) include all relevant technical directions about assessment, noise masking and other measures under the heading 'Policy Guidelines', including any addition requirements, if any, included in the exhibited Clause 13.07-1L (Interfaces and amenity)
- d) replace "*The Explanatory Report for the original Amendment states...*" with "*The Explanatory Report for Amendment VC120 states...*" in new Section 6 Music Noise, Section 6.1 Background information,
- e) include an explanation of the relevance and relationship with Planning Practice Notes 81 and 83
- f) amend the wording of new Section 8.1.2 Sleep Disturbance to state "*Noise from operation of car-park equipment should be designed to comply with sleep disturbance criteria targets outside openable windows of bedrooms of nearby dwellings. Noise levels should not be in excess of 65 dBA Lmax.*"
- g) include a reference to relevant VCAT cases being relied on to establish standards or appropriate noise levels in the bibliography.

20. Amend the Schedule to Clause 72.04 (Documents incorporated in this planning scheme) to update the date of *Guidelines – managing noise impacts in urban development*.

21. Amend the Schedule to Clause 72.08 (Background documents) to update the date of the *Noise and Vibration Considerations Discussion Report*.

### Further recommendation

The Panel informally recommends that Council amend, through a separate process, the *Noise and Vibration Considerations Discussion Report* in accordance with the changes proposed by Mr Antonopoulos (Document 152) and to include:

- an explanation of the relevance and relationship with Planning Practice Notes 81 and 83
- a reference to relevant VCAT cases being relied on to establish standards or appropriate noise levels in the bibliography.

## 11 Environmentally Sustainable Development

### 11.1 What is proposed?

The Amendment proposes to update existing ESD policy found in various parts of the MSS and local planning policies including Clause 21.07 (Environmental sustainability) and Clause 22.17 (Environmentally Sustainable Development).

The Amendment proposes to include new or translated ESD content in:

- the MPS
- Clause 15.02-1L (Environmentally Sustainable Development).

### 11.2 Background and relevant documents

Key policy sources include:

- Clause 21.07 (Environmental sustainability)
- Clause 22.17 (Environmentally Sustainable Development)
- CASBE draft policy.

City of Yarra is a member of CASBE and one of 19 Councils with ESD policy in its Planning Scheme. CASBE prepared a draft ESD local policy for CASBE Councils to use as part of their PPF translation.

Council submitted that CASBE had worked with DELWP to draft a local ESD policy in the new PPF format. CASBE did not support all the revisions DELWP made to this draft local policy and had prepared its own version. Council submitted the CASBE local policy version to DELWP for authorisation.

The letter of authorisation from DELWP included the following condition:

Replace Clause 15.02-1L 'Environmentally Sustainable Development' with the enclosed updated Environmentally Sustainable Development (ESD) template to ensure consistency with the state position on ESD for Council Alliance for a Sustainable Built Environment (CASBE) councils.

In response to the conditional authorisation from DELWP, Council replaced the CASBE version of the local policy with the DELWP version of the policy. Council advised the DELWP version of the policy was exhibited with the Amendment.

The Practitioner's Guide states:

Environmental Sustainability Design (ESD) is addressed throughout the PPF under a range of different themes. Local policies about ESD are encouraged to be integrated into the PPF under the appropriate themes. Multi-themed ESD policies relating to matters such as energy, noise transmission, potable water re-use, stormwater, water-sensitive urban design, transport, waste management, vegetation can be placed under Clause 15.02-1 Energy resource and efficiency. This is a temporary location for this kind of policy. A sunset provision will be applied to any consolidated multi-themed ESD policy at Clause 15.02-1, requiring that the policy be revisited pending the completion of Action 80 from the Plan Melbourne Implementation Plan. ESD policies that relate to one or two ESD themes (such as water sensitive urban design and sustainable transport) should be separated and placed under their relevant thematic headings



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### 11.3 The issues

The issues are whether:

- the proposed Clause 15.02-1L (Environmentally Sustainable Development) should be changed to aligned with the CASBE preferred version
- additional or strengthened ESD standards should be included in Clause 15.02-1L (Environmentally Sustainable Development)
- it is appropriate to remove the publication date of BESS in the Schedule to Clause 72.08
- the policy guidelines should include a statement 'unless otherwise agreed by the Responsible Authority'
- transitional provisions are required for policy commencement
- the location and cross referencing of other relevant provisions is appropriate
- clearer guidance is required in applying Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

### 11.4 Evidence and submissions

Council submitted that in response to exhibition of the Amendment, it received submissions from CASBE and three other CASBE Councils expressing concerns in relation to the exhibited Clause 15.02-1L (Environmentally Sustainable Development). The CASBE submission attached its preferred CASBE version of the local policy.

Council submitted that it supports the proposed CASBE changes to the planning provisions. The post exhibition changes proposed by Council were based on the November 2020 CASBE preferred version (provided as part of Submission 16), and include:

- removing the strategy relating to minimising environmental impacts
- including a revised strategy which explains what is required to achieve best practice
- substituting the word 'comparable' with 'equivalent' in the sunset clause
- deleting of the publication date for BESS in the Clause 72.08 Schedule.

Council referred to the recent Panel Report for Hobsons Bay Planning Scheme Amendment C131hbay which supported the proposed CASBE and DELWP wording.<sup>147</sup>

Council stated that it was unaware that CASBE and DELWP have an agreed version of the policy as referred to in the Panel report, and it relied on the CASBE version of the policy and the Hobsons Bay Panel Report which stated:

These changes include rewording the strategies to focus on best practice and amending the sunset clause to align with the wording of seventeen of the eighteen other councils that have this policy in their schemes. Council was supportive of these changes. The Panel is too.

In response to a question from the Panel, Council provided the ESD template provided by DELWP<sup>148</sup> with its letter of authorisation. It further clarified that the exhibited version included an additional policy guideline:

A Sustainable Design Assessment or a Sustainability Management Plan must accompany an application given the proposed building typology.

<sup>147</sup> Panel Report - Hobsons Bay Planning Scheme Amendment C131hbay

<sup>148</sup> Document 125, Council Supplementary Part submission, Attachment 3

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

The Council preferred 'Panel version' of the local policy excluded this additional policy guideline.

At the Hearing, CASBE explained its role and history as an 'unincorporated governance structure' auspiced by the Municipal Association of Victoria. Its focus is getting more sustainable outcomes in the built environment through the planning system, and currently has 40 member Councils and a larger informal network.

CASBE submitted that CASBE Councils were of the view the local ESD policies that had already been translated and gazetted in the DELWP preferred version are not policy neutral. It considered the removal of the definition of Best Practice has changed the meaning and intention of the original ESD policy and has undone significant work undertaken by the CASBE Councils. It submitted alternative wording to the strategies section of the local policy to achieve a policy neutral translation.

In relation to the wording of the sunset clause to replace 'equivalent' with 'comparable', CASBE strongly recommended the word 'equivalent' be used. It was concerned that using 'comparable' may result in regression on the progress made over many years to raise the standards of sustainable design in the industry.

CASBE recommended the publication date for BESS be removed so that it is listed in a similar way to the other tools referenced in the policy guidelines, for example GreenStar, MUSIC, NatHERS and STORM, which all undergo upgrades from time to time.

Moreland City Council (Submission 17), City of Port Phillip (Submission 78) and City of Stonnington (Submission 179) are all members of CASBE who supported the intent of the Amendment and the changes proposed by CASBE.

Moreland City Council suggested the Amendment be modified to reflect the CASBE version. Moreland considered the consistency of the local policy across Councils was important for planning's ability to influence sustainability in the built environment across Victoria.

Moreland City Council considered it significant that the CASBE version was developed collaboratively by environmental sustainability practitioners, and statutory and strategic planners of CASBE Councils.

City of Port Phillip considered the definition of best practice was a critical foundation for demonstrating appropriate outcomes in relation to policy objectives. It was concerned that if it was not included then a more generic definition of best practice would apply which is not useful in the interpretation of this policy.

City of Stonnington submitted that the current local ESD policies arose from an absence of State ESD planning legislation and have been crucial in allowing Councils to fulfill local, state and federal government environment commitments. The local policy provides a robust and consistent policy that optimises ESD outcomes at the planning stage, and had been well accepted by the development community. City of Stonnington considered it critical to retain the definition of best practice in the policy.

In relation to Clause 15.02-1L (Environmentally Sustainable Development), Ms Vines considered it *"important to reference the Sustainable Development Goals as an important framework for this Clause. In addition, cross referencing 19.03-3L water sensitive urban design is important"*.<sup>149</sup>

---

<sup>149</sup> Document 92 – Expert Witness Statement, E Vines, page 24

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Mr Holdsworth considered Clause 15.02-1L (Environmentally Sustainable Development) should *“be adapted into a template that should be applied to all Clauses that impact the built form of a proposal”* and Clause 19.03-3L (Water sensitive urban design) should be considered for incorporation into Clause 15.02-1L.

The Panel sought clarification from Mr Holdsworth on what he was proposing in relation to Clause 19.03-3L (Water sensitive urban design) and he confirmed he believed the policy should be in the same place as Clause 15.02-1L.

Ms Ancell considered 15.02-1L was appropriately drafted.

YCAN submitted it supported use of the term ‘best practice’ or ‘environmental best practice’ with a definition such as the one proposed by CASBE, on the basis it would allow flexibility to keep up with innovation and industry standards over time. YCAN submitted the Amendment made an important omission relating to transition away from natural gas as a fuel.

Regarding climate change impacts, PFN referred to the duty of care for decision makers to consider future generations. PFN cited the wording of Moreland’s Clause 02.03-4, which is more explicit in describing life cycle assessment considerations than the proposed Clause 15.02-1L.

Mr Nott spoke to the relationship between ESD, demolition and embodied energy of materials, and the historic role of verandahs in assisting with building climate control and associated energy usage. He submitted this needed to be considered in Clause 15.02-1L and suggested wording relating to shading by canopies and verandahs and double glazing. Several submissions sought to reinstate verandahs for improved sustainability performance.

Many submissions supported the range of ESD provisions in the local policy, and several submissions sought stronger or additional provisions. They sought to:

- make ESD central to all designs and planning decisions, in the context of the climate emergency declaration
- require all new buildings to have sustainable features, be energy efficient and carbon neutral developments, mandating meaningful sustainability standards, discourage the use of gas in housing developments
- encourage adaptive reuse of buildings to avoid demolition, save waste and save energy
- increase requirements for open space and greening and managing heat island effect
- identify that high-rise are not sustainable buildings
- consider urban farm/plant farm buildings rather than office blocks.

One submission raised issues about potentially competing objectives at the planning permit stage, for example heritage policy restricting what can be done to a building that can contradict ESD objectives, and sought clearer guidance in applying Clause 71.02-3 (Integrated decision making) of the Planning Scheme. The submitter was also concerned the ESD local policy was not linked to the objectives that need to be addressed in Clauses 54 and 55 of the Planning Scheme.

UEM Sunrise submitted the policy guidelines for Clause 15.02-1L (Environmentally Sustainable Development) should continue to include the statement ‘unless otherwise agreed by the Responsible Authority’ to acknowledge that not all applications identified may necessitate a Sustainable Design Assessment (SDA) or a Sustainable Management Plan (SMP). Also, *“policy commencement should align with the gazettal of the Amendment, pending Ministerial approval. It would be unreasonable and unjust to not include a transitional provision for these requirements”*.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

In response to requests for additional or strengthened ESD standards, Council submitted that it was important to ensure its policy was consistent with the approach undertaken by other CASBE Councils who are working together to pursue a Planning Scheme amendment that builds on the existing local ESD policies in the planning schemes of numerous Victorian Councils.<sup>150</sup>

In relation to specific issues raised, Council submitted that many elements were outside the scope of the Amendment, including providing clearer guidance about application of Clause 71.02-3 and improvements to the electricity and renewable energy infrastructure and supply network. It submitted that the proposed ESD local policy was not exclusive to residential development assessed under Clauses 54 and 55 and had broader application.

### 11.5 Discussion

The current Clause 22.17 (Environmentally Sustainable Development) includes the following [Panel emphasis]:

#### Objectives

The overarching objective is that development should achieve **best practice** in environmentally sustainable development from the design stage through to construction and operation.

In the context of this policy **best practice** is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build.

As exhibited Clause 15.02-1L (Environmentally Sustainable Development) includes the following references to best practice [Panel emphasis]:

#### 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 environmentally sustainable development that:

- Is consistent with the type and scale of the development
- Responds to site opportunities and constraints
- Adopts **best practice** through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

The Council preferred 'Part C version' of Clause 15.02-1L proposes the following change [Panel emphasis]:

#### Strategies

~~Facilitate development that minimises environmental impacts.~~

Achieve **Best Practice** environmentally sustainable development that:

- Is relevant to with the type and scale of the development.
- Responds to site opportunities and constraints.

<sup>150</sup> Document 84, Council Part A submission, Attachment E

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- Utilises a combination of locally available techniques, methodologies and systems that, have been demonstrated to achieve optimum ESD outcomes; and
- Encompass the full life of the build.

In forming a view on the proposal, the Panel has considered whether it is:

- policy neutral and retains the meaning of the original clause, as intended
- appropriately drafted.

The current local policy introduces the requirements of best practice in the context of a definition in the form of an objective, stating *"In the context of this policy best practice is defined as..."*. CASBE considered this had caused concern with the translation as it is not appropriate to include a definition in the new PPF format local policy. The Panel agrees that it is not appropriate to include a definition in local policy.

It appears to the Panel the current local policy objective explains how best practice ESD will be achieved, rather than defines best practice. Consistent with the Practitioner's Guide the Panel considers it entirely appropriate for a strategy to explain how an objective will be achieved.

The exhibited clause does not include all of the elements considered necessary to achieve best practice as identified in the current local policy. The Panel agrees with Council, CASBE and CASBE member Councils that as exhibited the strategy does not reflect a policy neutral translation of the exiting policy. It considers it significant that the CASBE version has been developed with input from Councils' planning and environmentally sustainability officers. The CASBE version of the policy is a more accurate translation of existing policy.

The Panel turned its mind to whether the drafting of the strategy achieves the intent. The purpose of a strategy is to describe how an objective is to be achieved. The Panel notes the Practitioner's Guide does not suggest use of the verb 'achieve' when writing strategies for the PPF<sup>151</sup>. The Panel considers the verb 'encourage' in the strategy, as proposed in the DELWP version, is more appropriate and more clearly explains the intent of the strategy. The word 'achieve' is more appropriately used in the objective.

In considering the suggested substitution of 'comparable' with 'equivalent' in the clause relating to expiry of the local policy, the Panel turned its mind to whether the proposed wording is policy neutral and achieving the intended outcome and appropriate.

The current and exhibited Clause 22.17 (Environmentally Sustainable Development) expiry clause are exactly the same, and hence policy neutral. The clause states:

This policy will expire if it is superseded by a comparable provision in the Victoria Planning Provisions.

In considering whether the expiry clause is achieving its intended outcome and is appropriate, the Panel is guided by the Practitioner's Guide which clearly states a sunset provision will be applied to any consolidated multi-themed ESD policy. It states the policy will be revised when Action 80 from the Plan Melbourne Implementation Plan has been completed. Action 80 states:

Review the Victorian planning and building systems to support environmentally sustainable development outcomes for new buildings to consider their energy, water and waste management performance.

---

<sup>151</sup> Practitioner's Guide, Appendix 1 - Planning Policy Framework Verbs

## Attachment 1 - Attachment 1 - C269yara - Panel Report

The sunset clause is a trigger for updating or replacing the policy. The Panel acknowledges the concerns of Council and CASBE that the word 'comparable' does not lock in an equivalent standard of ESD policy. It is not the role of the expiry clause to specify what the substitute policy must constitute, and this will be determined through a separate process.

The Panel understands BESS is an online tool that is updated from time to time. It is appropriate to remove the date from the reference in the Clause 72.08 Schedule.

In response to the UEM Sunrise submission, the Panel considers the proposed additional wording to policy guidelines unnecessary. As explained in Chapter 10, policy guidelines are guidelines only, and while Council must take them into account when it makes a decision, it is not required give effect to them. The Panel does not agree that transitional provisions are required for policy commencement as the policy is already in Clause 22.17 of the Planning Scheme.

In response to submissions and evidence relating to cross referencing or combining the ESD local policy with other clauses in the Planning Scheme, the Panel considered the current location of Clauses appropriate. Clause 19.03-3L (Water sensitive urban design) is appropriately located in Clause 19 Infrastructure as it addresses a range of matters beyond ESD. Cross referencing is not required as all relevant provisions must be considered, and this is consistent with the Practitioner's Guide.

The Panel accepts Council's position that a number of submissions raised issues outside of the scope of the current Amendment, and that further strategic work would be required to progress some ideas. It understands that Council is continuing to work with CASBE to build on ESD provisions through a separate process.

The Panel is satisfied that competing objectives are required to be considered by a responsible authority in determining a planning permit application in accordance with Clause 71.02-3 (Integrated decision making).

### 11.6 Conclusions and recommendations

The Panel concludes:

- Proposed Clause 15.02-1L (Environmentally Sustainable Development) should be amended to align with the CASBE preferred version subject to using the verb 'encourage' instead of 'achieve' in the strategy relating to best practice, and retaining the word 'comparable' in the expiry clause.
- Additional or strengthened ESD provisions may be considered by Council through a separate process.
- The publication date of BESS should be removed from the Clause 72.08 Schedule.
- The policy guidelines should not include a statement 'unless otherwise agreed by the Responsible Authority'.
- Transitional provisions are not required for policy commencement as the policy is already operational through Clause 22.17 (Environmentally Sustainable Development).
- The location of other relevant provisions is appropriate, and cross referencing is not required.
- Clause 71.02-3 (Integrated decision making) clearly requires referral authorities to balance competing policy objectives.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

The Panel recommends:

- 22. Amend Clause 15.02-1L (Environmentally Sustainable Development) to align with Council's 'Part C version' subject to:**
  - using the verb 'encourage' instead of 'achieve' in the strategy relating to best practice to state *"Encourage Best Practice environmentally sustainable development:..."*
  - retaining the word 'comparable' in the expiry clause.
- 23. Remove the date from the reference to *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE') in the Schedule to Clause 72.08 (Background documents), in accordance with Council's preferred 'Part C version'.**



## 12 Other issues

### 12.1 Environmental and landscape values

#### (i) What is proposed

The Amendment proposes to include new and translated content relating to environmental and landscape values in:

- the MPS
- Clause 12.01-1L (Biodiversity)
- Clause 12.03-1L (Yarra River, Darebin and Merri Creeks).

#### (ii) Background and relevant documents

The Planning Scheme Review found in relation to environment policy that the existing Clause 21.07 (Environmental sustainability) makes appropriate reference to biodiversity, flora and fauna protection and protection of water quality.<sup>152</sup>

Clause 12.01-1L (Biodiversity) has been informed by:

- Yarra Environment Strategy 2013 - 2017
- Clause 21.07 (Environmental Sustainability)
- Clause 22.08 (Protection of Biodiversity).

Clause 12.03-1L (Yarra River, Darebin and Merri Creeks) has been derived from:

- Clause 21.07-2 Yarra River, Merri Creek, Darebin Creek.
- DDO1 - Yarra (Birrarung) River Corridor Protection.

Council submitted that the following strategic documents are also relevant:

- Nature Strategy
- *Urban Forest Strategy* (City of Yarra & Urban Forest Consulting, 2017).

#### (iii) The issues

The issues are whether:

- tree protection is adequate through the Planning Scheme
- the Urban Forest Strategy is adequately addressed in the Amendment, and whether it should be included as a Background Document
- the Nature Strategy should be included as a Background Document
- the target for increasing street tree canopy cover should be increased
- urban heat affects are adequately considered
- policies express a preference for native and indigenous planting
- waterway and habitat corridors are adequately protected from development
- there should be a requirement for a wildlife corridor along one bank of each waterway
- Development Guidelines for the Merri Creek should be included as a Background Document.

<sup>152</sup> Council Report agenda, 26 November 2019, page 6

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### (iv) Evidence and submissions

Submitters raised issues relating to:

- protection of trees generally and specific trees
- the Urban Forest Strategy, recommending it should be implemented through the Amendment
- need to encourage more trees, particularly in Fitzroy and Collingwood
- in relation to Clause 02.03 (Strategic directions) the target for increasing street tree canopy could be higher for example 100 per cent increase by 2040 instead of 25 per cent
- heat in suburbs is a concern for health and climate change and the need for greening
- support for residents to plan nature strips with indigenous plants without permit
- preference for native and indigenous planting in parks and gardens
- strengthen the references to using local native plants in revegetation works
- corridors should be managed and protected from development
- drip irrigation or storm water harvesting could be used to water trees.

Merri Creek Management Committee (MCMC) submitted:

- biodiversity policy should be strengthened to include references to using local native plants in revegetation work, and references to understorey planting
- Yarra River, Darebin and Merri Creek corridors policy should include a strategy to establish a continuous wildlife habitat, refuge and movement corridor with limited public access, along one bank of each waterway, and *Understanding Planning Issues along the Merri Creek & Policy: Development Guidelines for the Merri Creek* (MCMC, 2004) should be included as a policy document.

In response to issues raised by MCMC, Council submitted:

- Merri Creek is subject to the Environmental Significance Overlay – Schedule 2 (Merri Creek and Environs) which includes various provisions specific to Merri Creek. The decisions guidelines require consideration of the Development Guidelines for the Merri Creek and the views of MCMC (amongst others)
- there are several references to different versions of the Development Guidelines for the Merri Creek in the Planning Scheme, including Clause 21.02 and the Environmental Significance Overlay, and review of several VCAT cases show the document versions are used somewhat interchangeably
- it was not aware of any future work to update the Development Guidelines for the Merri Creek. The Environmental Significance Overlay is not proposed to be changed by the Amendment, and Council does not propose to include the development guidelines as a Background Document.

YCAN made submissions relating to strengthening wording of the biodiversity and waterway corridors policies in recognition of the role of “a rich biodiversity landscape” in supporting Yarra’s capacity to respond to global warming.

Council submitted that the extent to which the Amendment could deal with issues raised by submitters it had done so. Council aims to retain trees wherever possible and to manage their condition so they can continue to contribute to the quality of the urban environment.

Council relied on its Tree Removal Guidelines and the Significant Tree Register for guidance on tree protection, and submitted that tree removal is administered through Local Laws rather than the Planning Scheme. A number of street trees and trees in parks are protected by the Heritage

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Overlay. It considered submissions relating to specific tree protections and irrigation methods were outside the scope of the Amendment.

Council submitted that the Amendment sought to recognise the Urban Forest Strategy in various provisions including:

- Clause 02.03 (Strategic directions) - 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 per cent (from 2014 levels) by 2040
- Clause 12.01-1L (Biodiversity)
- Clause 15.01-2L (Building design)
- Clause 15.02-1L (Environmentally Sustainable Development)
- Clause 18.02-3L (Road system).

In relation to waterway and habitat corridor protection from development, Council considered that the provisions as exhibited were acceptable, and that the issue was addressed through the MPS and Clause 12.03-1L (Yarra River, Darebin and Merri Creek), which were complemented by the Design and Development Overlay 1 (DDO1) – Yarra (Birrarung) River Corridor.

In response to issues raised in submissions, Council proposed the following alternate wording:

- Clause 02.03-2 (Environmental and landscape values)

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.

...

Improve pedestrian and cycle links across the Yarra River and Darebin and Merri Creeks to neighbouring municipalities that enhance the natural environment.

...

- in strategies in Clause 12.01-1L (Biodiversity) to state:

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 to provide connections between habitats within Yarra and neighbouring municipalities.

~~Restore and revegetate existing habitats~~ values.

Following exhibition Council sought to include the Nature Strategy and Urban Forest Strategy as additional background documents stating they:

- supported the proposed planning provisions
- were not included in the Explanatory Report or exhibited as part of the Amendment
- were adopted Council documents and available on Council's website.<sup>153</sup>

Council proposed a number of drafting improvements to the proposed provisions.

<sup>153</sup> Document 125, Council Supplementary Part B Submission, Attachment 4

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Ms Ancell recommended the final strategy "*Support development that creates or enhances public access to the Yarra River*" in Clause 12.03-1L (Yarra River, Darebin and Merri Creek corridors) should be removed as it repeats elements from the strategies of Clause 12.03-1R. Council agreed with Ms Ancell.

### (v) Discussion

The Panel accepts Council's submission that the Amendment has addressed issues relating to the biodiversity and waterway protection to the extent that it can. The Panel agrees that issues relating to specific tree protections and irrigation methods are outside the scope of the Amendment.

Council has proposed changes to policy wording to strengthen emphasis on indigenous and understorey planting, and the Panel considers this appropriate.

Council clearly articulated how the Urban Forest Strategy is recognised in various planning provisions. The Panel accepts this as the basis for street tree canopy targets. The Panel does not consider it necessary to include the Urban Forest Strategy as a Background Document if the content is reflected in planning provisions. The document was not identified in the Explanatory Report or placed on exhibition with the Amendment, therefore the Panel does not consider it appropriate to introduce as a Background Document. This is consistent with the Panel's approach discussed in Chapter 13.3.

Likewise, the Panel does not support inclusion of the Nature Strategy as suggested by Council as a post exhibition change to the Amendment.

In relation to waterway and habitat corridor protection, the Panel accepts Council's submission that the issue is adequately addressed through the MPS, Clause 12.03-1L (Yarra River, Darebin and Merri Creek), and DDO1 (Yarra (Birrarung) River Corridor). It became evident during the Hearing that the Environmental Significance Overlay also applies to Merri Creek which provides additional protections.

The Panel agrees with Council that it is not necessary to include the Development Guidelines for the Merri Creek as a Background Document, and notes this document is identified in the Environmental Significance Overlay. Further work would be required to assess the merit and determine appropriate planning controls for a continuous wildlife corridor with limited public access along one bank of each waterway as proposed by MCMC.

The Panel understands the focus of YCAN's submission to ensure that planning provisions consider the need for urgent action on climate and are enforceable. The Amendment provides a strong planning policy platform for responding to climate issues.

Council proposed changes to improve wording and respond to issues raised in submissions and evidence. The Panel accepts the majority of these changes, however does not support the addition of the following text to Clause 02.03 (Strategic directions):

Improve pedestrian and cycle links across the Yarra River and Darebin and Merri Creeks to neighbouring municipalities that enhance the natural environment.

The Panel considers the proposed additional text does not add value or provide clarity to the direction.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

**(vi) Conclusions and recommendations**

The Panel concludes:

- Council's approach to tree protections through a combination of Planning Scheme controls such as the Heritage Overlay and local laws is acceptable.
- The Urban Forest Strategy is well represented in the Amendment, including requirements relating to street tree canopy cover and consideration of urban heat affects.
- Any increased target for street tree canopy cover would need to be implemented through a separate process.
- It is not appropriate to introduce the Urban Forest Strategy or Nature Strategy background documents to the Planning Scheme.
- Waterway and habitat corridors are adequately protected.
- The changes proposed by Council to the planning provisions appropriately express a preference for indigenous planting in response to submissions.
- Further work would be required to assess the merit and determine appropriate planning controls for a continuous wildlife corridor with limited public access along one bank of each waterway.
- Development Guidelines for the Merri Creek should not be included as a Background Document

The Panel recommends:

**24. Amend Clause 02.03 (Strategic directions) to:**

- a) Insert a heading 'Environmental and landscape values' before the heading 'Natural environment'.
- b) Modify the wording in the description to state:
  - *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 Yarra Bend Park and large canopy trees likely to play a key role in the movement of fauna and providing food and shelter resources.*

**25. Amend Clause 12.01-1L (Biodiversity) to modify the following strategies to state:**

- a) *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.*
- b) *Promote the planting of indigenous trees and understorey vegetation in open spaces and along roads and railways to provide connections between habitats within Yarra and neighbouring municipalities.*
- c) *Restore habitat values.*

**26. Amend Clause 12.03-1L (Yarra River, Darebin and Merri Creek corridors) to:**

- a) modify the first strategy to state:
  - *Ensure development adjacent to the Yarra River, Darebin Creek and Merri Creek waterways:
 
    - *Provides a landscaped buffer with indigenous vegetation between the waterway and the development.**

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- *Provides opportunities for walking and cycling paths.*
- *Maintains sightlines to the water corridor from the public realm.*
- *Minimises the visual intrusion of development when viewed from the waterway corridors and adjacent public open space, bicycle and shared paths and bridge crossings.*

b) Delete the final strategy which states “*Support development that creates or enhances public access to the Yarra River*”.

## 12.2 Overshadowing

### (i) What is proposed?

The Amendment includes proposed policies to protect open space from overshadowing, including:

- Clause 15.01-1L (Urban design) which includes a strategy to “*Facilitate development: which avoids overshadowing of public open space between 11am – and 2pm on 22 September*”
- Clause 15.01-2L (Building design) includes the following:
  - Strategies:
    - 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
    - Impact of development of adjoining properties - Avoid impacts on existing adjoining development through: unreasonable overshadowing of secluded open space and loss of daylight to habitable room windows
    - Service equipment - Allow plant rooms, lift over-runs and the like to exceed the height of a building where: it causes no additional overshadowing

Policy guidelines:

- 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.

### (ii) Background and relevant documents

Key policy sources:

- Clause 22.10 (Built form and design)
- Strategic work undertaken to inform design and development overlays for activity centres.

Existing Clause 22.10 (Built form and design) includes design objectives relating to ensuring new development does not substantially overshadow adjoining residential private open space or public parks and open space and a number of design guidelines. Application requirements include

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

consideration of shadows cast by any new development on surrounding land between 9am and 3pm on 22 September, but the policy does not establish a time during which objectives or strategies apply.

Existing DDO1 - Yarra (Birrarung) River Corridor Protection includes an objective to avoid overshadowing from buildings on the banks and water of the Yarra River, adjacent public open space and paths.

The letter of authorisation from DELWP included the following conditions:

At Clause 12.03-1L 'Yarra River, Darebin and Merri Creek', relocate overshadowing provisions under strategies to policy guidelines at Clause 15.01-2L 'Building Design'.

At Clause 15.01-1L 'Urban Design', relocate overshadowing provision under 'Development adjacent to a public open space' to policy guidelines at Clause 15.01-2L 'Building Design'.

### (iii) The issues

The issues are whether:

- it is appropriate to use the equinox when considering overshadowing of open space rather than the winter solstice
- green spaces should have more than five hours of sunlight each day in winter
- the proposed planning provisions adequately protect public open space, public space and private property from overshadowing.

### (iv) Evidence and submissions

Several submissions considered the Amendment should protect open space from overshadowing; ensuring new development does not overshadow parks and green spaces, assessing overshadowing on the winter solstice not the equinox and ensuring more than five hours of sunlight per day in winter for green spaces.

Submission 315 considered Council should specify development greater than 9 metres must not overshadow public parks.

Submission 18 was concerned the Explanatory Report stated the test for overshadowing of public open space would be the winter solstice but this was not applied throughout the Amendment.

Submission 103 considered the Amendment should ensure Yarra's tree lined streets, parks, Merri Creek and Yarra River are preserved, maintained, and protected from overshadowing and overlooking by nearby higher rise developments. Submission 196 considered there should be minimal impact from overshadowing of taller buildings on the creeks and Yarra River.

Fitzroy Residents' Association submitted there should be year-round sunlight with no increase in overshadowing for Yarra's open spaces.

Some submissions raised issues with overshadowing adjoining development, streets and footpaths.

In response to submissions, Council proposed to change the time the strategy applies from 11am (as exhibited) to 10am (Part C version) in Clause 15.01-1L (Urban design). Council submitted this was consistent with the body of built form work it had progressed to protect public realm and public open spaces from overshadowing in Yarra's activity centres. Ms Ancell supported this



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

proposed change and considered it consistent with Council's general approach to built form planning.

Council stated:

It is acknowledged that State government initiated controls provide that buildings and works should not cast additional shadow across public open space adjacent to the Yarra between 11am and 2pm on the equinox. Council considers that an additional hour of solar protection in the morning for other public open space at the equinox is a highly desirable outcome and reflects the time period protected by mandatory controls for key streets in its linear east-west shopping strips.

Although some submissions requested that overshadowing of public open space should be based on the winter solstice, not the equinox, a change to the winter solstice would require further strategic investigation and is out of the scope of this Amendment. Council is aware of the extensive strategic and investigative work which underpinned Amendment C278 to the Melbourne Planning Scheme which proposes winter solstice protection to some of Melbourne's parks and acknowledges that this work has not been undertaken in Yarra.

Council clarified the Explanatory Report refers to the winter solstice for overshadowing of waterways not public open space, in accordance with DDO1 and this is not an error.

In addition to the above, Council proposed in its 'Part C version' of Amendment documents to:

- remove from the strategy in Clause 15.01-1L (Urban design) under the heading 'Development adjacent to public open space':
  - Facilitate development that:
    - Avoids overshadowing of public open space between 11am and 2pm on 22 September
    - ...
- insert a new policy guideline into Clause 15.01-2L (Building design):
  - In relation to adjacent properties and the broader neighbourhood:
    - Avoids overshadowing of public open space between 10am and 2pm on 22 September
    - ...
- relocate from the policy guidelines in Clause 15.01-2L (Building design) to a new strategy in Clause 15.01-1L (Urban design) under a new heading 'Overshadowing':
 

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 11.03-1L.

Council requested the Panel provide advice relating to the appropriateness of using the equinox when considering overshadowing of public open space, compared to the winter solstice.

Ms Ancell was of the view:

a proposal to change to the winter solstice would require further strategic investigations that are outside the scope of the current Amendment, as while this approach may offer greater protection for parks, it would have an impact on many of the existing built form controls which have been modelled on equinox controls and which would require separate detailed investigations. I note that Melbourne Planning Scheme Amendment C278 for sunlight to parks involved significant strategic work and community consultation.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### (v) Discussion

It is clear that many submitters value sunlight protection to parks. While some submissions sought no increase in overshadowing year round, the Panel was not provided with any information to assist in understanding whether it would be desirable or possible to avoid any additional overshadowing year round. The Panel considers this beyond the scope of the Amendment.

There is clear policy intent to avoid unreasonable overshadowing of public open space, public spaces and private property. The proposed policies are generally based on sound principles and supported by current strategic work. The Panel agrees with Council and Ms Ancell that further work would be required to consider whether the winter solstice should be used as a reference date for the protection of public open space, other than as currently specified in the Amendment. Any specific requirements relating to overshadowing must be informed by strategic work to establish appropriate objectives and determine appropriate policy provision options. Council advised this work had not been undertaken.

The Panel supports the proposed relocation of the strategy in Clause 15.01-1L (Urban design) to a policy guideline in Clause 15.01-2L (Building design). This is consistent with the letter of authorisation from DELWP and the Panel is surprised that this change was not made before exhibiting the Amendment.

The Panel accepts Council's proposal to change the time period relating to overshadowing of open space from 11am (as exhibited) to 10am (Part C version). Many submitters supported extended protection from overshadowing and it is consistent with Council's most recent work relating to built form and overshadowing.

It is not clear to the Panel how the change proposed by Council to relocate content from Clause 15.01-2L (Building design) policy guidelines to Clause 15.01-1L (Urban design) strategies is consistent with the DELWP authorisation regarding other overshadowing policies, as stated by Council in its 'Part C version' of the policy. For this reason, the Panel does not support the relocation of the policy guidelines regarding shadowing of footpaths.

More generally, the Panel questions whether the policy guidelines in Clause 15.01-2L (Building design) as drafted are consistent with guidance in the Practitioner's Guide. This is discussed more generally in Chapter 13.

### (vi) Conclusions and recommendations

The Panel concludes:

- The proposed planning provisions include clear policy intent to avoid unreasonable overshadowing of public open space, public spaces and private property.
- The proposed use of the equinox and winter solstice as exhibited is appropriate and any changes to apply the winter solstice more broadly should be subject to further strategic assessment.
- It is appropriate to avoid shadowing of public open space between 10am and 2pm on 22 September.
- The strategy in Clause 15.01-1L (Urban design) under the heading 'Development adjacent to a public open space' that states "*Avoids overshadowing of public open space between 11am and 2pm on 22 September*" should be relocated to the policy guidelines in Clause 15.01-2L (Building design) and should refer to 10am instead of 11am.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- It is not appropriate to relocate the policy guideline regarding the shadowing of footpaths in Clause 15.01-2L (Building design) to the strategies in Clause 15.01-1L (Urban design).

The Panel recommends:

- 27. Adopt Council's 'Part C version' of Clause 15.01-1L (Urban design) and Clause 15.01-2L (Building design) as they relate to overshadowing, subject to:**
- a) deleting the proposed strategies from Clause 15.01-1L (Urban design) regarding overshadowing of footpaths
  - b) retaining the policy guideline in Clause 15.01-2L (Building design) regarding the overshadowing of footpaths as exhibited.

### 12.3 Licensed premises

#### (i) What is proposed?

Proposed Clause 13.07-1L (Licensed premises) is a policy neutral translation of existing policy.

The key policy source is Clause 22.09 (Licensed premises).

*Licensed Premises Policy – Background Document* (Public Place / 10 Consulting Group Dec 2015) is an existing Background Document.

#### (ii) The issue

The issues are whether Clause 13.07-1L (Licensed Premises):

- provides adequate protections for existing licensed venues
- is appropriately drafted.

#### (iii) Evidence and Submissions

Council submitted the Planning Scheme Review found there was limited direction in the licensed premises policy. Amendment C209 introduced the current licensed premises policy into the Planning Scheme in February 2018, and this local policy has been translated into the new PPF format. The existing policy includes extensive application requirements which have been recast as strategies and policy guidelines.

Submission 148 considered the Amendment did not provide protection for existing long established bars and pubs.

Two submitters raised issues relating to noise controls from licensed venues.

Ms Ancell did not identify issues with Clause 13.07-1L (Licensed premises). In response to a question from the Panel about whether the policy guidelines were appropriately drafted, Ms Ancell stated they could be redrafted, but did not provide further suggestions.

#### (iv) Discussion

The Panel accepts the policy is a neutral translation of existing policy. The Panel acknowledges the challenge of translating existing policy into the new PPF format, and notes extensive application requirements have been recast as strategies and policy guidelines. Any further or additional protections would need to be strategically justified and introduced through a separate process.

Issues relating to noise have been discussed in Chapter 10.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

The drafting of policy guidelines does not appear consistent with the Practitioner's Guide and should be reviewed before Council adopts the Amendment.

The Panel notes the report to Council seeking authorisation suggested:

*An application checklist on the permit application webpage could address the removal of "application requirements" in the new policy.<sup>154</sup>*

The Panel considers this may be a suitable approach to translating content from existing policy into an appropriate document when the content no longer conforms with planning policy drafting guidance.

The spelling of the policy title should be corrected from 'Licenced premises' to 'Licensed premises'.

### (v) Conclusions and recommendations

The Panel concludes:

- The Amendment provides adequate protection for existing licensed venues.
- The drafting of policy guidelines should be reviewed to ensure consistency with drafting guidance.

The Panel recommends:

**28. Review the drafting of policy guidelines in Clause 13.07-1L (Licensed premises) before adopting the Amendment, including correcting the spelling of the policy title.**

## 12.4 Caretaker's house

### (i) What is proposed?

The proposed Clause 13.07-1L (Caretaker's house) is a policy neutral translation of the existing policy.

### (ii) Background and relevant documents

Clause 13.07-1L (Caretaker's house) seeks to protect business by preventing dwellings that are not associated with a business or industry from establishing in industrial and commercial zones where a dwelling is prohibited. The key policy source is Clause 22.06 (Caretaker's house).

### (iii) The issue

The issue is whether the wording of Clause 13.07-1L (Caretaker's house) should be changed as proposed by Ms Ancell.

### (iv) Evidence and submissions

Ms Ancell gave evidence that some of the existing Planning Scheme policy wording should be retained for the strategy in Clause 13.07-1L (Caretaker's house). She was of the opinion the proposed wording seeks to prevent prohibited dwellings which the zoning controls provide for, and the strategy should be reworded "*Protect business and industry by ensuring that caretaker's houses are legitimately associated with a commercial or industrial use*".

---

<sup>154</sup> Council report agenda, 26 November 2021, page 11

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

In response to Further Panel Direction 4, Council submitted:

it is not necessary to identify the land by reference to specific zones as is presently found in Clause 22.06. This is because the objective refers to “industrial and commercial zones where a dwelling is prohibited”. These zones are the C2, IN1 and IN3 zones. If Ms Ancell’s alternative wording for this clause is employed, it will be necessary to make specific reference to these zones to ensure that the policy direction for caretaker’s houses is limited to those in the C2, IN1 and IN3 zones.

**(v) Discussion and conclusion**

The Panel has reviewed the wording of current Clause 22.06 (Caretaker’s house) and the proposed local policy. The proposed local policy objective has clearly and efficiently combined the content of the current objective and description of where the policy applies. The Panel agrees with Council that the application of the policy is adequately captured in the objective.

The Panel concludes the wording of Clause 13.07-1L (Caretaker’s houses) is appropriate as exhibited.

## **12.5 Flood management**

**(i) What is proposed?**

Proposed Clause 13.03-1L (Flood management) is a new policy.

**(ii) Background and relevant documents**

The Council report of November 2019 stated that new Clause 13.03-1L (Flood management) aimed to reduce the flood risk brought by heavy rains, and also supported similar direction in Plan Melbourne. The local policy is intended to complement and add to the Special Building Overlay and the Land Subject to Inundation Overlay.

**(iii) The issues**

The issues are whether Clause 13.03-1L (Flood management):

- should not apply to outdoor additions
- is strategically justified
- is appropriately drafted.

**(iv) Evidence and submissions**

Submissions 18 and 403 made suggested wording changes to the local policy. Submission 18 suggested the term ‘flood resistance measures’ could be replaced with a reference to the Special Building Overlay to clearly explain the means of implementing a strategy.

Submission 61 considered the policy should not apply to outdoor additions, such as decks or pergolas, and that the policy was unnecessarily creating red tape for minor additions.

Ms Ancell did not raise issues with Clause 13.03-1L (Flood management). In response to questions from the Panel, Ms Ancell stated:

- the new flood policy was targeted at areas not in a Land Subject to Inundation Overlay, but was not aware of the strategic basis of the policy
- she was not sure what the term ‘flood resistance’ meant.

Council considered the proposed local policy justified and appropriate, stating:

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

This provision has been included to ensure that new development mitigates and adapts to climate change and reduces flood risks. Whilst the Land Subject to Inundation Overlay and Special Building Overlay require flood impact considerations in those areas identified as having flood risks, Council is aware that other sites may need to incorporate flood mitigation measures so that development can minimise its vulnerability to climate change and reduce flood risk.

Council was of the view that a flood management policy is appropriate to support conditions to achieve acceptable development outcomes, and that the proposed local policy is directed to managing localised flood risk.

Council submitted its 'Part C version' of the local policy with proposed wording changes in response to submissions and cross-examination of Ms Ancell.

### (v) Discussion

Council did not provide any strategic work underpinning the proposed local policy. The strategic justification for the policy is not clear.

Submitters questioned some of the policy triggers. As it is not clear the exact purpose of the policy and what it is trying to achieve relative to existing State policy provisions, it is not possible for the Panel to know exactly what types of development it should apply to.

The Panel agrees with submitters the term 'flood resistance measures' is not clear.

It may be appropriate for Council to introduce a local flood policy, however further work is required to understand local policy needs and requirements.

### (vi) Conclusions and recommendations

The Panel concludes:

- No information was provided to know whether it is appropriate for the flood management policy to apply to outdoor additions.
- The flood management local policy is not strategically justified.

The Panel recommends:

**29. Abandon Clause 13.03-1L (Flood management).**

## 12.6 Sustainable transport and car parking

### (i) What is proposed?

The Amendment proposes to include new and translated content relating to transport and car parking in:

- the MPS
- Clause 18.02-1L (Sustainable transport) which:
  - introduces a transport hierarchy that encourages walking and cycling over private car use
  - encourages lower car parking rates in new development with an increased focus on active transport.
- Clause 18.02-3L (Road system) which:
  - addresses road and junction reconfiguration to improve reliability and safety for all users

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- promotes public realm improvements and addresses access to car parking, vehicle crossings and public transport.
- Clause 18.02-4L (Car parking) which:
  - ensures parking is supplied and managed consistent with promoting sustainable travel
  - sets out circumstances in which parking can be reduced, promotes car sharing and seeks to maintain high levels of pedestrian safety.

The *Parking Management Strategy Action Plan 2013-2015* is proposed for inclusion in the Schedule to Clause 72.08 (Background documents).

### (ii) Background and relevant documents

The Planning Scheme Review found in relation to transport policy that a clearer direction on sustainable transport modes and circumstances for reduced parking should be provided.<sup>155</sup>

The proposed local policy is informed by an established position on transport as explained in the *Yarra Strategic Transport Statement 2006*, which prioritises sustainable transport modes.

Council submitted that Clause 18.02-1L (Sustainable transport) is based on Clause 21.06 (Transport) and with new content based on Plan Melbourne, the *Yarra Strategic Transport Statement 2006*, consultation with Council's Advisory Committee, the Inner Melbourne Action Plan.<sup>156</sup>

Proposed Clause 18.02-3L (Road system) and Clause 18.02-4L (Car parking) contain largely new content based on Clause 21.06 (Transport).

### (iii) The issues

The issues are whether:

- the Amendment adequately encourages sustainable transport and associated infrastructure such as electric vehicle charging
- car sharing conditions and rates should be included in the local policy
- adequate guidance is provided in relation shared pedestrian and cycling trails
- car parking policy is appropriate
- Green Travel Plans are appropriate to include as a policy guideline
- BESS is appropriate to include as a policy guideline in relation to bicycle parking
- the proposed MPS and local policies are appropriately drafted
- the *Parking Management Strategy Action Plan 2013 – 2015* should be removed as a Background Document.

### (iv) Evidence and submissions

Several submitters raised general concerns relating to increased population and increased traffic congestion and inadequate parking, and the need for improved safety and amenity for all forms of transport.

Several submissions raised issues relating to sustainable transport, including:

<sup>155</sup> Council Report agenda, 26 November 2019, page 6

<sup>156</sup> The Inner Melbourne Action Plan is a collaborative partnership between the Cities of Yarra, Melbourne, Port Phillip, Stonnington and Maribyrnong. These inner Melbourne councils work together to strengthen the liveability, attraction and prosperity of the region. (source: Document 125)



## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- ensure all new developments provide for electric vehicles and sustainable transport options, for example secure e-bike charging and shared electric vehicle bays
- specific rates for provision of electric vehicles
- main commuter trails need to be widened and improved to cater for a growing population.

Submission 376 submitted the policy should recognise the growing use of electric vehicles and support that use by the provision of charging facilities in new developments.

A number of submitters considered there was a need to specify that shared paths should be separated for pedestrians and cyclists. Submission 332 stated shared pathways are becoming increasingly more hazardous for pedestrians and that Council needed to consider how best to manage this increasing problem particularly in areas of open space where bicycle speed seems greater.

Carshare Australia Pty Ltd (GoGet) (Submission 165) supported the sustainable transport policy. It requested greater clarity around implementation and recommended an additional proposed control to incorporate enforceable carshare conditions for new residential developments.

Submissions raised issues relating to car parking including:

- new developments should provide adequate parking
- need to reduce provision and use of cars, while ensuring provision for people with disabilities and delivery
- concern about a reduction in provision for car parking
- requiring all car parking to be paid for by the users and not publicly funded.

Streets Alive Yarra recommended the Amendment eliminate minimum car parking requirements and replace them with maximum car parking limits of one car parking bay per 100 square metres of building floor area. Submission 395 supported Streets Alive Yarra's recommendations, and Submission 255 wanted development restricted if minimum parking is not introduced.

UEM Sunrise raised issues relating to:

- Clause 18.02-1L (Sustainable transport)
  - considers the existing minimum parking requirements of Clause 52.06 are fundamentally inconsistent with the strategies in this proposed policy which seeks to *"encourage lower amounts of car parking within developments"*. If Council is seeking to limit the provision of parking in development, the appropriate tool is the Parking Overlay.
  - Green Travel Plans may be a relevant permit condition in some instances however it is not a relevant application requirement or determinant as to whether a development is suitable for approval.
- Clause 18.02-1L (Walking)
  - where policies call for public realm improvements (such as upgraded footpaths, bicycle paths or publicly accessible links through large sites), it should be clear this is in lieu of the Developer Contribution Plan Overlay requirements of the Planning Scheme, as introduced through the gazettal of Amendment C238 on 1 February 2021
- Clause 18.02-1L (Cycling)
  - This policy is inconsistent with the control at Clause 52.34 in terms of bicycle parking provision through the inclusion of BESS as a policy guide.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- Clause 18.04-2L (Car parking)
  - Clarification is needed to confirm if the statement *“Support a reduction in the required number of car parking spaces...”* relates to lower amounts than as outlined at Clause 52.06 or a relevant Parking Overlay, or another intended outcome. It is also unclear if ‘adequate bicycle parking’ is intended to refer to Clause 52.34 or Council’s perceivable intended attempt within the proposed Clause 18.02-1L to increase bicycle parking requirements.

After exhibiting the Amendment, Council proposed to amend Clause 02.01 (Context) to include a reference to ‘separate bike routes’, and suggested removing the date of BESS in the cycling and car parking local policies to be consistent with ESD policy.

Council submitted the Climate Emergency Plan supports car sharing and Council has a Car Share Policy 2019 which outlines support for car sharing and recommends provisions in new major developments. Further work is required to determine rates and condition requirements.

Council submitted Clause 18.02-4L (Car parking) is high level policy, and introducing rates for electric vehicles is outside the scope of this Amendment. Clause 18.02-4L (Car parking) was intended to ensure car parking is supplied and managed consistent with promoting travel by sustainable modes. It submitted that site specific car parking was assessed on a case by case basis as part of a planning permit process and site specific requests relating to car parking provision rates and permits were outside of the scope of the Amendment.

Council advised that submissions raising issues outside of the scope of the Amendment were referred to Council’s Traffic Unit where relevant.

In relation to drafting, the Department of Transport (Submission 14) submitted it may be of benefit to reference the:

- Principle Public transport Network in Clause 2.03
- Principle Bicycle Network, Bicycle Priority Routes and Strategic Cycling Corridors in Clause 18.02-1.

Council responded that, as the Principle Public Transport Network is already referenced in State policy at Clause 18.01, it is considered unnecessary to duplicate. Further, the Principle Bicycle Network is shown on the Strategic Framework Plan at Clause 02.04. It suggested additional references to transport routes could be considered as part of future work.

YCAN submitted suggestions to improve or strengthen the wording of policies, and suggested that public transport should be a higher priority than cycling in the transport hierarchy.

Regarding Clause 18.02-1L (Sustainable transport), Ms Ancell considered the two strategies in walking and cycling that *“Support the upgrade and establishment of paths along the Yarra River...”* should be combined into one strategy in the sustainable transport clause.

The Panel sought Ms Ancell’s views on whether it was appropriate for the following repeated content to sit in both the MPS and local policy:

- Clause 02.03 (Strategic directions) under the heading ‘Transport’:
  - 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.
- Clause 18.02-1L (Sustainable transport) last strategy states:

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Encourage increased infrastructure for active transport in developments (such as high levels of bicycle parking and end of trip facilities).

Ms Ancell was of the opinion the detail of a policy is better to sit in the local policy than the MPS.

In relation to the proposed Background Document, Council submitted the *Parking Management Strategy Action Plan 2013-2015*:

- was not included in the Explanatory Report
- could be removed from the Clause 72.08 Schedule because it is a strategy referred to in the Incorporated Document 'Yarra Development Contributions Plan 2017 (HillPDA, April 2019)'.<sup>157</sup>

Several submitters suggested changes to the wording of the Amendment. Council did not propose in its 'Part C version' of the Amendment documents to make any changes in response to submissions and evidence.

### (v) Discussion

The Amendment includes a range of policy provisions to encourage sustainable transport and electric vehicles, such as:

- Clause 18.02-1L (Cycling) includes the strategy "*Encourage the provision of electric bicycle infrastructure*"
- Clause 15.02-1L (Environmentally Sustainable Development) includes the strategy "*Promote the use of low emissions vehicle technologies and supporting infrastructure*"
- Clause 18.02-4L (Car parking) includes policy guidelines "*Electric vehicle infrastructure consistent with the Built Environment Sustainability Scorecard 'BESS' (Council Alliance for a Sustainable Built Environment, 2015)*".

While some submitters asked for stronger provisions with enforceable requirements, this is not the role of the Amendment. Council identified areas where further work would be required to underpin more detailed planning policy and controls. Council indicated that further work is required to determine appropriate rates and conditions, such as for car sharing bays. The Panel is satisfied that the Amendment encourages sustainable transport and associated infrastructure.

Regarding car sharing, proposed Clause 18.02-4L (Car parking) includes strategies to:

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.

The Panel considers these policy directions clear and adequate until further work is completed to provide more specific guidance on rates or conditions.

Council resolved to include a reference to 'separate bike routes' in Clause 02.01 (Context). The Panel accepts this proposed insertion as the City of Yarra clearly has some separated bicycle routes. The Panel understands submissions relating to separated trails were seeking stronger planning provisions relating to future infrastructure planning and development to ensure safety of pedestrians and cyclists. It is not clear without further work how this may be expressed in the Planning Scheme.

---

<sup>157</sup> Document 125, Supplementary Part B submission, Attachment 4

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

The Panel acknowledges the Amendment introduces policy which encourages provision of lower amounts of car parking in new developments. The policy does not state how it relates to existing particular provisions in the Planning Scheme, specifically Clause 52.06 (Car parking) and (Clause 52.34) Bicycle Facilities. The Panel notes that current Clause 21.06 (Transport) states:

Parking availability is important for many people, however in Yarra unrestricted car use and parking is neither practical nor achievable. Car parking will be managed to optimise its use and to encourage sustainable transport options

Council's approach in the Amendment is consistent with current policy and its strategic documents such as the *Yarra Strategic Transport Statement 2006*.

The Panel does not accept UEM Sunrise's proposition that the requirements of Clause 52.06 are fundamentally inconsistent with the Amendment. Clause 52.06 allows a planning permit application to reduce parking requirements. The Amendment establishes policy direction and the Panel does not consider this inconsistent with Clause 52.06. The Panel accepts Council's submission that site specific car parking is assessed on a case by case basis as part of a planning permit process.

The Panel agrees with UEM Sunrise that a Green Travel Plan may not be a relevant application requirement or determinant as to whether a development should be approved. It however disagrees that Green Travel Plans should not be included as policy guidelines. As discussed in other chapters of this Report, policy guidelines provide an example of how a policy objective might be achieved. If a responsible authority is satisfied an alternative approach meets the policy objective, the alternative may be considered. This also applies to the inclusion of BESS in policy guidelines for Clause 18.02-1L (Cycling) which is supported by the Panel.

Consistent with the conclusions in Chapter 11, the Panel supports removal of the date to the reference of BESS.

Issues relating to infrastructure contributions and the relationship with the Developer Contribution Plan Overlay are discussed in Chapter 12.8.

The Panel agrees with Council that it is not necessary to reference the Principle Public Transport Network as this is already included in State policy. The Panel accepts Council's response to the Department of Transport submission.

The Panel understands the transport hierarchy which puts cycling higher than public transport in Clause 18.02-1L (Sustainable transport) is derived from *Yarra Strategic Transport Statement 2006*. The Panel understands the issues raised by YCAN in relation to the hierarchy, however accepts the current hierarchy is based on Council's current strategic work.

The Panel agrees with Ms Ancell that the two strategies she identifies should be combined into one, and that further drafting improvements can be made as identified.

The Panel agrees with Council the *Parking Management Strategy Action Plan 2013-2015* should be removed from the Clause 72.08 Schedule. The document was not included in the Explanatory Report or exhibited with the Amendment, and as identified by Council it is referenced in an existing incorporated document. The Panel questions if it is appropriate to include as a new background document a report that is identified as being current from 2013 – 2015 in its title. This is consistent with the discussion on background documents in Chapter 13.3.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

**(vi) Conclusions and recommendations**

The Panel concludes:

- The policy adequately encourages sustainable transport infrastructure such as electric vehicle charging.
- It is appropriate to not include car sharing conditions and rates in the local policy.
- It is appropriate to add a reference to 'separated bike routes' in Clause 02.01 (Context) under the heading 'Transport'.
- More detailed guidance relating to future infrastructure planning and development to ensure safety of pedestrians and cyclists may be included following further work.
- The car parking policy is appropriate.
- Green Travel Plans are appropriate to include as a policy guideline.
- BESS is appropriate to include as a policy guideline for bicycle parking.
- The proposed MPS and local policies are appropriately drafted, subject to recommendations in this Report.
- The *Parking Management Strategy Action Plan 2013 – 2015* should be removed as a Background Document.

The Panel recommends:

30. Amend Clause 02.01 (Context) under the heading 'Transport' to state:
  - a) *"Yarra benefits from an extensive transport system that includes public transport (train, tram and bus services); a network of arterial roads and local streets; separated bike routes; and a compact urban form and mix of land uses that facilitates walking and cycling."*
31. Amend Clause 02.03 (Strategic directions) under the heading 'Transport' to state:
  - a) *Encourage lower amounts of car parking and increased infrastructure for active transport in developments to encourage reduced use of private motor vehicles.*
32. Amend Clause 18.02-1L (Sustainable transport) to
  - a) remove the strategy under the heading 'Walking' which states *"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"*
  - b) relocate the strategy from under the heading 'Cycling' to the heading 'Sustainable transport' which states *"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"*
  - c) remove the date reference to BESS in the policy guidelines under the heading 'Cycling'.
33. Amend Clause 18.02-4L (Car parking) to remove the date reference to BESS in the policy guidelines.
34. Amend the Schedule to Clause 72.08 (Background documents) to delete *Parking Management Strategy Action Plan 2013 – 2015*.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### 12.7 Open space

#### (i) What is proposed?

The Amendment includes the following provisions relating to open space:

- Clause 02.03 (Strategic directions) Open space
- Clause 19.02-6L (Open space) is an update of the existing policy with new content
- Clause 19.02-6L (Public open space contribution) is a policy neutral translation of existing policy.

#### (ii) Background and relevant documents

The Planning Scheme Review found in relation to open space policy that any update would need to consider an updated Open Space Strategy.<sup>158</sup>

Clause 19.02-6L (Open space) seeks to protect existing open space and increase the quality and quantity of open space. It is an update of the existing policy with new content based on key policy sources:

- Clause 21.04-5 (Parks, gardens and public open space)
- *Yarra Open Space Strategy* (2006).

Clause 19.02-6L (Public open space contribution) is a policy neutral translation of Clause 22.12 (Public open space contribution).

Council submitted that it had prepared Planning Scheme Amendment C286yara which proposes to increase the open space contribution rate from 4.5 per cent to 10.1 per cent for all development to help fund open space for the growing population.

Authorisation to prepare Amendment C286yara included a condition that Clause 22.12 (Public open space contribution) must form part of Amendment C286yara which reflects the new Open Space Strategy and which updates policy and form and content as appropriate.

At its meeting on 20 July 2021, Council resolved to endorse the revised Clause 22.12 (Public open space contribution) policy. Amendment C286yara was on public exhibition until 5 October 2021.

#### (iii) The issues

The issues are whether:

- the Amendment adequately addresses issues raised by submitters in relation to open space
- the policy dealing with open space land contributions should require that where land adjoins a waterway the requirement should be land added to the waterway corridor
- drafting of Clause 19.02-6L (Open space) is appropriate.

#### (iv) Evidence and submissions

Issues raised in submissions include:

- more open space should be provided, and associated management plans
- any underutilised private parcels of land should be integrated into open space

<sup>158</sup> Council Report agenda, 26 November 2019, page 24

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- laneways should be protected as open space
- small parks should be encouraged in NACs
- pocket parks should be provided for people living in high-rise developments
- parkland is being sacrificed for sporting facilities
- some open space is at capacity, such as Edinburgh Gardens, and will be overwhelmed if apartments are introduced
- public land should not be disposed of and developers should not be able to restrict access to public open space
- proposed policy should mention safety and provision for passive surveillance of open space in the proposed policy
- green spaces should be provided for growing food, urban greening and biodiversity
- maintenance issues and public disorder in laneways and parks
- concern with overshadowing of parks and open space
- developers providing unsatisfactory open space in new development should be required to pay an additional open space contribution equal to 50 per cent of the land value of the development.

MCMC submitted 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.

Protectors of Public Lands Victoria Inc. (Submission 364) largely supported the Amendment and considered it provides clarity and protection for open space.

Several submitters made suggested changes to the wording of the planning provisions.

Council submitted:

- the Amendment supports the increase and extension of Yarra's open space network
- the adopted Yarra Open Space Strategy 2020 includes recommendations relating to the provision of open space, access, safety, design and management guidelines
- Amendment C286yara proposes to implement the recommendations of the Yarra Open Space Strategy 2020 including increasing the open space contribution rate
- 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 relating to surveillance and visibility of open space
- City of Yarra has an *Urban Agriculture Policy*, however the issues raised are outside the scope of the Amendment.

In response to issues raised by MCMC, Council stated:

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.

Council advised that open space issues outside of the scope of the Amendment were referred to relevant departments within Council.



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

In relation to drafting Ms Ancell suggested the objective and first and third strategies of Clause 19.02-6L (Open space) should be deleted as these repeat elements of State policy Clause 19.02-6S (Open space).

Council did not support the changes proposed by Ms Ancell.

Council submitted its 'Part C version' of the Amendment documents with proposed minor changes to both local policies, and correction to the name of Clause 19.02-6L to 'Open space' rather than 'Public open space'.

### (v) Discussion

Clause 02.03 (Strategic directions) Open space, describes the role and significance of open space and states:

- 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.

Proposed Clause 19.02-6L (Open space) with Council proposed changes includes the 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.

The Panel supports the changes proposed by Council to the objective and considers this, combined with Clause 02.03 (Strategic directions), adequately respond to community issues relating to adequate provision and access. Other issues are addressed in other parts of the PPF, such as surveillance of open space in Clause 15.01-1L (Urban design).

The Panel agrees with Council many issues raised in submissions are outside the scope of the Amendment. Issues relating to overshadowing are discussed in Chapter 12.2.

The Panel agrees with Council that open space contributions along waterways will need to be addressed through a separate process, and notes Amendment C286yara relating to public open space contributions is in progress.

In relation to drafting, the Panel agrees with the changes to Clause 19.02-6L (Open space) described above, and accepts the heading correction from 'Public open space' to 'Open space'.

The Panel has reviewed the strategies included in State policy Clause 19.02-6S (Open space) and agrees with Ms Ancell the first and third strategies duplicate State provisions and should be deleted from Clause 19.02-6L (Open space).

### (vi) Conclusions and recommendations

The Panel concludes:

- The Amendment adequately addresses the issues raised by submitters, subject to minor changes of the wording of Clause 19.02-6L (Open space) combined with other proposed planning provisions.
- Any changes to the local policy dealing with open space land contributions should be addressed through a separate process.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- The drafting of Clause 19.02-6L (Open space) is not appropriate and should be revised in response to the recommendations in this Chapter.

The Panel recommends:

### 35. Amend Clause 19.02-6L (Open space) to:

- replace the heading 'Public open space' with 'Open space'
- reword the objective to state:
  - *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.*
- delete the first and third strategies.

## 12.8 Development contributions

### (i) What is proposed?

Clause 19.03-2L (Development contributions) is a new policy partly based on Clause 21.04-4 (Community facilities, hospitals and medical services).

### (ii) The issues

The issues are whether:

- the proposed policy adequately supports the infrastructure needs of Yarra's current and growing population
- developer contributions should be compulsory and used for more green space and community facilities
- Clause 19.03-2L (Development contributions) should be linked to the Developer Contributions Plan Overlay to clarify additional contributions are not sought by this policy.

### (iii) Evidence and submissions

Submitters raised issue relating to:

- there is insufficient infrastructure for the current population
- concern the increase in population would result in a diminished amenity and provisions of facilities if development contributions are not adequate
- developer contributions must be compulsory and should not be traded away
- it should be made clear that where policies call for public realm improvements this is in lieu of requirements of the Developer Contributions Plan Overlay
- infrastructure improvements should be mandated with requirements clearly set out upfront.

UEM Sunrise submitted strategies within Clause 19.03-2L (Development contributions) should link to the Developer Contributions Plan Overlay to clarify that additional contributions above the Developer Contributions Plan Overlay are not sought by this proposed policy.

Council submitted that not all public realm improvements associated with the redevelopment of a site are nominated in the Development Contribution Plan Overlay, and that some may be required to ameliorate the impacts of redevelopment. Any exemptions relating to the Development

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Contribution Plan Overlay and allowance for works in kind are regulated through other controls and there is no need to qualify in this policy.

Council submitted:

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.

Council advised:

- on 1 February 2021, Amendment C238yara introduced Schedule 1 to the Development Contributions Plan Overlay into the Planning Scheme.
- Amendment C238yara applies to all land within the City of Yarra and implements the municipal-wide *Yarra Development Contributions Plan 2017* (April 2019)
- the purpose of the Development Contributions Plan is to ensure that the cost of providing new infrastructure in Yarra is shared between developers and the wider community on a fair and reasonable basis
- funds collected will be used to fund nominated capital and community infrastructure projects.<sup>159</sup>

In response to UEM Sunrise's submission, Council stated:

- not all public realm improvements associated with a redevelopment will be Development Contributions Plan nominated projects. Some public realm improvements may be required as a result of the redevelopment of a site.
- Council considers any exemptions from the requirements of DCPO1 are appropriately located in the Development Contributions Plan Overlay and it is entirely inappropriate to replicate or reproduce exemptions in policy.

Ms Ancell suggested the first strategy in Clause 19.03-2L (Development contributions) should be deleted as this repeated elements of the objective from Clause 19.03-2S.

Council submitted:

In response to Further Panel Direction 10, Council submits that Clause 19.03-2L remains necessary both to support voluntary contributions as part of a rezoning of land and to support voluntary contributions as part of a permit application where they are not covered by a permit application, for example public art. The content of the policy relates to social and physical infrastructure provision rather than Development Contributions Plans or Infrastructure Contributions Plans and hence properly belongs under Clause 19.03-2S Infrastructure Contributions. It could be retitled Infrastructure Contributions for better alignment with the heading of the associated State policy.

Council's 'Part C version' of the Clause 19.03-2L (Development contributions) proposes to change the clause heading to 'Infrastructure contributions' and to remove the first strategy as recommended by Ms Ancell.

---

<sup>159</sup> Document 105, Council Part B Submission, para 286 - 290

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### (iv) Discussion

The Panel understands that Council has implemented a city wide Development Contributions Plan and Overlay through Amendment C238. The Panel accepts this provides an appropriate planning mechanism to fund nominated capital and community infrastructure across the City of Yarra.

The Panel accepts Council's explanation that the policy is intended to complement other planning provisions relating to development contributions. The Panel can see no implications or need for cross referencing to policy relating to the Development Contribution Plan Overlay.

The Panel agrees with Ms Ancell that the first strategy should be removed. The Panel supports Council's proposal to change the heading of the policy to Infrastructure Contributions, and considers this improves clarity of the purpose of the local policy.

### (v) Conclusions and recommendations

The Panel concludes:

- Clause 19.03-2L (Development contributions) complements other planning provisions that require development contributions.
- Clause 19.03-2L (Development contributions) appropriately includes strategies to provide new or upgraded infrastructure and to support development that provides contributions towards infrastructure through voluntary contributions, which may include improvements to green spaces and community facilities.
- It is not appropriate to cross reference Clause 19.03-2L (Development contributions) with the Developer Contributions Plan Overlay.

The Panel recommends:

#### 36. Amend Clause 19.03-2L in accordance with Council's 'Part C version' to:

- a) change the title from 'Development contributions' to 'Infrastructure contributions'
- b) remove the first strategy.

## 12.9 Water sensitive urban design

### (i) What is proposed?

The proposed Clause 19.03-3L (Water sensitive urban design) is a policy neutral translation of the existing policy into the new format, apart from one deletion in response to a condition of authorisation.

The condition of authorisation required Council to delete reference to water quality performance objectives as these duplicate content in the *Urban Stormwater Best Practice Environment Management Guidelines* (CSIRO 1999) which are referenced in the policy.

The *Water Sensitive Urban Design Guidelines for City of Yarra Works* (revised February 2016) is proposed for inclusion in the Schedule to Clause 72.08 (Background documents).

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### (ii) The issues

The issues are whether:

- Clause 19.03-3L (Water sensitive urban design) should be expanded to clarify how Yarra will integrate water sensitive urban design in the public realm, and to include a reference to the City West Water guide
- measures to improve stormwater quality and prevent litter being carried off should be moved to the policy guidelines
- the local policy should reference to the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999)
- the *Water Sensitive Urban Design Guidelines for City of Yarra Works* should be removed as a Background Document.

### (iii) Evidence and Submissions

Submitter 349 considered that the policy needed to be expanded to clarify how water sensitive urban design will be achieved in the public realm, in particular streetscapes, parks and gardens, and how this will be integrated with the Urban Forest Strategy.

The submission included a recommendation to include a reference to the City West Water guide for trees and shrubs adjacent to a water or sewer asset.

In relation to drafting, Ms Ancell recommended “the examples of measures to improve stormwater quality and prevent litter being carried off being should be moved to the policy guidelines” in Clause 19.03-3L (Water sensitive urban design). Council did not agree with Ms Ancell because the clauses were drafted in consultation with DELWP officers.

In response to a question from the Panel about whether the proposed policy guideline “Best practice stormwater management as set out in the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999)” duplicated State policy, Ms Ancell stated it did not need to be included if it was already referenced in State policy.

In relation to the proposed Background Document Council submitted the *Water Sensitive Urban Design Guidelines for City of Yarra Works* document:

- was not included the Explanatory Report
- is not referred to policy guidelines in the proposed local policy
- could be removed from the Schedule to Clause 72.08 given that it is a policy referred to in the DCP introduced as part of Amendment C238.<sup>160</sup>

### (iv) Discussion

The Panel agrees with Council that as a policy neutral translation of the existing policy, it is not appropriate to expand the scope of the policy and this would have to occur through a separate process. The Urban Forest Strategy is discussed in Chapter 12.1.

The Panel agrees with Ms Ancell that the examples of measures should be included as policy guidelines rather than as a strategy. The measures provide examples of how the strategies can be achieved. Consistent with the Practitioner’s Guide, these would be more appropriately located in policy guidelines. The Panel suggests:

<sup>160</sup> Document 125, Supplementary Part B submission, Attachment 4

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Using 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.

The *Urban Stormwater - Best Practice Environmental Management Guidelines* are included in Clause 19.03-3S (Integrated water management) in:

- objectives, stating “*To achieve the best practice water quality performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 amended*”
- policy guidelines.

The *Urban Stormwater - Best Practice Environmental Management Guidelines* are included as a State policy document in Clause 19.03-3S (Integrated water management). It is not necessary to reference this document in the policy guidelines at local policy Clause 19.03-3L (Water sensitive urban design), as it is already required to be considered by State policy. The Panel considers reference to the *Urban Stormwater - Best Practice Environmental Management Guidelines* should be removed from the local policy.

The Panel notes the *Water Sensitive Urban Design Guidelines for City of Yarra Works* was not included in the Explanatory Report or placed on exhibition with the Amendment. The Panel agrees with Council the reference to this document should be removed from the Schedule to Clause 72.08 (Background documents). This is consistent with the discussion on background documents in Chapter 13.3.

#### (v) Conclusions and recommendations

The Panel concludes:

- It is not appropriate to expand the local policy as it is a translation of existing policy.
- Measures to improve storm water quality and prevent litter being carried off should be moved to the policy guidelines.
- The local policy should not reference to the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999) as these are already included in State policy.
- The *Water Sensitive Urban Design Guidelines for City of Yarra Works* should be removed as a Background Document.

The Panel recommends:

#### 37. Amend Clause 19.03-3L (Water sensitive urban design) to:

- a) relocate measures to improve storm water quality and prevent litter being carried off from under the heading ‘Strategy’ to under the heading ‘Policy guidelines’ and revise the wording to state:
  - “*Using measures to prevent litter being carried off-site in stormwater flows* ...”
- b) remove the strategy and policy guideline referencing the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999).

#### 38. Amend the Schedule to Clause 72.08 (Background documents) to delete *Water Sensitive Urban Design Guidelines for City of Yarra Works* (revised February 2016).

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### 12.10 Waste

#### (i) What is proposed?

The proposed Clause 19.03-5L (Waste) is a new policy which is supported by the Waste Strategy. The Waste Strategy is proposed for inclusion in Schedule to Clause 72.08 (Background documents).

#### (ii) Background and relevant documents

The policy aims to make provision for waste, recycling and composting in new development. It supports the *Plan Melbourne* direction of reducing waste and improving waste management and resource recovery.

Key policy sources:

- Clause 22.05-4.3 (Commercial waste)
- Waste Strategy.

#### (iii) The issues

The issues are whether:

- a new strategy relating to sensitive and discrete location of recycling and waste facilities should be included
- the Waste Strategy should be included as a Background Document.

#### (iv) Submissions

Council submitted the Waste Strategy is proposed as a Background Document, however was not included in the Explanatory Report and was not exhibited with the Amendment.<sup>161</sup>

Fitzroy Residents' Association and Submission 323 requested a new strategy be added to Clause 19.03-5L (Waste) to encourage waste and recycling facilities be sensitively and discreetly located. Council agreed this suggestion would be additional content of benefit, and would result in improved and more attractive streetscapes, and this was included in Council's 'Part C version' of Amendment documents.

Submission 26 considered waste associated with developments needs to remain a focus.

Submitter 349 considered that Clause 19.03-5L (Waste) needed to be rewritten to make it clear the policy is relevant to a proposed new development. It was requested that Council explain its policy for managing waste in the public realm and expectations of property owners, specifically how to dispose of hazardous materials.

YCAN made comments on wording of the strategies to have greater consideration of best practice, design, signage, safety, accessibility and lighting.

#### (v) Discussion

The Panel understand the local policy is intended to guide provision of waste and recycling facilities and considers the focus on new development is clear.

<sup>161</sup> Document 125, Supplementary Part B Submission, Attachment 4



**Attachment 1 - Attachment 1 - C269yara - Panel Report**

The Panel accepts that the new Clause 19.03-5L (Waste) is informed by the Waste Strategy which has been adopted by Council. While the Waste Strategy was not identified in the Explanatory Report or placed on exhibition, it was included in the exhibited Clause 72.08 Schedule. While no submitter raised issues with including the Waste Strategy as a Background Document, the Panel has concerns with including a Background Document that was not exhibited.

The Panel understands the policy content has been derived from the Waste Strategy as well as existing local policy. Clause 19.03-5L (Waste) does not rely on including the Waste Strategy as a Background Document, and reference to it should be removed from the Clause 72.08 Schedule. This is consistent with the discussion on background documents in Chapter 13.3.

**(vi) Conclusions and recommendations**

The Panel concludes:

- It is appropriate to add a strategy relating to sensitive and discreet location of recycling and waste facilities.
- The Waste Strategy should not be included as a Background Document.

The Panel recommends:

**39. Amend Clause 19.03-5L (Waste) to add the following strategy:**

- a) *Where possible, encourage waste and recycling facilities are sensitively and discreetly located.*

**40. Amend the Schedule to Clause 72.08 (Background documents) to delete *Waste Minimisation and Resource Recovery Strategy 2018-2022*.**

## 13 Form and content

This Chapter is structured to address form and content issues relating to:

- general drafting of the Amendment
- Municipal Planning Strategy
- other provisions.

### 13.1 General drafting of the Amendment

Council's Part A submission stated the Amendment was consistent with the form and structure of the VPPs and had been drafted with review by DELWP's Smart Planning Team as part of a pilot program under VC148. The PPF is intended to reduce duplication, clarify objectives and strategies, update statistical data and improve the clarity of maps. Local content is also proposed to be moved into relevant particular or operational provisions, as appropriate.

#### (i) Issues

The issues are whether:

- it is the role of the Panel to review form and content of the Amendment
- the Amendment has been drafted consistent with planning guidance drafting.

#### (ii) Role of the Panel

##### Discussion

In response to questions from the Panel to Ms Ancell and Council regarding drafting of the MPS and local policies, Council submitted in its Supplementary Part B submission that:

The role of the Panel is to consider submissions made in relation to the Amendment and make recommendations as it sees fit. Council accepts that there have been wide ranging submissions made in relation to the Amendment and that accordingly, the Panel has a wide remit to consider the substantive content of the Amendment. Council also accepts that where it has introduced new policy content and that content is disputed by a submitter, it is incumbent on Council to demonstrate the strategic basis for that content.

In relation to policy neutral translation, minor updates to policy or more substantial policy changes which are not the subject of submission, Council submits that the role of the Panel is more confined.

Council submitted the observations of the Moonee Valley Planning Scheme Amendment C193 Panel were relevant, which considered its role was to *"consider issues raised in submissions, rather than undertake a broader review of the form and content of the Amendment"*.<sup>162</sup>

The Panel agrees that its remit is to consider issues raised in submissions. A number of submissions raised issues and suggested changes to the wording of policies. In order to consider the issues and suggestions made the Panel turned its mind to the strategic basis of the proposal as well as the intent and expression of the policy. It is appropriate for the Panel to review the Amendment documents in the context of guidance on drafting as detailed in Chapter 2.4. As a significant amendment proposing a rewrite Yarra's local policies it is necessary to ensure that form

<sup>162</sup> Document 125, Council's Supplementary Part B Submission, para 5

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

and content are consistent with current guidance. The Panel comments on drafting on specific issues discussed in previous chapters, and on general issues in this Chapter.

With reference to the Practitioner's Guide, and the *Ministerial Direction on the Form and Content*, the Panel reviewed the planning provisions with regard to:

- alignment and integration of local policies with State and regional policies
- reducing duplication
- clarifying objectives and strategies
- currency of statistical data
- clarity of maps.

In reviewing the proposed PPF against guidelines, the Panel had a number of observations and questions relating to drafting and consistency that it brought to Council's attention to provide it with an opportunity to respond. Further directions issued by the Panel on 11 October 2021 sought a response from Council in relation to the form and content of specific clauses.<sup>163</sup>

### Conclusion

The Panel concludes:

- The Panel can review form and content of the Amendment as it relates to specific and general issues raised in submissions, and with regard to planning guidance on drafting.

### (iii) Drafting

#### Evidence and submissions

In her expert witness statement, Ms Ancell identified the drafting guidance documents she had had regard to in considering whether the Amendment had been drafted correctly. She considered the key tenets of these documents included:

- Templates for PPF clauses that sets out certain text that must be included
- Whether the amendment has regard to Plan Melbourne
- The strategic considerations that must be addressed in the explanatory report
- For the Municipal Planning Strategy, the content that is to be included or excluded, the format the clauses and maps should take, and how the material should link to the rest of the planning scheme and the background documents
- The need to avoid repetition of State and Regional PPF content and material found elsewhere in the planning scheme (e.g. in schedules) in local policy content
- The use of policy guidelines only when necessary
- Evidence-based justification for new planning policies
- A checklist for place-based policies
- The need to exclude conflicting content, non-planning matters, outdated content
- Consistency with the operational provisions of the scheme, any parent provision and any relevant Ministerial Direction
- Avoiding the use of information that is likely to become out of date before the next review cycle (approximately 4 years)
- The use of plain English and the avoidance of ambiguity.

---

<sup>163</sup> Document 120

## Attachment 1 - Attachment 1 - C269yara - Panel Report

She noted that Council had work closely with DELWP when preparing the Amendment and *“that DELWP had provided detailed feedback on the drafting and its consistency with the practice guidance”*.

Ms Ancell was of the view that the Amendment was consistent with Plan Melbourne and Ministerial Direction 11. She considered the ‘Panel version’ of the PPF accorded with the relevant practice guidance, apart from specific clauses where she recommended changes (as identified and discussed in other chapters of this report). She provided specific comments on the MPS (as included and discussed in Chapter 13.2).

In addition to the changes discussed in other chapters of this Report, Ms Ancell recommended the first objective of Clause 11.03-6L (Victoria Street East Precinct) should be removed as it repeats the objective from Clause 12.03-1R. Council agreed with this suggestion and made this change in its ‘Part C version’ of the local policy.

Several submitters raised issues related to policy drafting, including:

- concern about the key terms used in the built form policy elements, in particular to describe height, with requests for definition of ‘low-scale’, ‘low to mid-rise’, ‘mid-rise’, and ‘taller built form’
- general concerns with imprecise or complex language and a request for use of plain English
- the numbering system of the PPF is confusing – need a clear non-repetitive numbering system
- the text of the Amendment does not always match the intent of the policy rewrite as set out in the Explanatory Report
- the objectives for Yarra are not clear
- request for accompanying guidelines in plain English to support the new policy
- request for definitions of technical terms
- considers the wording of the policy is too weak and allows for too much discretion and concern the policies don’t mandate an outcome
- concern the Amendment had been rushed, is not ready and needed redrafting
- mapping is not clear.

UEM Sunrise submitted:

Much of the language throughout Council’s new policies does not build in flexibility to take unique scenarios into account. For example, the proposed Clause 15.01-1L includes a strategy to *“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”*. There may be scenarios or design responses which warrant a varied design response.

Many submissions made specific suggested changes to drafting of the proposed provisions in original submissions and through comments on Council’s Part C planning provisions.

Council submitted the Amendment had been drafted with regard to the Practitioner’s Guide. In response to issues raised in submissions it proposed to:

- replace the term ‘scale’ with ‘rise’ where appropriate
- 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’.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Council's Supplementary Part B explained further changes proposed in response to issues raised by the Panel in the course of Council's case and evidence and response to the Panel's further directions. Council's Part C submission stated:

- 270. With regard to matters of drafting, formatting and structure, the Part C Amendment documentation has corrected the numbering and structure of the policies.
- 271. Council notes that the MPS continues to be under 5000 words, notwithstanding the additional words from the Council resolution of 3 August 2021.
- 272. Although the Amendment documentation does not expressly reference the deletion of the existing local policy framework, this is clearly intended and a necessary consequence of the Amendment.

Outside of the Amendment process, Council is advocating to DELWP to improve the PPF numbering system.

### Discussion

Specific recommendations for changes to the planning provisions as they relate to each issue are discussed in issue specific chapters above. This Chapter deals with general matters relating to form and content.

The Panel observed and provided Council with an opportunity to respond to issues it identified with drafting, including:

- inconsistency with the Practitioner's Guidelines in terms of use of verbs, duplication of clauses, drafting of sections of local policy in particular wording of policy guidelines
- mapping errors and unclear maps
- numbering errors
- inconsistent heading and text styles.

It is understandable there are some inconsistencies in drafting an Amendment of this scale and complexity. The Panel acknowledges the significant work undertaken by Council in refining the Amendment in response to questions and issues raised by submitters and the Panel.

Council advised that some submissions considered the PPF numbering system to be confusing and that a clear non-repetitive numbering system would assist in identifying the relevant statements in each clause. As this requires a change to the VPP, Council is advocating to DELWP on this matter. The Panel agrees that there would be benefit to assigning unique numbers to clauses in the PPF to assist with navigation and referencing and makes no further comment in this Report.

In addition to the recommendations relating to specific issues as detailed in other chapters of this Report, the Panel considers drafting of the Amendment should be reviewed before adoption and submission to the Minister for Planning for approval. The purpose of this review would be to ensure compliance with drafting guidance to maximise clarity and legibility of the planning provisions without changing the intent.

Unless otherwise stated in this Report, the Panel accepts Council's post exhibition 'Part C version' of the Amendment documents, subject to a thorough review of the planning provisions before adoption.

### Conclusions and recommendation

The Panel concludes:

- Many drafting inconsistencies have been addressed by Council.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

- Before adopting the Amendment, drafting should be reviewed to ensure consistency with drafting guidance and to maximise clarity and legibility of the planning provisions without changing the intent.

The Panel recommends:

41. Review the Amendment documents to ensure consistency with guidance on drafting.

### 13.2 Municipal Planning Strategy

#### (i) What is proposed?

The Amendment introduces a new MPS at Clause 02 to the Planning Scheme. The MPS is a translation of the current MSS in accordance with the Smart Planning Program objectives (and includes new content).

Clause 71.01 (Operation of the Municipal Planning Strategy) notes that:

The Municipal Planning Strategy at Clause 02 provides an overview of important local planning issues in an introductory context, sets out the vision for future use and development in the municipality and establishes strategic directions about how the municipality is expected to change through the implementation of planning policy and the planning scheme.

A planning authority must take into account the Municipal Planning Strategy when it prepares an amendment to this planning scheme.

A responsible authority must take into account and give effect to the Municipal Planning Strategy when it makes a decision under this planning scheme.

Chapter 1.1 provides a summary of the content and structure of the proposed MPS at Table 1 and the exhibited Strategic Framework Plan at Figure 1.

#### (ii) Background and relevant documents

Council submitted that the MPS reflected the extensive background research and strategic planning associated with the preparation of the Amendment. These investigations are discussed in Chapter 3 and are not repeated here.

#### (iii) The issues

The issues are whether the MPS:

- appropriately reflects the strategic planning work completed by Council
- is acceptable
- should be modified.

#### (iv) Evidence and submissions

Council submitted that the MPS provided an appropriate foundation for the Planning Scheme and is a succinct statement of Council's planning and land use vision and directions. It acknowledged that compared with the MSS, the new MPS is a more focussed and succinct expression of Council's planning aspirations, which is consistent with the structure and expectations outlined in Amendment VC148.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

In accordance with the *Ministerial Direction on the Form and Content of Planning Schemes*, a MPS has a maximum limit of 5,000 words (not including maps). Council said the proposed MPS was within this limit.

Ms Ancell found the MPS generally accords with the relevant practice guidance subject to several minor drafting corrections.

Several submissions suggested detailed and extensive changes to numerous parts of the MPS. For example, FREBCG and the Fitzroy Residents' Association submitted tracked changed versions of the MPS with numerous suggested amendments. The proposed changes ranged from large sections of new text relating to the Australian Constitution, the *Local Government Act 2020*, the need for open and consultative stakeholder engagement and other broad issues. They also included matters of detail correcting minor errors, inconsistencies and changes to language to provide greater clarity. Many of the minor wording changes were acknowledged by Council and supported.

PFN submitted the MPS was "at odds" with the 20 minute neighbourhood concept expressed in Plan Melbourne. It wanted greater acknowledgement of climate change and ESD. Like several other submissions, it said the MPS needed to provide greater certainty and clarity regarding a range of matters, including building heights. It also noted that the Strategic Framework Plan should be corrected to show the Fitzroy High School designated as 'public use' rather than 'mixed use'.

The Royal Historical Society of Victoria (Submission 379) had concerns with Clause 02.01 (Context) – Built environment and heritage states:

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.

It submitted:

- this statement implies mid-rise development extends up to 14 storeys
- mid-rise in the Yarra context is much less than 14 storeys
- it was not necessary to specify any particular height and the figure of 14 storeys should be deleted.

On the other hand, UEM Sunrise disagreed with the description of the municipality in the Built environment and heritage section of Clause 02.01.

Mr Nott sought changes to the wording of Clause 02.02 (Vision) to refer to enhanced connections to the Merri Creek as well as the Yarra River.

Save Queens Parade said that the MPS should provide greater acknowledgement of the Wurrundjeri as the original owners of the land now known as the City of Yarra.

Several submissions raised concerns regarding the inconsistency between the designation of the land within the Mixed Use Zone north of Richmond Station (generally bound by Stewart Street, Punt Road, Tanner Street and Botherambo Street) in the Strategic Framework Plan and the Swan Street Activity Centre Plan. This matter is discussed in Chapter 5.

Council submitted that following exhibition and a review of submissions, it was prepared to entertain a number of modifications to the exhibited version of the MPS. At its meeting on 4 August 2021 Council considered submissions to the Amendment, and a number of modifications to the wording of the provisions were suggested for consideration by the Panel.



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

A summary of the key changes in these documents is presented in Table 10. Council officers proposed a number of typographical corrections, changes to clause numbers and other minor changes to expression to improve clarity and intent which are not documented in Table 10.

Before the Hearing, Council circulated its suggested changes to the Panel and all parties (Documents 16 to 19).

**Table 10** Summary of proposed post exhibition changes to planning provisions (Documents 16-19)

Proposed Clause number	Recommended changes to planning provisions	Reason for change
Clause 02.01 (Context)	Under 'Location' modify the first paragraph to state: <u>Yarra stands on the traditional lands of the Wurundjeri people. Yarra acknowledges their creator spirit Bunjil, their ancestors and their Elders. Yarra 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.</u> <u>Yarra comprises...</u>	Response to submissions
Clause 02.01 (Context)	Under 'Climate change' modify the last paragraph to state: <u>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 <del>contributions</del> emissions and act locally. To mitigate its contribution to climate change, Council has reached zero net emissions from its operations and is seeking to achieve zero net emissions in our community by 2030. 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.</u>	Council resolution
Clause 02.01 (Context)	Under 'Built Environment and Heritage': - delete the first sentence ( <del>Yarra stands on the traditional lands of the Wurundjeri people</del> ) as it has been relocated to 'Location' - modify the first sentence of the fourth paragraph to state: <u>The existing scale of development within the municipality is mostly characterised by low to mid-rise buildings, <del>(above 14 storeys)</del> with some taller buildings which are anomalies to the mid-rise character.</u>	Council resolution

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Proposed Clause number	Recommended changes to planning provisions	Reason for change
	<ul style="list-style-type: none"> <li>- modify the last paragraph to state: <i>The large public housing estates provide a contrasting built form character of <u>high-rise</u> apartment buildings set in landscaped grounds.</i></li> </ul>	
Clause 02.01 (Context)	<p>Under 'Economic development' modify the second sentence of the first paragraph to state:</p> <p><i>Contributing to this is Yarra's industrial heritage building stock, transport connectivity, inner-city lifestyle, <u>night-time economy</u>, access to open space and the Yarra River.</i></p>	Council officer suggestion
Clause 02.01 (Context)	<p>Under 'Transport' modify the first sentence of the first paragraph to state:</p> <p><i>Yarra benefits from an extensive transport system that includes public transport (train, tram and bus services); a network of arterial roads and local streets; <u>separated bike routes</u> and a compact urban form and mix of land uses that facilitates walking and cycling</i></p>	Council resolution
Clause 02.02 (Vision)	<ul style="list-style-type: none"> <li>- Delete the introduction: <i><del>The vision in the Yarra City Council Plan and Community Health and Wellbeing Plan 2017-2021 is for the municipality to be:</del></i> <i><del>A vibrant, liveable and sustainable inner-city that the community can be proud of.</del></i></li> <li>and replace with: <i>The Yarra 2036 Community Vision statement: <u>Yarra is a vibrant, safe and inclusive environment. We celebrate and embrace our diversity and connection to each other and the land. Our community is empowered to work together and support one another with respect and trust.</u></i></li> <li>- Modify the third last sentence in the spatial vision for the municipality to state: <i>Landscape and natural assets will be well managed, with enhanced connections to the <del>Yarra</del> River <u>waterway</u> corridors and <del>its</del> their surrounding parks and recreation areas.</i></li> </ul>	Council resolution and response to submissions
Clause 02.03 (Strategic directions)	<p>Under 'Natural environment':</p> <ul style="list-style-type: none"> <li>- modify the second sentence of the first paragraph to state: <i>The majority of <u>indigenous</u> flora and fauna occur along the water corridors with other large reserves such as the <del>Edinburgh Gardens</del> <u>Yarra Bend Park</u> and large</i></li> </ul>	Response to submissions and Council resolution

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Proposed Clause number	Recommended changes to planning provisions	Reason for change
	<p><i>canopy trees likely to play a key role in the movement of fauna and providing food and shelter resources.</i></p> <p>- Modify the third dot point to state:</p> <p><i>Improve pedestrian and cycle links across the Yarra River and Darebin and Merri Creeks to neighbouring municipalities <u>that enhance the natural environment</u></i></p>	
Clause 02.03 (Strategic directions)	<p>Under 'Climate change':</p> <p>- modify the fourth dot point to state</p> <p><i>Reduce the urban heat island effect by increasing the <del>street</del> tree canopy by 25% (from 2014 levels) by 2040.</i></p> <p>- modify the fifth dot point to insert an additional point:</p> <p><i><u>Reduced greenhouse gas emissions</u></i></p>	Council officer suggestion and Council resolution
Clause 02.03 (Strategic directions)	<p>Under 'Built environment and heritage':</p> <p>- modify the second paragraph:</p> <p><i><u>Protecting</u> <u>Conserve and enhance</u> heritage buildings...</i></p> <p>- modify the second dot point:</p> <p><i><del>Protect, c</del><u>Conserve and enhance the municipality's highly valued...</u></i></p>	Council officer suggestion following consultation with GJM Heritage
Clause 02.04 (Strategic framework plan)	Modify the plan to show the area north of Richmond Station with a hatching designating 'future strategic work' in accordance with recommendations in Amendment C191 Panel Report <sup>164</sup>	Response to submissions

In response to evidence and questions from the Panel, Council proposed several additional changes to the MPS. These were generally focussed around the evidence of Mr Gard'ner regarding a range of heritage related matters and included changes to Clause 02.03 (Strategic directions) including:

- an additional paragraph under the heading Activity centres stating:
 

These activity centres generally contain highly valued streetscapes and commercial buildings included on the Heritage Overlay and must balance the requirements for growth with the retention of heritage significance.
- minor modifications under the heading Built environment and heritage including:
  - references to 'heritage places' rather than 'heritage buildings'
  - references to 'post-contact' heritage rather than 'European' heritage
  - the addition of two new sub-points under the dot point 'Respect Yarra's distinctive features and landmarks' that state:
 

Historic commercial buildings including banks, hotels and post offices; and

Historic street and laneway fabric and infrastructure.

<sup>164</sup> Document 19 does not show any change to the Strategic Framework Plan although a tracked change associated with the page indicates that this change had been made.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- various drafting changes regarding the numbering and naming of clauses.

These changes were expressed in Council's Part C submission (Documents 209 and 243). Further discussion on these matters is in Chapter 8.

Council agreed that the following changes to the Strategic Framework Plan were appropriate:

- correcting the designation of the Fitzroy High School from 'mixed use to 'public use'
- modification of the boundary of the Rathdowne Street Local Activity Centre<sup>165</sup>
- modification of the legend to refer to 'low rise' rather than 'low scale'.<sup>166</sup>

Council ultimately did not agree that the land north of Richmond Station should be designated on the Strategic Framework Plan as 'future strategic work' (with a corresponding hatching or colour in the legend) because *"the detail is too fine to include on a map of the entire municipality."*<sup>167</sup>

### (v) Discussion

The Panel accepts the MPS generally reflects the extensive work completed by Council and provides a sound foundation for the proposed local policies. The new MPS format requires a more succinct version of the MSS and the Panel acknowledges that this has frustrated many submitters who would prefer to have more detail and prescription. The Panel considers that the content of the MPS is appropriate and fit for purpose. The MPS is meant to be an overarching summary of the key issues and strategic directions that are expanded on within the local policies, and reflected in zones and overlays.

Several submissions suggested alternative wording in the MPS. Some submissions used different words to express similar, although slightly different, meanings. It is possible that the MPS could be written differently, however the Panel considers that the version proposed by Council is acceptable.

The MPS is consistent with State and metropolitan planning policy, including the 20 minute neighbourhood concept expressed in Plan Melbourne. The City of Yarra includes many activity centres of varying scale as well as significant employment, social and public transport infrastructure. The municipality is extremely well serviced by a wide range of facilities and infrastructure and this is articulated in the MPS.

The range of changes proposed by Council are generally appropriate and reflect issues raised in submissions, evidence and questions from the Panel. Where necessary, further discussion on some of the proposed changes has been made in previous chapters of this Report.

The range of minor modifications proposed by Council improve the clarity and intent of the text and are appropriate. The Panel supports the proposed changes to the Clause numbering, headings and other administrative changes to accord with the *Ministerial Direction on the Form and Content of Planning Schemes*.

The Panel considers that Clause 02.01 (Context) under the heading Climate change should be modified to delete the sentence *"Yarra Council's Climate Emergency Plan 2020-2024 sets out Council's commitments and proposed actions to respond to the climate emergency"* because any relevant policies from this document should be directly included in the Planning Scheme. Further

<sup>165</sup> Refer chapter 5 for further discussion of this issue

<sup>166</sup> Refer chapter 6 for further discussion of this issue

<sup>167</sup> Document 209

## Attachment 1 - Attachment 1 - C269yara - Panel Report

the Climate Emergency Plan was not identified in the Explanatory Report or exhibited as part of the Amendment. It would also be inappropriate to include a document that has the potential to be out of date within a relatively short time period (2024) relative to the likely introduction of the MPS. The Panel is of the view the Climate Emergency Plan should also be removed from the Clause 72.08 Schedule as discussed below.

The Panel considers it is appropriate to designate the land north of Richmond Station as 'future strategic work' with a corresponding hatching or colour in the legend. Further discussion regarding this issue is included in Chapter 4.

### (vi) Conclusions and recommendations

The Panel concludes:

- The MPS is based on strategic planning work completed by Council and is generally supported.
- The MPS has been prepared in accordance with the required format, subject to the minor administrative changes proposed by Council.
- The range of changes to the MPS proposed by Council are generally acceptable except that:
  - Clause 02.01 should not include reference to the document *Yarra Council's Climate Emergency Plan 2020-2024*
  - consistent with Chapter 4, Clause 02.04 should not designate the land located within the Mixed Use Zone and bound by Botherambo Street, Tanner Street, Punt Road and Stewart Street in the Swan Street Activity Centre. The area should be designated 'Land subject to future strategic work'.

The Panel recommends:

42. Amend Clause 02.01 (Context), Clause 02.02 (Vision) and Clause 02.03 (Strategic directions) in accordance with the Panel preferred versions in Appendix E.
43. Amend Clause 02.04 (Strategic Framework Plan) to:
  - a) show land within the Mixed Use Zone north of the Richmond Station bound by Botherambo Street, Tanner Street, Punt Road and Stewart Street as not included within the Swan Street Activity Centre, and show the area as designated 'Land subject to future strategic work'
  - b) designate Fitzroy High School as 'Public Use'
  - c) change the boundary of the part of the Rathdowne Street Local Activity Centre around the intersection of Rathdowne Street and Richardson Street to show only the properties on the north east and south east corners of the intersection within the Activity Centre
  - d) modify the legend to refer to 'Low Rise Residential' instead of 'Low Scale Residential'.

## 13.3 Other provisions

### (i) Clause 52.28 (Gaming)

One submission sought to remove the ability to approve any new gaming venue in Yarra. Council responded the existing Clause 22.15 (Gaming) had been directly translated across to the new

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

Particular Provision. This was a requirement of the PPF translation format. The request is outside of the scope of the Amendment.

The Panel accepts Council's position that the issue raised by the submission is outside of the scope of the Amendment.

**(ii) Background documents (Schedule to Clause 72.08)****Evidence and submissions**

Ms Ancell identified the new background documents proposed for inclusion in the Clause 72.08 Schedule as:

- Activity Centres Report
- Housing Strategy
- Noise Discussion Report
- Landmarks and Views Assessment
- Residential Heritage Policy Review
- Industrial Heritage Policy Report
- Affordable Housing Strategy
- Nature Strategy 2020-2024
- Climate Emergency Plan.

Ms Ancell stated she was of the view the proposed background documents are suitable for inclusion, with reference to PPN13 which provides guidance on when it is useful to include a reference document. She stated:

I also understand that the list of background documents is larger than the list of reference documents currently in the planning scheme, both as a result of the insertion of new documents ... and to accurately list the full range of existing documents Council has drawn on in preparing the Amendment.

Ms Ancell noted the table in the Clause 72.08 Schedule:

will need to include the Amendment number before each clause reference in the right hand column to accord with the Ministerial Direction on the Form and Content of Planning Schemes, and that the four background documents included in the current version of the planning scheme relating to the Yarra River will need to be inserted into the updated table.

In response to the Panel's further directions relating to background documents, Council provided a detailed table in its Supplementary Part B submission which *"identifies each of the background documents to be introduced, explains the basis for their inclusion, notes whether they were exhibited and provides details of any proposed post exhibition changes"*.

Council's 'Part C version' of the Clause 72.08 Schedule proposed many changes including the removal of some documents and the addition of many documents that were not included in the exhibited version of the Clause.

In response to a question from the Panel whether it is appropriate to include background documents that have not been exhibited, Council made reference to parent Clause 72.08 which states:

A background document may:

- Have informed the preparation of, or an amendment to, this planning scheme.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- Provide information to explain the context within which a provision has been framed.
- Assist the understanding of this planning scheme.

Council submitted it was satisfied that all documents in the 'Part C version' of the Clause 72.08 Schedule met this description. Further all of the documents were publicly available on the Council website.

### Discussion

There was considerable confusion at the Hearing about background documents. The list of background documents included in the Explanatory Report differed from those identified in Council's Part A submission and the exhibited version of the Clause 72.08 Schedule. Council attempted to resolve the discrepancies in its 'Part C version' of the Clause 72.08 Schedule.

The detailed table prepared by Council assisted in understanding the status and process undertaken for each proposed Background Document.

It is unfortunate that the exhibited version of the Clause 72.08 Schedule did not include many existing reference documents listed in the Planning Scheme. While not ideal, as a policy neutral translation the Panel accepts these should be included in the Clause 72.08 Schedule.

The Panel has concerns about including background documents in the Clause 72.08 Schedule if they are not already referenced in the Planning Scheme and they were not exhibited as part of the Amendment.

As referenced by Ms Ancell, PPN13 provides guidance that:

- background documents can be mentioned in the Planning Scheme if they provide useful information in understanding the context for a policy and/or provision
- there is no need to refer to a document in the Planning Scheme if the substantive elements of it have been included in the MPS, PPF or a schedule, unless it contains additional useful information.

It is not essential to include documents that provide background and context to existing policy content.

PPN13 provides guidance that a Planning Scheme amendment is required to introduce or change the name of a Background document, and the document must be publicly available and the Explanatory Report must clearly explain the document is not proposed to be incorporated into the Planning Scheme.

The Panel is of the opinion that only background documents that were included in the Explanatory Report and exhibited should be included in the Clause 72.08 Schedule.

Council's Part A submission included two documents proposed for inclusion following exhibition of the Amendment, specifically the:

- Climate Emergency Plan, in response to a Council resolution
- Nature Strategy, in response to issues raised in submissions.

Whether it is appropriate to include these documents is discussed in other chapters of this Report.

The Panel agrees with Ms Ancell that the Clause 72.08 Schedule must include a reference to the Amendment number which introduced each document to comply with the Ministerial Guidelines on Form and Content of Amendments.



**Attachment 1 - Attachment 1 - C269yara - Panel Report**

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Issues relating to other background documents are discussed in other chapters of this Report.

**Conclusions and recommendations**

The Panel concludes:

- It is acceptable to include as background documents existing reference documents that were not included in the exhibited Clause 72.08 Schedule.
- It is appropriate to include new background documents that were included in the Explanatory Report and exhibited with the Amendment in the Schedule to Clause 72.08, subject to other recommendations in this Report.
- The Clause 72.08 Schedule must include a reference to the Amendment number which introduced each document.
- The Clause 72.08 Schedule should be thoroughly reviewed to ensure it contains an accurate list of background documents before adoption.

The Panel recommends:

- 44. Review and update the Schedule to Clause 72.08 (Background documents) to ensure it contains an accurate list of background documents before adoption.**
- 45. Update the Schedule to Clause 72.08 (Background documents) to include the Amendment number for each document.**

## Attachment 1 - Attachment 1 - C269yara - Panel Report

## Appendix A Submitters to the Amendment

No.	Submitter	No.	Submitter
1	Mark Ryan	216	Anne Harari
2	Madelene Alford	217	Leigh Prendergast
3	Angela Munro	218	Tina Morgan
4	Alan Rattray-Wood	219	Mallory Brown
5	Fay Maglen	220	Edwin Harari
6	Maree Nihill	221	Monica Bolt
7	Thomas Tyrrell	222	AFADA
8	John Di Stefano	223	Fiona Newton
9	Katherine Kennedy	224	Jeremy Welton
10	Victor Soo	225	Peter Lazzaro
11	Rosarita Pantaleo	226	Ann Shenfield
12	Terrance Nott	227	Janet Christie
13	Megan O'Brien	228	Ryan Carters
14	James Noy (Department of Transport)	229	Julie Mitchell
15	Monika Zuscak (EPA)	230	Melissa Marino
16	Natasha Palich (CASBE)	231	Sally Vivian
17	Nia Kolokas (Moreland City Council)	232	Todd Perry
18	Josephine Lee	233	James Jarrous
19	Jeremy Lawrence (Streets Alive)	234	Terence Nott
20	Jon & Jude Sullivan	235	Joseph Cox
21	Charlotte Clemens	236	Angela Trowbridge
22	Cas Stingel	237	David Murray
23	Lisa Byrne	238	Jo Evans
24	Michelle Burns	239	Clive Evans
25	Lisa Greenwood	240	Bruna Evans
26	Libby Bobeff	241	Kathryn Culmsee
27	Judy Holden	242	Peter McPhee
28	Jane Miller	243	Anthony and Susan Browne

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Submitter	No.	Submitter
29	Steve Dower	244	Rebecca Love
30	Phillip Burnham	245	Wendy Pollard
31	Lee Ewing	246	charlotte Allen
32	Annabel Pollard	247	Stephen Campbell
33	Garry Morris	248	Jennifer Freshwater
34	Rosalba Fogliani	249	David Jardine
35	Meg Montague	250	Trudy Jones
36	Geoffrey Smith	251	Barbo Roberts
37	Helen Barnes	252	Simon Evans
38	Kris Courtney	253	Anastasia Morritt
39	William Robb	254	Isabelle Glinka
40	Katherine Lee	255	Peter Stahle
41	Kaye Elias	256	Heather Barton
42	Deidre Williamson	257	Jennifer McKeagney
43	Lee Glezos	258	Jane Begg
44	Glynn Elias	259	Vincenzo Gaglioti
45	Andrew Wolf	260	Luisa Macmillan (MCMC)
46	Rena Pritchard	261	Margaret Power
47	Claudia Hull	262	Wendy Suiter
48	Susan Mahar	263	Lina Kamboukos
49	Marcia Lewis	264	Tony Kamboukos
50	Lucy Wirtz	265	Pam and Andrew Saunders
51	Tegan McCarthy	266	Stephen McCulloch
52	Sandra Jeffries	267	Giselle Darling
53	Kym Prentice	268	Miranda Sharp
54	Anthony Moore	269	Steve Earl
55	Matthew Edge	270	Roz Zalewski
56	Rebecca Lloyd	271	Helen Cherry
57	Maria Liberogiannis	272	Max Cherry
58	Leticia Nieuwenhuizen	273	Sue Bradshaw
59	Fred Pugsley	274	Pierre Prentice
60	Christobel Botten	275	Rod Quantock
61	Bryony Callander	276	Matt Pearce

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Submitter	No.	Submitter
62	Marion Marshall	277	Ian Aw
63	Andrew Suddick	278	Richard Duncan
64	Kerry Brennan	279	Carol Pelham
65	Guat Kin Chew	280	Randall Bradshaw
66	Hamish Clark	281	Michael and Hilary Neill
67	Rodney Pemberton	282	Jennifer Spinks
68	Timothy Mahar	283	Pamela McLure
69	Barbara Robb	284	Lexie and Brian Hesketh
70	Julie Phillips	285	Sivy and Anthony Orr
71	Mikela Dalrymple	286	John Telfer
72	Dena Kahan	287	Rodney Ellis
73	Simon Ryan	288	Hilary Heslop
74	Margaret Goding	289	Ande Bunbury (YCAN)
75	Lucie Gill	290	Anthony Lehmann
76	Carolyn Rolls	291	Molly Hunter
77	Kate Hutchison	292	Virginia Noonan
78	Zoe O'Mahoney & Isobel Monsbourgh (Port Phillip Council)	293	Justin Francis
79	Susan Peirce	294	Mark Davis
80	Rod Harris	295	David Collins
81	Daniel Ingvarson	296	Linda Young
82	Margaret Harrison	297	Mitchell Shaw
83	Sarah Mathers	298	Stewart Morritt
84	Brian Dixon	299	Maura McCabe
85	Heather Dalton	300	Tony Kruger
86	John Potts	301	Martin Brennan
87	Christine Wirtz	302	Fitzroy Residents' Association
88	Kirsty Richards	303	John Sinclair
89	Tim Gatehouse	304	Georgie Withers
90	Margaret Cross	305	Catherine Barker
91	Michael Bullen	306	Anne Mullins
92	David James	307	Lynne Leveson
93	Angela Zivkovic	308	Carol Harvey

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Submitter	No.	Submitter
94	Barbara Hall	309	Wendy Robison
95	David Authier	310	Helen Mildred
96	Nicole Smith	311	Anne Coveny
97	Madelyn Cotton-Kinch	312	Collingwood Historical Society
98	Silvia Grande	313	Nola Read
99	Llewella Bates	314	Nicole Symington
100	John Inglis	315	Robin Room
101	Dechen Khadro	316	Jeni Lockhart
102	Rebecca Fergus	317	Sarah James
103	Marianne Van Leeuwen	318	Eric Meadows
104	Shannon Curley	319	Juliana Hooper
105	Simon Cox	320	Belinda Quantock
106	Susan Standing	321	Raymond Endean
107	Grant Filipoff	322	Nicole Diamond
108	Caroline Rebaque	323	Margaret Portelli
109	Neil Staton	324	Riseheath Pty Ltd.
110	Michelle Edwards	325	Alison Dewan
111	James Weda	326	Emily D'Cruz
112	Elizabeth Graham	327	Margot Kiddle
113	Paul Thompson	328	Jennifer Dane
114	Esperanza Torres	329	Ernesto Arriagada
115	Bridget Carbines	330	Kristen Muir
116	Gavan Blau	331	Andrew Nicholls & Sharryn Carey-Nicholls
117	Mark Chell	332	Julian Gardner
118	Catherine Gaal	333	Ian Hall
119	Bruce Hartnett	334	Felicity Watson (National Trust of Australia)
120	Greg Rodwell	335	Robert Follis
121	Christopher hope	336	Sally Tonkin
122	Fran Wilson	337	Philomena Murray
123	Geoff Lacey	338	Annette Tepper
124	Angie Atkins	339	Peter Brace (Yarra Primary School)

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Submitter	No.	Submitter
125	Ciarán Geoghegan	340	Jana Stewart
126	Brendan Mitchell	341	Jane Polesel
127	Terry Walsh	342	Joseph Piedimonte (Piedimonte Developments)
128	Andrea Harris	343	Patricia and Don Edgar
129	Mark Soffer	344	Tracey Bradley
130	Clare Morton	345	Chloe Hopper
131	David Robson	346	Diana Willshire
132	Rosemary Adams	347	Sophie Smith
133	Juliet Francis	348	Jenny Rizzo (Gore Street Group)
134	Catherine Lambiris	349	Greg Spark
135	Anna Wolf	350	David Young
136	Catherine Whitty	351	Candice Charles
137	Ranko Cosic	352	Anne Holmes
138	Ben Mior	353	Janet Jukes
139	Dominic Zampogna	354	Lily Baxter
140	Timothy Kiddle	355	Sally Heath
141	Hamish Ewing	356	Coco Landini
142	Penny Gray	357	Susan Hunt
143	Enrico Cementon	358	Roslyn & Owen Beaton
144	Prue Gillies	359	John Lee
145	Trevor Bolt	360	Heather Stock
146	Sarrah Coffey	361	Lou Scally
147	Adam Promnitz	362	Andrew Atchison
148	Leigh Burchat	363	Patsy Yaksender
149	Nadia Cavallin	364	Fiona Bell
150	Madeleine Yewers	365	Matthew Potter
151	Debra Thorpe & Lindsay Round	366	Branwell Travers
152	Belinda Nemec	367	Diana Courtney
153	Tracey Rankin	368	Anna Thomas
154	Cheryl Apperley	369	Judy Pile
155	Maggie McCormick	370	John Baxter
156	Mark Storey	371	Rob Sweetten

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Submitter	No.	Submitter
157	Keith McHugh	372	Glen McCallum (Protect Fitzroy North Inc.)
158	Keiko Murakami	373	Margaret Barca
159	Shira Nahari	374	Jennifer King
160	Janet Hall	375	Trish Jelbart
161	Alan Heard	376	Helen Cochrane
162	Christopher Boutsinis	377	Anne Horrigan-Dixon
163	Mary E Kenneally OAM	378	Ian Hammet
164	Gerald Douglas	379	Ian Wight (Royal Historical Society of Victoria)
165	Darcy Lechte (GoGet Carshare)	380	Brad Marsh
166	Peter Lowings	381	Theresa Saldanha
167	Cara Pilkington	382	James Borg
168	Gayle Lofhlem	383	Sundhya Pahuja
169	Mark Robertson	384	Ida and Rainer Schmid
170	Judy Robertson	385	A Donaldson
171	Margaret O'Brien and Greg Spark	386	Leonie Katekar
172	Susan Zeitz	387	Mitchell Shaw
173	Chinchote Luengamonphaisan	388	Terry Keon
174	Robbie McKenzie (Ratio)	389	Daniel Springer
175	Diana Carroll	390	Andrew Hansen
176	Louise Hain	391	Pete Markey
177	Michael Phillipson	392	Timothy Neilson
178	Linda Woo	393	Jenny Cassidy
179	Jane Hanna (Stonnington Council)	394	James Yewers
180	Suzanne Lewis	395	David Balding
181	John Pilkington	396	The 3068 Group Inc
182	Carmel Moorhead	397	Gemma Denton
183	Louise Grant	398	Matthew Armstrong
184	Simon Chambers	399	Bruce Lavender
185	Penny Rattray	400	Miranda Hill
186	Luna Vieira	401	Chris Gerach
187	Monica Woolmer	402	Judith Macdonald
188	Aude Sowerwine-Mareschal	403	Louise Elliot and Greg Hocking



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Submitter	No.	Submitter
189	Elizabeth Lightfoot	404	Lucy Feagins
190	Mary Atchison	405	Carol Jasen
191	Tim Dewan	406	David Brant
192	Jane Cameron	407	Aydin Keyvanloo
193	Jo-Anne Hook	408	Dave Ponsford
194	Graeme Prior	409	Joe Grech (Human Habitats)
195	Lyn Harper	410	Alison Angleton
196	Margaret Goding (Save Queen Parade)	411	Michael Phillipson
197	Heather Wallace	412	James Rankin (Salta Properties)
198	Stuart Stapely	413	Chris Friday
199	Kathryn James	414	Annette Helsing
200	Ann Taket	415	Kerry Merriman
201	Cath Mackenzie	416	James Burton (Human Habitats)
202	Andrew Bullen	417	Henry Quinn
203	Catherine Heng	418	Clare Field (Tract)
204	Susan Marino	419	Anne Barrie
205	Gabrielle Pound	420	UEM Sunrise (Collingwood Development) Pty Ltd
206	Billie Giles-Corti	421	Michael Roof
207	Andrew Kerr	422	Brigid Potter
208	Sally Romanes	423	Hannah Potter
209	Emma Davies	424	Vu Nguyen
210	Robert Owen & Suzanne Hampel	425	Richard Boaden & Marina Paleologoudias
211	David Schnall	426	Tina Haynes
212	Catherine Dunlop	427	Domenica Isgro
213	Sarah Darmody	428	Frank Harte
214	Miriam Patterson	429	David Hickey (SJB)
215	Matthew Walker		

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

## Appendix B Parties to the Hearing

Submitter	Represented by
Yarra City Council	Susan Brennan SC and Jane Sharp of Counsel, instructed by Briana Eastaugh of Maddocks, who called the following expert evidence: <ul style="list-style-type: none"> <li>- Jim Gard'ner from GJM Heritage on heritage</li> <li>- Sarah Ancell from Echelon Planning on planning</li> <li>- Leanne Hodyl from Hodyl &amp; Co on landmarks and views</li> <li>- Jim Antonopoulos from SLR on noise and acoustic considerations</li> <li>- Julian Szafraniec from SGS Economics on Economics and capacity.</li> </ul>
Yarra Planning Coalition (YPC)	David Young, who called the following expert evidence: <ul style="list-style-type: none"> <li>- Elizabeth Vines OAM on sustainability, heritage, city planning</li> <li>- Nigel Lewis on heritage</li> <li>- Jim Holdsworth on architecture and urban design</li> </ul>
Riseheath Pty Ltd	Marita Foley SC instructed by Norton Rose Fulbright
UEM Sunrise (Collingwood Development) Pty Ltd	Nicholas Tweedie SC and Jordan Wright, instructed by Sarah Thomas of SJB Planning Pty Ltd, calling the following expert evidence: <ul style="list-style-type: none"> <li>- Stuart McGurn from Urbis on Strategic Planning</li> </ul>
288 Johnston St Abbotsford Pty Ltd	Dominic Scally of Best Hooper Lawyers
James Richardson Corporation Pty Ltd	James Burton of Human Habitats
SMA Projects	David Hickey of SJB Planning Pty Ltd
Argo Group	Joe Grech of Human Habitats
Council Alliance for a Sustainable Built Environment (CASBE)	Natasha Palich
Alphington Fairfield Appropriate Development Association (YPC)	Todd Perry
Collingwood Historical Society (YPC)	Janet Taylor
Friends of Royal Exhibition Building and Carlton Gardens (YPC)	Margaret O'Brien
Merri Creek Management Committee	Luisa Macmillan
Michael Phillipson	
Protect Fitzroy North (YPC)	Glen McCallum
Royal Historical Society of Victoria	Ian Wight

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

South Smith Street Action Group (previously Jenny Rizzo, Gore Street Group) (YPC)	Gregory Johnson and Charmaine Dennis
Streets Alive Yarra	Jeremy Lawrence
The 3068 Group (YPC)	Chris Goodman
Yarra Climate Action Now	Ande Bunbury
Anne Coveny	
Anne Horrigan-Dixon (Queens Parade Heritage, Planning & Traders Group) (YPC)	
Anthony Lehmann	
Billie Giles-Corti	
Candice Charles (Protect Clifton Hill) (YPC)	
Carol Jasen	
Carol Pelham-Thorman	
David Balding	
Giselle Darling	
Lucy Feagins	
Mitchell Shaw	
Peter Stahle	
Sally Vivian	
Stephen McCulloch	
Susan Hunt	
Terence Nott (YPC)	
Theresa Saldanha (Yarra Resident's Collective) (YPC)	

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

## Appendix C Document list

No.	Date	Description	Presented by
1	12 Aug 21	Letter – from Panel regarding Directions Hearing	PPV
2	18 Aug 21	Letter – from Panel regarding Draft Directions	“
3	24 Aug 21	Email - from Planning Panels Victoria (PPV) to Submitters - Reminder of request to be heard deadline	“
4	25 Aug 21	Letter - from Protect Fitzroy North to PPV - Questions on Yarra C269 Panel Process	Protect Fitzroy North (PFN)
5	25 Aug 21	Letter - from Council to Panel – Proposed changes to draft Panel Directions	Council
6	25 Aug 21	Proposed changes to draft Panel Directions (Track Changes)	“
7	30 Aug 21	Email - from Bridgeworth Management Pty Ltd to Panel – Confirmation no longer wants to be heard	Bridgeworth Management Pty Ltd
8	1 Sep 21	Email - from Thomas Tyrrell to Panel - Confirmation no longer wants to be heard	Mr Tyrrell
9	2 Sep 21	Panel Directions and Hearing Timetable (version 1)	PPV
10	8 Sep 21	Letter - from Yarra Planning Coalition to Panel - Confirmation of expert witnesses and coalition of parties (Direction 3 and 4)	Mr Young for Yarra Planning Coalition (YPC)
11	8 Sep 21	Email - from UEM Sunrise (Collingwood Development) Pty Ltd (UEM) to Panel - Confirmation of Expert Witness (Direction 3)	UEM Sunrise
12	8 Sep 21	Email - from Royal Historical Society of Victoria to Panel - Response to coalition of parties (Direction 4)	Royal Historical Society of Victoria
13	8 Sep 21	Email - from Yarra Residents Collective to Panel - Response to coalition of parties (Direction 4)	Yarra Residents Collective
14	8 Sep 21	Email - from SMA Projects to Panel - Confirmation of Expert Witnesses (Direction 3)	SMA Projects
15	8 Sep 21	Letter - from Council to Panel - Responses to Directions 3 and 5, and error in Council Resolution	Council
16	8 Sep 21	01 - MPS - Clause 02.01 Context Panel Version (Track Changes)	“
17	8 Sep 21	01 - MPS - Clause 02.02 Vision Panel Version (Track Changes)	“
18	8 Sep 21	01 - MPS - Clause 02.03 Strategic directions Panel Version (Track Changes)	“
19	8 Sep 21	01 - MPS - Clause 02.04 Strategic Framework Plan Panel Version (Track Changes)	“

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Date	Description	Presented by
20	8 Sep 21	01 - MPS - Clause 02 MPS Panel Version (Track Changes)	"
21	8 Sep 21	02 - Local Policies - Clause 16.01-2L Location of residential development Panel Version (Track Changes)	"
22	8 Sep 21	02 - Local Policies - Clause 16.01-3L Housing diversity Panel Version (Track Changes)	"
23	8 Sep 21	02 - Local Policies - Clause 16.01-4L Housing affordability Panel Version (Track Changes)	"
24	8 Sep 21	02 - Local Policies - Clause 17.01-1L Employment Panel Version (Track Changes)	"
25	8 Sep 21	02 - Local Policies - Clause 17.02-1L Retail Panel Version (Track Changes)	"
26	8 Sep 21	02 - Local Policies - Clause 17.04-1L Tourism Panel Version (Track Changes)	"
27	8 Sep 21	02 - Local Policies - Clause 18.02-1L Sustainable transport Panel Version (Track Changes)	"
28	8 Sep 21	02 - Local Policies - Clause 18.02-3L Road system Panel Version (Track Changes)	"
29	8 Sep 21	02 - Local Policies - Clause 18.02-4L Car parking Panel Version (Track Changes)	"
30	8 Sep 21	02 - Local Policies - Clause 19.02-1L Health precincts Panel Version (Track Changes)	"
31	8 Sep 21	02 - Local Policies - Clause 19.02-2L Education precincts Panel Version (Track Changes)	"
32	8 Sep 21	02 - Local Policies - Clause 19.02-6L Open space Panel Version (Track Changes)	"
33	8 Sep 21	02 - Local Policies - Clause 19.02-6L POS contribution Panel Version (Track Changes)	"
34	8 Sep 21	02 - Local Policies - Clause 19.03-2L Development contributions Panel Version (Track Changes)	"
35	8 Sep 21	02 - Local Policies - Clause 19.03-3L WSUD Panel Version (Track Changes)	"
36	8 Sep 21	02 - Local Policies - Clause 19.03-5L Waste Panel Version (Track Changes)	"
37	8 Sep 21	02 - Local Policies - Clause 11.03-1L Activity centres Panel Version (Track Changes)	"
38	8 Sep 21	02 - Local Policies - Clause 11.03-6L Vic Street East Precinct Panel Version (Track Changes)	"
39	8 Sep 21	02 - Local Policies - Clause 12.01-1L Biodiversity Panel Version (Track Changes)	"

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Date	Description	Presented by
40	8 Sep 21	02 - Local Policies - Clause 12.03-1L River corridors Panel Version (Track Changes)	"
41	8 Sep 21	02 - Local Policies - Clause 13.03-1L Flood management Panel Version (Track Changes)	"
42	8 Sep 21	02 - Local Policies - Clause 13.07-1L Caretaker's houses Panel Version (Track Changes)	"
43	8 Sep 21	02 - Local Policies - Clause 13.07-1L Interfaces and amenity Panel Version (Track Changes)	"
44	8 Sep 21	02 - Local Policies - Clause 13.07-1L Licenced premises Panel Version (Track Changes)	"
45	8 Sep 21	02 - Local Policies - Clause 15.01-1L Signs – Heritage Panel Version (Track Changes)	"
46	8 Sep 21	02 - Local Policies - Clause 15.01-1L Signs Panel Version (Track Changes)	"
47	8 Sep 21	02 - Local Policies - Clause 15.01-1L Urban Design Panel Version (Track Changes)	"
48	8 Sep 21	02 - Local Policies - Clause 15.01-2L Building Design Panel Version (Track Changes)	"
49	8 Sep 21	02 - Local Policies - Clause 15.01-2L Landmarks Panel Version (Track Changes)	"
50	8 Sep 21	02 - Local Policies - Clause 15.02-1L ESD Panel Version (Track Changes)	"
51	8 Sep 21	02 - Local Policies - Clause 15.03-1L Heritage Panel Version (Track Changes)	"
52	8 Sep 21	02 - Local Policies - Clause 15.03-1L WHEA Panel Version (Track Changes)	"
53	8 Sep 21	03 - Particular Provisions - Clause 52.28 Gaming Panel Version (Track Changes)	"
54	8 Sep 21	04 - Operational Provisions - Schedule to Clause 72.08 Background Documents Panel Version (Track Changes)	"
55	8 Sep 21	04 - Operational Provisions - Schedule to Clause 74.01 Application of Zones, Overlays & Provisions Panel Version (Track Changes)	"
56	8 Sep 21	04 - Operational Provisions - Schedule to Clause 72.04 Documents incorporated in this Scheme Panel Version (Track Changes)	"
57	8 Sep 21	05 - Supporting Documents - Local Policies in PPF (Diagram) Panel Version	"
58	8 Sep 21	05 - Supporting Documents - Review of Yarra Landmarks Policy Ethos Urban March 2018	"

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Date	Description	Presented by
59	8 Sep 21	06 - Background Documents - Activity Centres Roles and Boundaries Panel Version	"
60	8 Sep 21	06 - Background Documents - CoY Climate Emergency Plan Preferred PDF Panel Version	"
61	8 Sep 21	06 - Background Documents - CoY Social Affordable Housing Strategy Panel Version	"
62	8 Sep 21	06 - Background Documents - Landmarks and Views Assessment Oct 2019 Panel Version	"
63	8 Sep 21	06 - Background Documents - Nature Strategy 2020-2024 Panel Version	"
64	8 Sep 21	06 - Background Documents - Noise and Vibration Considerations Oct 2019 Panel Version	"
65	8 Sep 21	06 - Background Documents - Residential Heritage Policy Review Oct 2019 Panel Version	"
66	8 Sep 21	06 - Background Documents - Yarra Housing Strategy, City of Yarra (2018) Panel Version	"
67	8 Sep 21	06 - Background Documents - Yarra Industrial Heritage Policy 15 Oct 2019 Panel Version	"
68	8 Sep 21	06 - Background Documents - Yarra Spatial Economic and Employment Strategy 2018 Panel Version	"
69	8 Sep 21	07 - Incorporated Documents - Database of Heritage Significant Areas - Relevant Pages Panel Version	"
70	8 Sep 21	07 - Incorporated Documents - Guidelines - Managing Noise Impacts in Urban Developments Panel Version	"
71	9 Sep 21	Email - from Riseheath Pty Ltd to Panel - Late confirmation of Expert Witness (Direction 3)	Riseheath Pty Ltd
72	10 Sep 21	Letter - from Council to Panel - Site visit Itinerary and map (Direction 6)	Council
73	10 Sep 21	Site Visit Itinerary Table	"
74	10 Sep 21	Site Visit Map	"
75	10 Sep 21	Letter -from Council to Panel - Maddocks Digital	"
76	16 Sep 21	Panel Hearing Timetable (version 2)	PPV
77	16 Sep 21	Letter - from Council to Panel - Explanation of 8 September 2021 Amendment Documentation	Council
78	17 Sep 21	Yarra Planning Coalition - Additional site visit suggestions (Direction 7)	YPC
79	17 Sep 21	Email - from UEM to Panel - Additional site visit suggestions and notification of Counsel (Direction 7)	UEM Sunrise



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Date	Description	Presented by
80	17 Sep 21	Email - from SMA Projects to Panel - Additional site visit suggestions (Direction 7)	SMA Projects
81	20 Sep 21	Email - from Council to Panel - Request to circulate late expert evidence	Council
82	20 Sep 21	Email - from PPV to Parties - Panel response to Council's request to circulate late expert evidence	PPV
83	20 Sep 21	Letter - from Council to Panel - Council Part A Submission and Evidence - 20 September 2021 (Direction 10 and 12)	Council
84	20 Sep 21	Council Part A Submission	"
85	20 Sep 21	Expert Witness Statement - Sarah Ancell - Planning	"
86	20 Sep 21	Expert Witness Statement - Jim Gard'ner - Heritage	"
87	20 Sep 21	Expert Witness Statement - Leanne Hodyl - Landmarks	"
88	20 Sep 21	Expert Witness Statement - Jim Antonopoulos - Noise	"
89	20 Sep 21	Expert Witness Statement - Julian Szafraniec - Capacity and Economics	"
90	23 Sep 21	Panel Hearing Timetable (version 3)	PPV
91	27 Sep 21	Expert Witness Statement - Stuart McGurn - Strategic Planning	UEM Sunrise
92	27 Sep 21	Expert Witness Statement - Elizabeth Vines – Sustainability, Liveability and Heritage	YPC
93	27 Sep 21	Expert Witness Statement - Nigel Lewis - Heritage	"
94	27 Sep 21	Expert Witness Statement - Jim Holdsworth - Architecture and Urban Design	"
95	27 Sep 21	Letter - from Riseheath Pty Ltd to Panel – regarding expert evidence and length of Hearing presentation	Riseheath Pty Ltd
96	27 Sep 21	Email - from National Trust of Australia (Victoria) to Panel - Regarding presentation at Hearing	National Trust of Australia (Victoria)
97	28 Sep 21	Email - from SMA Projects to Panel – regarding further written submission	SMA Projects
98	30 Sep 21	SMA Projects - Written Hearing Submission (Direction 28)	"
99	1 Oct 21	Letter - from Council to Panel - Expert Evidence in reply (Direction 14)	Council
100	1 Oct 21	Expert Evidence in Reply - Sarah Ancell - Planning	"
101	1 Oct 21	Expert Evidence in Reply – Jim Gard'ner - Heritage	"
102	1 Oct 21	Email - from the Yarra Planning Coalition to Panel - Regarding cross-examination at Hearing	YPC

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Date	Description	Presented by
103	1 Oct 21	Email - from Panel to Parties - Response to Yarra Planning Coalition regarding cross-examination	PPV
104	4 Oct 21	Letter - From Council to Panel - Council's Part B Submission (Direction 19)	Council
105	4 Oct 21	Council Part B Submission	"
106	4 Oct 21	Panel Hearing Timetable (version 4)	PPV
107	5 Oct 21	Site Visit Itinerary Table - updated	Council
108	5 Oct 21	Site Visit Map - updated	"
109	5 Oct 21	Council Part B Submission Index	"
110	5 Oct 21	Email - from Council Alliance for a Sustainable Built Environment (CASBE) to Panel – late request to be heard	CASBE
111	6 Oct 21	Revised definition of 'Individually Significant' presented by Mr Gard'ner in his presentation	Council
112	6 Oct 21	Ms Ancell's PowerPoint (slide) presentation	"
113	7 Oct 21	Revised text for Strategy regarding 'Demolition' presented by Mr Gard'ner in response to question from Panel	"
114	7 Oct 21	Yarra Planning Scheme proposed Design and Development Overlay Schedule 29 - Brunswick Street Shops	"
115	7 Oct 21	Statement of Significance for 370-374 Queens Parade	"
116	8 Oct 21	Leanne Hodyl's Hearing presentation slides	"
117	8 Oct 21	Panel Hearing Timetable (version 5)	PPV
118	11 Oct 21	Series of Tables - 'Comparison for different types of noise between existing scheme provisions and proposed clause 13.07-1L and Guidelines'	Council
119	11 Oct 21	Proposed Landmarks policy guideline (example of St Lukes Church) presented by Ms Hodyl during evidence	"
120	11 Oct 21	Further Directions for Council	PPV
121	11 Oct 21	Panel Hearing Timetable (version 6)	"
122	12 Oct 21	Panel Report for Moonee Valley C193 (PSA) [2019] PPV44	Council
123	14 Oct 21	Email - from Council to Panel – Request to circulate late supplementary submission	"
124	14 Oct 21	Email - from PPV to Parties – Panel response to Council request to circulate late supplementary submission	PPV
125	14 Oct 21	Supplementary Part B Submission	Council
126	15 Oct 21	Email - from Yarra Primary School to Panel – Withdrawal from Hearing	Yarra Primary School

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Date	Description	Presented by
127	15 Oct 21	Hearing Submission – Royal Historical Society of Victoria	Royal Historical Society
128	15 Oct 21	Appendix to Royal Historical Society of Victoria Submission – Interim Report on the History of the Australian Knitting Mills Site, October 2021	“
129	15 Oct 21	Hearing Submission – Friends of Royal Exhibition Buildings and Carlton Gardens (FREBCG)	FREBCG
130	15 Oct 21	Images associated with Document 129	“
131	15 Oct 21	Hearing Submission – Mr Phillipson	Mr Phillipson
132	15 Oct 21	Hearing Submission – Streets Alive Yarra	Streets Alive Yarra
133	15 Oct 21	Hearing Submission – Council Alliance for a Sustainable Built Environment (CASBE)	CASBE
134	15 Oct 21	Hearing Submission – Yarra Climate Action Now (YCAN)	YCAN
135	18 Oct 21	Hearing Submission – Merri Creek Management Committee (MCMC)	MCMC
136	18 Oct 21	Plans – Johnson Street Activity Centre (x1 page)	Council
137	18 Oct 21	Plans – Queens Parade Activity Centre (x1 page)	“
138	18 Oct 21	Plans – Lygon Street, Nicholson Street, Rathdowne Street north Activity Centres (x1 page)	“
139	18 Oct 21	Plans – Heidelberg Road, Alphington Activity Centre (x1 page)	“
140	18 Oct 21	Policy Guidance Note – Affordable Housing Outcomes at Significant Developments, 12 November 2019	“
141	18 Oct 21	Cremorne Place Implementation Plan, December 2020	“
142	18 Oct 21	Web page link – City of Yarra ESD, Zero Carbon Developments	“
143	18 Oct 21	Web page link – City of Yarra ESD, Example of Zero Carbon Development – The Rochester, Fitzroy	“
144	18 Oct 21	Web page link – City of Yarra ESD, Example of Zero Carbon Development – Ford Street, Clifton Hill	“
145	18 Oct 21	Plan – Extract from Queens Parade Built Form Review, Hansen, February 2017	“
146	18 Oct 21	Email from Ms Darling (Submitter 267) to Panel – Request to make a further submission to the Panel	Ms Darling
147	19 Oct 21	Ms Vines’ PowerPoint (slide) presentation	YPC
148	20 Oct 21	Emails – Mr Chenhall and Ms Horrigan-Dixon to Panel regarding changes to presenters and timetable	Mr Chenhall and Ms Horrigan-Dixon
149	20 Oct 21	Table – Summary of DDO23, DDO29-DDO40 and status	Council

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Date	Description	Presented by
150	20 Oct 21	Map – Showing Activity Centres, DDO23 and DDO29-DDO40 referred to in Document 149	“
151	20 Oct 21	Statement regarding September 2021 and October 2021 versions of the Noise and Vibration Considerations Discussion Report (SLR)	“
152	20 Oct 21	Noise and Vibration Considerations Discussion Report, SLR, September 2021 with Tracked Changes	Council
153	20 Oct 21	Submission – Protect Fitzroy North Inc	PFN
154	21 Oct 21	Submission, Part 1 – Yarra Planning Coalition	YPC
155	21 Oct 21	Submission – The 3068 Group	The 3068 Group
156	21 Oct 21	Photos – Canning Street, shown to Mr Lewis by Ms Brennan	Council
157	21 Oct 21	VCAT Decision – Lyndon Hsu Pty Ltd v Yarra City Council (Correction) [2014] VCAT 524	“
158	21 Oct 21	Article – ‘Towards a New, Human-scale Affordable Housing Policy, Lynne Ellsworth, Humanscale, NYC, September 2019	“
159	21 Oct 21	Clause 16.01-1R (Housing supply – Metropolitan Melbourne)	“
160	21 Oct 21	Clause 11.03 -15 (Activity centres)	“
161	21 Oct 21	Submission – Collingwood Historical Society Inc (CHS)	CHS
162	21 Oct 21	Photo – 396 Canning Street, North Carlton – referred to by Mr Lewis	YPC
163	21 Oct 21	Yarra Amendment C191 - Clause 21.12 (Local Areas) as adopted by Council regarding Swan Street Activity Centre	Council
164	21 Oct 21	Submission – South Smith Street Action Group (SSSAG) – Part 1	SSSAG
165	21 Oct 21	Submission – South Smith Street Action Group (SSSAG) – Part 2	“
166	21 Oct 21	Submission – Ms Saldanha	Ms Saldanha
167	21 Oct 21	Submission – Alphington Fairfield Appropriate Development Association (AFADA)	AFADA
168	21 Oct 21	Panel Hearing timetable (Version 7)	PPV
169	22 Oct 21	Email – from Ms Romanes advising that she does not wish to be heard by the Panel	Ms Romanes
170	22 Oct 21	Email – from Mr Francis advising that he does not wish to be heard by the Panel	Mr Francis
171	22 Oct 21	Hearing Submission	James Richardson Corporation Pty Ltd

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Date	Description	Presented by
172	"	PowerPoint presentation	"
173	22 Oct 21	Hearing Submission – Ms Darling	Ms Darling
174	22 Oct 21	Email – from Mr Young advising that Ms Charles will not be presenting to the Panel	Mr Young
175	22 Oct 21	Panel Report – Yarra Amendment C231, Queens Parade Built Form Review, put to Mr Holdsworth by Ms Brennan SC during cross-examination	Council
176	22 Oct 21	Yarra DDO26 (Swan Street Activity Centre, Precinct 2) – As adopted by Council as part of Amendment C191, put to Mr Holdsworth by Ms Brennan SC during cross-examination	"
177	22 Oct 21	VCAT Decision – Sweetnam v Yarra City Council [2015] VCAT 1000, put to Mr Holdsworth by Ms Brennan SC during cross-examination	"
178	22 Oct 21	Yarra Planning Scheme – Heritage Overlay Map Number 2HO (St Georges Road and Queens Parade), put to Mr Holdsworth by Ms Brennan SC during cross-examination	"
179	22 Oct 21	Yarra Planning Scheme – Heritage Overlay Map Number 5HO (East of REB), put to Mr Holdsworth by Ms Brennan SC during cross-examination	"
180	22 Oct 21	Yarra Planning Scheme – Proposed DDO31 (Gertrude Street Shops) as part of Amendment C270, put to Mr Holdsworth by Ms Brennan SC during cross-examination	"
181	22 Oct 21	Moreland Planning Scheme - Clause 15.03-1L (Heritage in Moreland), put to Mr Lewis by Ms Sharp during cross-examination	"
182	22 Oct 21	Slides – Presented by Ms Taylor during submission on behalf of Collingwood Historical Society	CHS
183	22 Oct 21	Email – From Panel to parties responding to request from Riseheath Pty Ltd regarding late filing of submission	PPV
184	22 Oct 21	Updated PowerPoint presentation by Ms Saldanha (update to Document 166)	Ms Saldanha
185	22 Oct 21	PowerPoint file – Photos of heritage properties in Wall Street and Malleson Street	"
186	22 Oct 21	Report – Analysing Melbourne’s Enterprise Precincts, SGS for DELWP, February 2018	"
187	22 Oct 21	Article – The Age – ‘Some gargantuan number’: Councils count the cost of open space shortfall, 22 March 2021	"
188	22 Oct 21	2019 Domain Liveability Study, Tract and Deloitte Access Economics	"
189	25 Oct 21	Hearing Submission	Riseheath Pty Ltd

Page 217 of 253

**Attachment 1 - Attachment 1 - C269yara - Panel Report**

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Date	Description	Presented by
190	25 Oct 21	Hearing submission	Mr Nott
191	25 Oct 21	Hearing Submission, Part 2 – Yarra Planning Coalition	YPC
192	25 Oct 21	Slide presentation	Ms Feagins
193	25 Oct 21	Hearing submission	Ms Jasen
194	25 Oct 21	Supplementary submission to Document 129 – Summary of recommendations	FREBCG
195	26 Oct 21	Hearing submission	Ms Hunt
196	26 Oct 21	Hearing submission	Mr McCulloch
197	26 Oct 21	Hearing submission	Mr Shaw
198	26 Oct 21	Slide presentation	“
199	26 Oct 21	Hearing submission	Ms Pelham-Thorman
200	26 Oct 21	Hearing submission	Mr Balding
201	26 Oct 21	Hearing submission	Mr Stahle
202	26 Oct 21	Hearing submission	Ms Vivian
203	26 Oct 21	Video presentation	Mr Lehmann
204	26 Oct 21	Photographs – Brunswick Street and laneways	“
205	26 Oct 21	Submission addendum	Mr Nott
206	26 Oct 21	Hearing submission	Ms Coveny
207	27 Oct 21	Hearing Submission – Queens Parade Heritage, Planning and Traders Group (QPHPTG)	Ms Horrigan-Dixon
208	27 Oct 21	Video presentation (number 2)	Mr Lehmann
209	27 Oct 21	Council submission - Part C track change clauses	Council
210	27 Oct 21	Hearing submission	Argo Group (Aus) Pty Ltd
211	27 Oct 21	Revised summary table – Summary of DDO23, DDO29- DDO40 and status (update of Document 149)	Council
212	“	High Change Area Analysis – as referred to in Council Part B supplementary submission, paragraph 173(b)	“
213	27 Oct 21	Hearing submission	288 Johnson Street Abbotsford Pty Ltd
214	“	Urban Design Advice – 288-298 Johnson Street Abbotsford, Robert McGauran, MGS, October 2021	“
215	“	Yarra Planning Scheme – Schedule 1 to Clause 45.06 Development Contributions Overlay	“
216	“	Evidence statement of Ms Ancell – marked up	“



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Date	Description	Presented by
217	"	Yarra Planning Scheme – Exhibited DDO15 (Johnson Street Activity Centre)	"
218	"	VCAT Decision – Gurner 26-56 Queens Parade Pty Ltd v Yarra CC [2021] VCAT 376	"
219	"	Johnson Street Activity Centre Plan	"
220	"	Knox CC v Tulcan Pty Ltd [2004] VicPRp 105; (2004) 18 VPR 229 (30 September 2004)	"
221	"	Council Supplementary Part B submission – marked up	"
222	"	Panel Report – Yarra C220 (2019) PPV (Johnson Street Built Form Controls)	"
223	27 Oct 21	Hearing submission	UEM Sunrise
224	28 Oct 21	Revised Hearing submission (update to Document 155)	The 3068 Group
225	28 Oct 21	Management policy in relation to Laneways, Passageways and Rights of Way in Yarra, Yarra City Council, 17 December 2019	YPC
226	"	Activating Laneways Strategy, City of Port Phillip, July 2011	"
227	28 Oct 21	Hearing submission slides	Ms Giles-Corti
228	28 Oct 21	Hearing presentation slides	Ms Vivian
229	28 Oct 21	Response to Council Part C drafting (Document 209)	Ms Vivian
230	28 Oct 21	Response to Council Part C drafting (Document 209)	Mr McCallum
231	28 Oct 21	Response to Council Part C drafting (Document 209)	Ms Coveny
231	28 Oct 21	Response to Council Part C drafting (Document 209)	Mr Nott
233	28 Oct 21	Revised Hearing submission (update to Document 167)	AFADA
234	28 Oct 21	Response to Council Part C drafting (Document 209)	Ms Saldanha
235	28 Oct 21	Response to Council Part C drafting (Document 209)	CHS
236	28 Oct 21	Response to Council Part C drafting (Document 209)	Ms Horrigan-Dixon
237	28 Oct 21	Response to Council Part C drafting (Document 209)	The 3068 Group
238	28 Oct 21	Response to Council Part C drafting (Document 209)	FREBCG
239	28 Oct 21	Response to Council Part C drafting (Document 209)	YPC
240	28 Oct 21	Yarra Planning Scheme Amendment C285yara Explanatory Report	UEM Sunrise
241	"	Extract from Yarra Planning Scheme maps showing the area and dimensions of three highlighted land parcels in Johnson Street, Collingwood	"
242	"	VCAT Decision - Foundry Company Pty Ltd v Yarra CC [2021] VCAT 4	"



## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

No.	Date	Description	Presented by
243	29 Oct 21	Council Part C submission	Council
244	29 Oct 21	Email – from PPV to parties advising of adjournment of final day of the Hearing due to overnight storms impacting internet and power supplies	PPV
245	29 Oct 21	Hearing timetable (Version 8, 29 October 2021)	“
246	29 Oct 21	Email from Panel to all parties regarding correspondence received from Collingwood Historical Society	“
247	29 Oct 21	Copy of correspondence from CHS referred to in Document 246	CHS
248	29 Oct 21	Email from Panel to all parties regarding correspondence received from Ms Jasen	PPV
249	29 Oct 21	Copy of correspondence from Ms Jasen referred to in Document 248	Ms Jasen
250	3 Nov 21	Guidelines – managing noise impacts in urban development, October 2021 – Part C version with tracked changes	Council
251	“	Letter – from Minister for Planning to Yarra City Council regarding Yarra Amendment C270 (Collingwood and Fitzroy interim built form controls), 12 October 2021	“
252	“	Statement regarding intended content of Policy Guideline for Clause 15.01-2L (Landmarks)	“
253	“	Updated Campbell Street (Collingwood) slide from Part C submission (PDF page 86), revised in response to Documents 246 and 247	“
254	“	Updated Malleson Street (Richmond) slide from Part C submission (PDF page 88), updated to include heritage gradings for eastern end of HO319	“
255	“	Revised page 58 (PDF version) of Council Part C submission, to correct error in reference to the height of the development at 25-45 Best Street, North Fitzroy	“

## Attachment 1 - Attachment 1 - C269yara - Panel Report

## Appendix D New policy or policy neutral translation

Planning Scheme Clause:	Change Status:
<b>Clause 02 Municipal Planning Strategy</b>	This is new policy content. <i>Note: This is a blank head clause.</i>
<b>Clause 02.01 Context</b>	This is new policy content.
<b>Clause 02.02 Vision</b>	This is new policy content.
<b>Clause 02.03 Strategic Directions</b>	This is new policy content.
<b>Clause 02.04 Strategic Framework Plan</b>	This is new policy content.
<b>Clause 11.03-1L Activity Centres</b>	This is a new local policy.
<b>Clause 11.03-6L Victoria Street East Precinct</b>	This is a policy neutral translation of the existing policy into the new format.
<b>Clause 12.01-1L Biodiversity</b>	This is an update of the existing policy with new content.
<b>Clause 12.03-1L Yarra River, Darebin and Merri Creek</b>	This is an update of the existing policy with new content.
<b>Clause 13.03-1L Flood Management</b>	This is a new local policy.
<b>Clause 13.7-1L Caretaker's House</b>	This is a policy neutral translation of the existing policy into the new format.
<b>Clause 13.07-1L Interfaces and Amenity</b>	This is an update of the existing policy with new content.
<b>Clause 13.07-1L Licences Premises</b>	This is a policy neutral translation of the existing policy into the new format.
<b>Clause 15.01-1L Signs-Heritage</b>	This is an update of the existing policy with new content. <i>Note: The new format of the scheme includes two separate sections on signs.</i>
<b>Clause 15.01-1L Signs</b>	This is an update of the existing policy with new content. <i>Note: The new format of the scheme includes two separate sections on signs.</i>

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Planning Scheme Clause:	Change Status:
<b>Clause 15.01-1L Urban Design</b>	This is an update of the existing policy with new content.
<b>Clause 15.01-2L Building Design</b>	This is an update of the existing policy with new content.
<b>Clause 15.01-2L Landmarks</b>	This is an update of the existing policy with new content.
<b>Clause 15.02-1L Environmentally Sustainable Development</b>	This is an update of the existing policy with new content.
<b>Clause 15.03-1L Heritage</b>	This is an update of the existing policy with new content.
<b>Clause 15.03-1L World Heritage Environs Area</b>	This is a policy neutral translation of the existing policy into the new format.
<b>Clause 16.01-2L Location of Residential Development</b>	This is a new local policy.
<b>Clause 16.01-3L Housing Diversity</b>	This is a new local policy.
<b>Clause 16.01-4L Housing Affordability</b>	This is a new local policy.
<b>Clause 17.01-1L Employment</b>	This is an update of the existing policy with new content.
<b>Clause 17.02-1L Retail</b>	This is an update of the existing policy with new content.
<b>Clause 17.04-1L Tourism</b>	This is an update of the existing policy with new content.
<b>Clause 18.02-1L Sustainable Transport</b>	This is an update of the existing policy with new content.
<b>Clause 18.02-3L Road Systems</b>	This is an update of the existing policy with new content.
<b>Clause 18.02-4L Car Parking</b>	This is an update of the existing policy with new content.
<b>Clause 19.02-1L Health Precincts</b>	This is an update of the existing policy with new content.
<b>Clause 19.02-2L Education Precincts</b>	This is an update of the existing policy with new content.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

Planning Scheme Clause:	Change Status:
<b>Clause 19.02-6L Open Space</b>	This is an update of the existing policy with new content.
<b>Clause 19.02-6L Public Open Space Contribution</b>	This is a policy neutral translation of the existing policy into the new format.
<b>Clause 19.03-2L Development Contributions</b>	This is a new local policy.
<b>Clause 19.03-3L Water Sensitive Urban Design</b>	This is generally a policy neutral translation of the existing policy into the new format with the exception of one change – the deletion of content in response to a condition of authorisation.
<b>Clause 19.03-5L Waste</b>	This is a new local policy.
<b>Clause 52.28 Gaming</b>	<p>This is generally a policy neutral translation of the existing policy into the new format, with the exception of a minor correction proposed in the 'Panel Version' of the Amendment documentation (correction of the name of the shopping complex).</p> <p><i>Note: The new format of the scheme moves this Clause to the Particular Provisions rather than the LPPF.</i></p>
<b>Schedule to Clause 72.04 Documents Incorporated in this Scheme</b>	This is an update of the existing operational provision with new content.
<b>Schedule to Clause 72.08 Background Documents</b>	This is an update of the existing operational provision with new content.
<b>Schedule to Clause 74.01 Application of Zones, Overlays and Provisions</b>	This is a new operational provision.

Source: Council's Part A Submission, Attachment A

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### Appendix E Panel preferred version of the planning provisions

[Tracked Added](#)

~~Tracked Deleted~~

---

Page 224 of 253

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### Clause 02.01 (Municipal Planning Statement – Context)

---

Page 225 of 253

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

**02 MUNICIPAL PLANNING STRATEGY**--/--  
Proposed C269yara**02.01 Context**--/--  
Proposed C269yara**02-01-1 Location**

Yarra stands on the traditional lands of the Wurundjeri people. Yarra acknowledges their creator spirit Bunjil, their ancestors and their Elders. Yarra acknowledges 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. Yarra comprises of approximately 20 square kilometres and is bound by the Cities of Melbourne to the 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.

**02.01-2 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 ~~higher~~ 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.

**02.01-3 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 ~~strengthened~~ strengthened so that they remain vibrant and liveable places, capable of serving growing local economies and new and changing communities.

**02.01-4 Natural environment**

Yarra is an ~~urbanised~~ 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.

**02.01-5 Climate change**

Increased population in the inner city can bring sustainability benefits through more efficient use of

Page 226 of 253



## Attachment 1 - Attachment 1 - C269yara - Panel Report

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.

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 to avoid the catastrophic impacts of global heating. 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~~ has reached zero net emissions from its operations and is seeking to achieve zero net emissions in our community by 2030. In doing so, Council will contribute to global climate change commitments - as well as national and state targets.

**02.01-6****Built environment and heritage**

Yarra ~~stands on the traditional lands of the Wurundjeri people.~~ It 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.

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.

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 high-rise apartment buildings set in landscaped grounds.

**02.01-7****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,

## Attachment 1 - Attachment 1 - C269yara - Panel Report

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.

**02.01-8****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

## Attachment 1 - Attachment 1 - C269yara - Panel Report

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:

- St. Vincent's public and private hospitals and Australian Catholic University, Fitzroy (health and education). Epworth Hospital, Richmond (health).

### 02.01-9

#### **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; [separated bike routes](#) 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.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### Clause 02.02 (Municipal Planning Statement – Vision)

---

Page 230 of 253

## Attachment 1 - Attachment 1 - C269yara - Panel Report

## 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 2036 Community Vision statement is:

Yarra is a vibrant, safe and inclusive environment. We celebrate and embrace our diversity and connection to each other and the land. Our community is empowered to work together and support one another with respect and trust.

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 River~~ waterway 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 be a city proud of its history and prepared for the future.*

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### Clause 02.03 (Municipal Planning Statement – Strategic Directions)

---

Page 232 of 253

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

**02.03 Strategic directions**---/---  
Proposed C269yara**02.03-1 Settlement****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.

[These activity centres generally contain highly valued streetscapes and commercial buildings included on the Heritage Overlay and must balance the requirements for growth with the retention of heritage significance.](#)

***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,

Page 233 of 253



## Attachment 1 - Attachment 1 - C269yara - Panel Report

that provide walkable access to daily and weekly shopping and service needs, and are well-served by different modes of transport.

#### 02.03-2 Environmental and landscape values

##### **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 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 [that enhance the natural environment](#).
- 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.

#### 02.03-3 Environmental risks and amenity

##### **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;
  - [Reduced greenhouse gas emissions](#);

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

- 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.

**02.03-4 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** Conserving and enhancing heritage **buildings** places 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;
- 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 post-contact**;
  - 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;
  - Historic commercial buildings including banks, hotels and post offices; and
  - Historic street and laneway fabric and infrastructure.
- **Protect;** 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** low-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 02.04-4), 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,

Page 235 of 253

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

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.

#### 02.03-5 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.
  - Encourage the supply of additional social housing and improvements to existing social housing.

#### 02.03-6 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

Page 236 of 253

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

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 - ~~Industrial and commercial areas~~ in the industrial and commercial land shown on the Strategic Framework Plan (Clause 02.04).
- 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 the potential conflict with existing surrounding employment uses (including existing retail, commercial, hospitality, 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.

#### 02.03-7

#### **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

Page 237 of 253

## Attachment 1 - Attachment 1 - C269yara - Panel Report

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.

#### **02.03-8 Infrastructure**

##### **Social and physical 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~~ [post-contact](#) 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.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### Clause 11.03-1L (Activity centres)

---

Page 239 of 253



## Attachment 1 - Attachment 1 - C269yara - Panel Report

**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 16.01-1L.

Support high quality mid-rise buildings in major and neighbourhood activity centres as identified in the relevant where specified in a Design and Development Overlay.

Support development that improves the built form character of activity centres, whilst conserving heritage buildings places, 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.

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 low-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.

Promote development that supports a low to mid rise character south of Johnston Street to Gertrude Street.



## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

~~Support taller built form~~ Promote development that supports a mid-rise character above a consistent street wall north of Leicester Street.

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

[Map to be reinserted]

#### *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, clocktower 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 1 - Attachment 1 - C269yara - Panel Report

### Bridge Road Major Activity Centre Plan

[Map to be reinserted]

#### *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.

### Swan Street Activity Centre Plan

[Map to be reinserted]

#### *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** [low-rise](#) street walls.

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.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

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.

---

Page 243 of 253

## Attachment 1 - Attachment 1 - C269yara - Panel Report

### Victoria Street Activity Centre Plan

[Map to be reinserted]

#### **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~~ low-rise form and the fine grain pattern of the highly intact heritage streetscape and the heritage buildings in the activity centre.

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

## Attachment 1 - Attachment 1 - C269yara - Panel Report

### Heidelberg Road Neighbourhood Activity Centre Plan

[Map to be reinserted]

#### *Johnston Street, Abbotsford / Collingwood (East of Smith Street)*

Promote the retail and community roles of the activity centre.

In Precincts 1 and 2, [as shown in the Johnston St Activity Centre Plan to this clause](#), 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 creativespaces 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 [be](#) sensitively located and subservient to the existing built form.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

### Johnston Street Activity Centre Plan

[Map to be reinserted]

#### *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 ~~rise~~ mid-rise development on the south side of Johnston Street that responds to the heritage forms and sensitive residential interface.

#### *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.

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.

Protect the historic significance of the precinct, which includes heritage shopfronts and verandahs.

Support low-rise development where it respects the heritage character of the activity centre.

#### *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.

### Nicholson Street, Rathdowne Street and St. Georges Road Neighbourhood Activity Centre Plans

[Map to be reinserted]

#### *Queens Parade, Clifton Hill and Fitzroy North*

Support development that recognises the importance of Queens Parade as a focus for the

## Attachment 1 - Attachment 1 - C269yara - Panel Report

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

[Map to be reinserted]

#### ~~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).
- Spensley Street, Clifton Hill.

Ensure any development respects the character [and heritage significance](#) of the centre.

### Local Activity Centres

#### Berry Street/Ramsden Street and Spensley Street Activity Centre Plans

[Map to be reinserted]

#### Lygon Street, Nicholson Street and Rathdowne Street north Activity Centre Plans

[Map to be reinserted]



## Attachment 1 - Attachment 1 - C269yara - Panel Report

---

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### Clause 15.03-1L (Heritage)

---

Page 248 of 253

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

## 15.03-1L Heritage

-/-/-/-

## Proposed C269yara Policy application

This policy applies to all land within a Heritage Overlay.

**Objective**

To conserve and enhance 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.

To promote signs that conserve and enhance the significance of a heritage place.

**Strategies*****New development, alterations or additions***

Retain conserve and enhance 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 and canopies.
    - Materials.
  - Being visually recessive against the heritage fabric through:
    - Siting.
    - Mass.
    - Scale.
    - Materials.
    - Architectural detailing.
    - Textures , colours and finishes.
- ~~— 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

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

[the Statement of Significance for the place](#)).

~~Use materials and finishes that minimise the visual impact of development by:~~

- ~~• 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 historic~~ street ~~furniture and bluestone road or laneway materials and details~~ [and laneway fabric and infrastructure, including bluestone](#).

In circumstances where primary pedestrian access is provided from a laneway, allow for any reinstatement [of the laneway fabric](#) to provide universal access.

~~Ensure that adaptation of heritage places is consistent with the principles of good conservation.~~

### Demolition

Prioritise ~~preservation, restoration and adaptation~~ [the conservation and adaptive reuse](#) of a heritage place over demolition.

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 [and are not feasible](#).
- The replacement building and/or works ~~clearly and positively supports the ongoing heritage significance of the place~~ [is appropriate for the heritage context](#).

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 [fabric does not contribute to the significance of the place or](#) the area of demolition is not visible from:
  - The street frontage other than a laneway, [unless](#):
    - [the principal façade addresses the laneway; or](#)
    - [the fabric visible from the laneway is identified in the Statement of Significance](#).
  - 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.

~~Require~~ [Encourage](#) all applications for demolition to be accompanied by an application

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

for new development.

Avoid the demolition of an individually significant or contributory building unless new evidence has become available to demonstrate that the building ~~does not possess the level of heritage significance attributed to it in the incorporated document City of Yarra Database of Heritage Significant Areas (Revised February 2018)~~ is not of heritage significance and does not contribute to the significance of a heritage place.

#### **Residential alterations or additions**

Set back buildings and works to ~~the a minimum~~ 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.

~~Require~~ Ensure 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~~ Respectful of the scale of the individually significant or contributory building.
- Substantially concealed.

#### **Residential infill development**

Set back residential infill development ~~a similar distance from the principal street frontage to those~~ to match the setback of the principal street frontage of adjoining heritage buildings.

Ensure that buildings and works associated with residential infill development are consistent with:

- Prevailing side setbacks and building spacing.
- Height, relative to the surrounding context.

Encourage new residential infill development 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~~ adjoining individually significant or contributory buildings.

Retain the visual prominence of both facades of buildings on corner sites (not including laneways).

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.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### **Commercial heritage places**

~~Require~~ **Encourage** 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~~ **Encourage** new development in activity centres to respect the prevailing street wall height in the immediate area.

~~Protect and conserve~~ **Conserve and enhance** heritage shopfronts and verandahs.

~~Require that~~ **Encourage** new shopfronts **to** 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.

~~Require~~ **Support** a simple contemporary verandah design, consistent with the form and scale of adjoining verandahs.

~~Require~~ **Support** inset balconies above the street wall rather than projecting balconies.

Incorporate an angled splay to buildings on street corners where these are present on adjacent or opposite corners.

~~Retain the visual prominence of both facades of buildings on corner sites (not including laneways).~~

### **Former Industrial heritage places**

~~Protect and conserve~~ **Conserve and enhance** 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 **and** vents ~~or chimneys~~.

~~Protect and conserve~~ **and enhance** 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 the historic form that does not 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).

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

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.

Where external paint controls apply, ensure paint colours and types are consistent with the period of construction and architectural style of the heritage place.

#### ***Trees, landscapes, parks and gardens***

Where tree controls apply, 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~~ Ensure works do not impact on the health or viability of **culturally** significant trees.

~~Require~~ Ensure 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 of the landscape.

Maintain the **cultural** significance of historic parks, ~~and~~ gardens and street trees by ensuring new development is sited and designed in a manner appropriate for the heritage place.

#### ***Subdivision***

Retain the significant or contributory elements of a heritage place within a single lot, including buildings, outbuildings, trees or gardens.

~~Require~~ Support subdivision ~~to that~~ respects and responds 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~~ Ensure 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~~ Ensure fixed mobility services and equipment (including wheel chair ramps and grab-rails) ~~where they have been~~ are designed having regard to the heritage place.

## Attachment 1 - Attachment 1 - C269yara - Panel Report

Yarra Planning Scheme Amendment C269yara | Panel Report | 4 January 2022

### **Roof terraces and roof decks**

Set back roof terraces/roof decks so that they are concealed when viewed from the street and where on a corner, when viewed from the side street.

~~Require that~~ Encourage roof terraces/roof decks that 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~~ Ensure 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~~ Support front fences and gates that ~~to~~ allow views to heritage places or contributory elements from surrounding streets.

Avoid high fencing, gates and boundary treatments (such as roller doors) on the principal street frontage 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.~~

### **Signs**

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**

#### **Signs**

Consider as relevant:

Discouraging the following signs in heritage places:

- 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.



## Attachment 2 - Attachment 2 - Panel recommendations and officer response

### Amendment C269 to the Yarra Planning Scheme

#### Panel recommendations and officer response TABLE

This table is based on the *exhibited version* of policies which the Panel used to base its recommendations, including the *Panel preferred version of the planning provisions* in Appendix E of the Panel Report.

**Note 1:** As part of the 'officer response' in the table below – reference to 'officers' final version of policies advocated for at Panel (Part C submission)' refers to the final version of policies submitted to the Panel on 26 October 2021. This version of the policies included the revisions to the policies endorsed by Council at its meeting on 3 August 2021, responses to questions raised by the Panel during the hearing, and evidence of Council's expert witnesses.

**Note 2:** The Panel recommendation number in the first column of the table is taken from the Executive Summary section of the Panel Report (pages vi-xiii).

**Note 3:** Where a Panel recommendation includes a change 'in accordance with the panel preferred versions in Appendix E', the officer response including the officer recommendation is detailed in a separate Attachment to the Council report.

Panel Rec Number	Change recommended by the Panel	Officer response
1	Amend Clause 02.01 (Context), Clause 02.02 (Vision) and Clause 02.03 (Strategic directions) in accordance with the Panel preferred versions in Appendix E.	<p><b>Officer recommendation:</b> <b>Accept</b></p> <p>Refer to a separate Attachment to the Council report for the officer response to the changes made in Appendix E of the Panel report.</p>
2	Amend Clause 02.04 (Strategic Framework Plan) to:  a) show land within the Mixed-Use Zone north of the Richmond Station bound by Botherambo Street, Tanner Street, Punt Road and Stewart Street as not included within the Swan Street Activity Centre, and show the area as designated 'Land subject to future strategic work'.	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>This Panel recommendation is linked to recommendation 4b) below.</li> <li>The change includes: <ul style="list-style-type: none"> <li>Showing the MUZ north of Richmond Station as not included in the Swan Street Activity Centre on the Strategic Framework Plan</li> <li>Designating this area as 'land subject to future strategic work'.</li> </ul> </li> <li>The Panel did not support the mixed use land being included in the Swan Street Major Activity Centre (MAC) at this stage.</li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<ul style="list-style-type: none"> <li>The Panel agreed with Council that further strategic work is required for the mixed use land and that this further work should explore the relationship between the MUZ land and the Swan Street Activity Centre including: <ul style="list-style-type: none"> <li>Whether the mixed use land forms part of the Activity Centre or some other precinct.</li> <li>The boundary of the precinct.</li> <li>Strategies in local policies to help guide the development of the area.</li> <li>Appropriate built form controls for the precinct.</li> </ul> </li> <li>The Panel stated that it makes no judgement about these matters (listed above) and that it is premature to suggest whether the mixed-use land should be included within the Swan Street MAC at this stage.</li> <li>Officers support this recommendation because: <ul style="list-style-type: none"> <li>Whilst Council's endorsed position to Panel was to correct a mapping error in the Swan Street Activity Centre Plan Map (in Clause 11.03-1L Activity Centres) <u>to include</u> the MUZ in the Swan Street Activity Centre <u>and</u> to identify this land as 'land subject to future strategic work', Council also resolved to request that the Panel consider this particular issue (Council Resolution 1(f)(iii)). The Panel has done so and provided a specific recommendation about it and justification for the decision. Officers accept the Panel's recommendation.</li> <li>The Panel's reference to further strategic work for this area is consistent with Council Resolution 1(g), 3 August 2021:</li> </ul> <p><i>That Council:</i></p> <p><i>progress further strategic work as soon as practicable (subject to officers capacity and resources to undertake such work) for the land identified as Land subject to future strategic work at proposed Clause 11.03-1L Swan Street Activity Centre Plan in the attached preferred version of policies based on the recommendations of the independent Planning Panel report in relation to C269, when received;</i></p> <ul style="list-style-type: none"> <li>Note: A consequential change to the Strategic Framework Plan is also required to identify 493-497 Swan Street as 'Land subject to future strategic work' now that the legend of the plan is to be updated to reference future strategic work. This consequential change is consistent with the information on the Swan Street Activity Centre Plan.</li> </ul> </li> </ul>
2	<p><b>Amend Clause 02.04 (Strategic Framework Plan) to:</b></p> <p><b>b) designate Fitzroy High School as 'Public Use'</b></p>	<p><b>Officer recommendation:</b></p> <p><b>Accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes:</li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<ul style="list-style-type: none"> <li>- Updating the Strategic Framework Plan at Clause 02.04 to show the Fitzroy High School as 'public use' instead of 'mix use area'.</li> <li>- This matter was raised during the Panel Hearing by a submitter.</li> </ul> <ul style="list-style-type: none"> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- The change is consistent with officers' final version of policies advocated for at Panel (Part C submission).</li> <li>- The change is simply a correction to the Strategic Framework Plan Map and is consistent with the zoning of the land which Public Use Zone.</li> </ul> </li> </ul>
	<p><b>Amend Clause 02.04 (Strategic Framework Plan) to:</b></p> <p><b>c) change the boundary of the part of the Rathdowne Street Local Activity Centre around the intersection of Rathdowne Street and Richardson Street to show only the properties on the north east and south east corners of the intersection within the Activity Centre.</b></p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• This Panel recommendation is linked to 4a) below.</li> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Updating the Strategic Framework Plan at Clause 02.04 to show only the properties on the north east and south east corners of the intersection within the Rathdowne Street North Local Activity Centre (LAC).</li> </ul> </li> <li>• During the Hearing, a mapping discrepancy was highlighted regarding the land on the east side of Rathdowne Street to the north and south of Richardson Street. In summary: <ul style="list-style-type: none"> <li>- the Activity Centres Roles and Boundaries Report shows the activity centre including a single lot on the south side of the intersection of Rathdowne Street and Richardson Street and several lots on the north side of the intersection</li> <li>- the maps in Clause 11.03-1L (Activity centres) and Clause 02.02 (Strategic Framework Plan) show a single lot on the north side of the intersection of Rathdowne Street and Richardson Street and several lots on the south side of the intersection.</li> <li>- This discrepancy was raised in Council's Supplementary Part B Submission.</li> </ul> </li> <li>• The Panel agreed with Council that "the Rathdowne Street LAC boundary should be modified for the properties around the intersection of Rathdowne Street and Richardson Street. The mapping errors in this location mean it is appropriate to only include the properties on the north east and south east of this intersection at this time".</li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- The change is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission), which effectively removes 6 properties from the activity centre boundary to correct the mapping discrepancy.</li> </ul> </li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
	<p>Amend Clause 02.04 (Strategic Framework Plan) to:</p> <p>d) modify the legend to refer to 'Low Rise Residential' instead of 'Low Scale Residential'</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Updating the reference in the legend to 'low rise residential' from 'low scale residential'.</li> </ul> </li> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The change is consistent with officers' final version of policies advocated for at the Panel hearing (Part C Submission).</li> <li>The wording change is in line with wording proposed throughout other policies in C269 and therefore provides clarity and consistency.</li> </ul> </li> </ul>
3	Amend Clause 11.03-1L (Activity centres) in accordance with the Panel preferred version in Appendix E.	<p><b>Officer recommendation:</b> <b>Part Accept</b></p> <p>Refer to a separate Attachment to the Council report for the officer response to the changes made in Appendix E of the Panel report.</p>
4	<p>Amend the plans in Clause 11.03-1L (Activity centres):</p> <p>a) for the part of the Rathdowne Street Local Activity Centre around the intersection of Rathdowne Street and Richardson Street to show only the properties on the north east and south east corners of the intersection within the activity centre.</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>Refer to officer response to Panel recommendation 2c) above.</li> </ul>
	<p>Amend the plans in Clause 11.03-1L (Activity centres):</p> <p>b) for the Swan Street Activity Centre to show the land within the Mixed-Use Zone north of Richmond Station bound by Botherambo Street, Tanner Street, Punt Road and Stewart Street as not in the Swan Street Activity Centre but</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>Refer to officer response to Panel recommendation 2a) above.</li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
	designated 'land subject to further strategic work'.	
	<p>Amend the plans in Clause 11.03-1L (Activity centres):</p> <p>c) to improve the general clarity of the images and provide greater certainty about the location of specific activity centres in circumstances where multiple activity centres are shown on the same plan.</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>The changes include: <ul style="list-style-type: none"> <li>Updating the boundary lines of the Major and Neighbourhood Activity Centres Fitzroy Plan to clearly differentiate land that is in the MACs (Smith Street and Brunswick Street) and land that is in the NACs (Johnston Street west and Gertrude Street).</li> <li>Inclusion of '<u>Collingwood</u>' in the heading of the Fitzroy Plan so that it includes reference to both Fitzroy and Collingwood as well as consequential changes in the text where this plan is referenced.</li> <li>Annotations on the plans to include the name of the activity centre in instances where there is more than one centre on the plan.</li> <li>Relocating the Fitzroy/Collingwood Plan so that it sits after the Smith Street, Collingwood/Fitzroy text in the Major Activity Centres section.</li> <li>Relocate the Johnston Street (west of Smith St) text so that it sits after Gertrude Street, Fitzroy text in the Neighbourhood Activity Centres section.</li> </ul> </li> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The change to provide clarification of the boundary of the Fitzroy/Collingwood Plan is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission).</li> <li>The other changes are minor in nature and provide further clarification for this Clause.</li> </ul> </li> </ul>
5	<p>Amend Clause 12.01-1L (Biodiversity) to modify the following strategies to state:</p> <p>a) 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.</p> <p>b) Promote the planting of indigenous trees and understorey vegetation in open spaces and along roads and railways to provide connections between habitats within Yarra and neighbouring municipalities.</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>The changes recommended by the Panel includes: <ul style="list-style-type: none"> <li>Updating the strategy referred to in Panel recommendation 5a) to identify a preference for native over non-native species through landscaping, tree planting and the incorporation of green roofs and walls.</li> <li>Updating the strategy referred to in Panel recommendation 5b) to include additional detail so that it reads: To promote the planting of <u>indigenous</u> trees and <u>understorey</u> vegetation.</li> <li>Updating the strategy referred to in Panel recommendation 5c) to delete reference to 'revegetate' and 'existing' so that it reads: Restore <del>and re-vegetate existing</del> habitats <u>values</u>.</li> </ul> </li> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The above changes are consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission).</li> </ul> </li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
	c) Restore habitat values.	<ul style="list-style-type: none"> <li>- The changes provide additional content of benefit.</li> </ul>
6	<p>Amend Clause 12.03-1L (Yarra River, Darebin and Merri Creek corridors) to:</p> <p>a) modify the first strategy to state:</p> <ul style="list-style-type: none"> <li>- <i>Ensure development adjacent to the Yarra River, Darebin Creek and Merri Creek waterways:</i></li> <li>- <i>Provides a landscaped buffer with indigenous vegetation between the waterway and the development.</i></li> <li>- <i>Provides opportunities for walking and cycling paths.</i></li> <li>- <i>Maintains sightlines to the water corridor from the public realm.</i></li> <li>- <i>Minimises the visual intrusion of development when viewed from the waterway corridors and adjacent public open space, bicycle and shared paths and bridge crossings.</i></li> </ul>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <p><b>Panel recommendation 6a)</b></p> <ul style="list-style-type: none"> <li>• The changes recommended by the Panel include: <ul style="list-style-type: none"> <li>- Minor grammatical updates to the first strategy.</li> <li>- Updating the first dot point under the first strategy to include reference to indigenous vegetation when providing a landscaped buffer so that it reads: Provide a landscape buffer with <u>indigenous vegetation</u> between the waterway and the development.</li> <li>- Updating the last dot point under the first strategy to replace the reference to 'river corridors' with 'waterway corridors' so that it reads: Minimises the visual intrusion of development when viewed from the <u>waterway corridors</u> <del>river-corridors</del> and adjacent public open space, bicycle and shared paths and bridge crossings.</li> </ul> </li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- Except for the minor grammatical updates, the above changes are consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission).</li> <li>- The changes provide additional content of benefit and language improvements.</li> </ul> </li> </ul>
	<p>Amend Clause 12.03-1L (Yarra River, Darebin and Merri Creek corridors) to:</p> <p>b) Delete the final strategy which states "<i>Support development that creates or enhances public access to the Yarra River</i>".</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <p><b>Panel recommendation 6b)</b></p> <ul style="list-style-type: none"> <li>• Officers support this recommendation because: <ul style="list-style-type: none"> <li>- The change is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission) and responds to the evidence of Ms Ancell, the planning witness called to appear on behalf of Council, that the strategy should be removed as it repeats elements from other strategies.</li> </ul> </li> </ul>
7	<p>Amend Clause 13.07-1L (Interfaces and amenity) to:</p> <p>a) update the wording in accordance with Council's 'Part C version' (Document 209) with updated references to regulatory documents and replacing the wording 'design targets'</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <p><b>Panel recommendation 7a)</b></p> <ul style="list-style-type: none"> <li>• Officers support this recommendation because: <ul style="list-style-type: none"> <li>- The change is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission).</li> </ul> </li> </ul>



## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
	<p>Amend Clause 13.07-1L (Interfaces and amenity) to:</p> <p>b) delete policy guidelines relating to maximum noise levels, technical directions about assessment, noise masking, other measures and the requirement for acoustic reports and waste management plans</p>	<p><b>Officer recommendation:</b> Accept</p> <p><b>Panel recommendation 7b)</b></p> <ul style="list-style-type: none"> <li>Officers support this recommendation because: <ul style="list-style-type: none"> <li>This change reduces confusion and duplication with the Noise Guidelines (incorporated document).</li> <li>The removal of application requirements in the policy is appropriate as it is consistent with the Practitioners Guide.</li> <li>Note: officers recommend a number of consequential changes to the policy in response to Panel recommendation 7b). Refer to Attachment 5 for the specific changes.</li> </ul> </li> </ul>
	<p>Amend Clause 13.07-1L (Interfaces and amenity) to:</p> <p>c) move the strategy relating to hours of operation under the heading 'Policy Guidelines' and amend the wording to state:</p> <ul style="list-style-type: none"> <li><i>Limit the hours of operation for a use proposed in a residential zone (except the Mixed Use Zone) to 8am to 8pm.</i></li> </ul>	<p><b>Panel recommendation 7c)</b></p> <p><b>Officer recommendation:</b> Accept</p> <ul style="list-style-type: none"> <li>The changes include: <ul style="list-style-type: none"> <li>Relocates the strategy to under the heading 'Policy Guidelines'.</li> <li>Amends the strategy so it reads: Limit the hours of operation for a use proposed in a residential zone (except the Mixed Use Zone) to 8am to 8pm <del>unless it can be demonstrated that the use will not cause unreasonable detriment to the amenity of adjoining residential use.</del></li> </ul> </li> <li>Officers support this recommendation because: <ul style="list-style-type: none"> <li>The relocation of this strategy is consistent with the Part C submission and evidence of Sarah Ancell, Council's planning witness.</li> <li>The Panel considers the wording could be simplified by deleting the words 'unless it can be demonstrated that the use will not cause unreasonable detriment to the amenity of adjoining residential use.' Officers support the deletion of this wording as it is an appropriate simplification of the strategy and improves the readability of the policy.</li> </ul> </li> </ul>
	<p>Amend Clause 13.07-1L (Interfaces and amenity) to:</p> <p>d) delete <i>Guidelines – managing noise impacts in urban development</i> from under the heading 'Policy Guidelines'</p>	<p><b>Panel recommendation 7d)</b></p> <p><b>Officer recommendation:</b> Accept</p> <ul style="list-style-type: none"> <li>Officers support this recommendation because: <ul style="list-style-type: none"> <li>This change improves the readability of the policy and is consistent with the Practitioner's Guide to Victorian Planning Schemes</li> </ul> </li> </ul>



## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<ul style="list-style-type: none"> <li>- This recommendation is linked to Panel recommendation 7(e), in that it has been deleted from 'Policy Guidelines' but relocated to 'Policy Documents'.</li> </ul>
	<p>Amend Clause 13.07-1L (Interfaces and amenity) to:</p> <p>e) add a heading 'Policy Documents' and add <i>Guidelines – managing noise impacts in urban development</i> and insert final version date.</p>	<p><b>Panel recommendation 7e)</b></p> <p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• Officers support this recommendation because: <ul style="list-style-type: none"> <li>- This change improves the readability of the policy and is consistent with the Practitioner's Guide to Victorian Planning Schemes.</li> <li>- This recommendation is linked to Panel recommendation 7d), in that it has been deleted from 'Policy Guidelines' but relocated to 'Policy Documents'.</li> </ul> </li> </ul>
8	<p>Review the drafting of policy guidelines in Clause 13.07-1L (Licensed premises) before adopting the Amendment, including correcting the spelling of the policy title.</p>	<p><b>Officer recommendation:</b> <b>Part Accept</b></p> <ul style="list-style-type: none"> <li>• The change which officers support includes: <ul style="list-style-type: none"> <li>- Correcting the spelling of the policy title from "<i>Licenced</i>" to "<i>Licensed</i>".</li> </ul> </li> <li>• The change also recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Reviewing the drafting of the policy guidelines.</li> <li>- This recommendation stems from a question from the Panel to Ms Ancell and Ms Ancell's response that the policy guidelines in the Clause could be redrafted.</li> </ul> </li> <li>• Officers do not support this part of the Panel recommendation because: <ul style="list-style-type: none"> <li>- No direction has been provided by the Panel or Ms Ancell in terms of the changes required.</li> <li>- Officers are however, recommending updating the reference to legislation from SEPP No.1 and SEPP No.2 to the EPA Publication 1826.</li> </ul> </li> <li>• It is considered that this policy provides adequate protection for existing licensed venues.</li> </ul>
9	<p>Abandon Clause 13.03-1L (Flood management).</p>	<p><b>Officer recommendation:</b> <b>Not accept</b></p> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Deleting Clause 13.03-1L Flood Management.</li> </ul> </li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<ul style="list-style-type: none"> <li>The Panel queried the strategic basis for the policy in terms of requiring development to be sited appropriately and include floor levels consistent with an assessment of the 1:100 year flood depths and overland water flow paths.</li> <li>As outlined by Council during the hearing (in its Part C submission): <i>This provision has been included to ensure that new development mitigates and adapts to climate change and reduces flood risks. Whilst the Land Subject to Inundation Overlay and Special Building Overlay require flood impact considerations in those areas identified as having flood risks, Council is aware that other sites may need to incorporate flood mitigation measures so that development can minimise its vulnerability to climate change and reduce flood risk.</i></li> <li>The Panel recommended that Council abandon the proposed clause relating to flood management, stating: <ul style="list-style-type: none"> <li><i>Council did not provide any strategic work underpinning the proposed local policy. The strategic justification for the policy is not clear</i></li> <li><i>It may be appropriate for Council to introduce a local flood policy, however further work is required to understand local policy needs and requirements</i></li> </ul> </li> <li>Officers do not support the Panel recommendation because: <ul style="list-style-type: none"> <li>The flood management policy as it is appropriate to support conditions to achieve acceptable development outcomes. Clause 13.03-1L is directed to managing localised flood risk.</li> </ul> </li> <li>Officers recommend changes consistent with officer's final version of policies advocated for at the Panel hearing (Part C submission). Officers consider the changes put forward by Council in the Part C version of the policy are appropriate for consistency of wording.</li> </ul>
10	Delete Clause 15.01-1L (Signs in a Heritage Overlay) and relocate the provisions to within Clause 15.03-1L (Heritage).	<p><b>Officer recommendation:</b> Accept</p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Moving the provisions of Clause 15.01-1L (Signs in a Heritage Overlay) into Clause 15.03-1L (Heritage).</li> </ul> </li> <li>As a result of the Panel's recommendation to relocate this Clause, a consequential change is required to the policy application section of Clause 15.03-1L (Heritage) to add the policy application that was proposed in Clause 15.01-1L (Signs in a Heritage Overlay): <i>This policy applies to all permit applications for signs in a Heritage Overlay (in addition to policies in Clause 15.01-1L Signs).</i></li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<ul style="list-style-type: none"> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>This change is consistent with the approach expressed in the Practitioner's Guide to Victorian Planning Schemes.</li> <li>Ms. Ancell's evidence supported this change.</li> </ul> </li> </ul>
11	<p>Adopt Council's 'Part C version' of Clause 15.01-1L (Urban design) and Clause 15.01-2L (Building design) as they relate to overshadowing, subject to:</p> <p>a) deleting the proposed strategies from Clause 15.01-1L (Urban design) regarding overshadowing of footpaths.</p> <p>b) retaining the policy guideline in Clause 15.01-2L (Building design) regarding the overshadowing of footpaths as exhibited.</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>The changes recommended by the Panel include: <ul style="list-style-type: none"> <li>Relocating the strategy in Clause 15.01-1L (Urban design) under the heading 'Development adjacent to a public open space' that states "Avoids overshadowing of public open space between 11am and 2pm on 22 September", to the policy guidelines in Clause 15.01-2L (Building design).</li> <li>Refer to 10am instead of 11am.</li> </ul> </li> <li>For background reference, Condition 3 of the 'conditional authorisation' from the State Government for Amendment C269yara stated that: <i>At Clause 15.01-1L 'Urban Design', relocate overshadowing provision under 'Development adjacent to a public open space' to policy guidelines at Clause 15.01-2L 'Building Design'.</i> This condition was not met prior to exhibition, however, DELWP confirmed that exhibition should proceed.</li> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The change to relocate the strategy to a policy guideline under the Building design policy is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission) and consistent with the condition outlined by the State Government as part of conditional authorisation.</li> <li>The change to refer to 10am instead of 11am is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission).</li> </ul> </li> </ul>
12	<p>Amend Clause 15.01-2L (Building design) to:</p> <p>a) revise the second strategy under the heading 'Building heights' to state:</p> <p><i>"Ensure that development reflects the predominant low-rise character of the area, except in the areas below where building heights should respond to the physical and strategic context of the site: ...".</i></p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Updating the second strategy under 'Building heights' to insert additional words so that the strategy reads: Ensure that development reflects the predominant low-rise character of the area, except in the areas below <u>where building heights should respond to the physical and strategic context of the site...</u></li> </ul> </li> <li>Officers support the Panel recommendation because it provides further clarity about the strategy.</li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
	<p>Amend Clause 15.01-2L (Building design) to: b) revise the first dot point in the second strategy in under the heading 'Building heights' to state:</p> <p><i>"Major and neighbourhood activity centres (as shown on the Strategic Framework Plan in Clause 02.04-1 and Clause 11.03-1L) where a Design and Development Overlay applies..."</i></p>	<p><b>Officer recommendation:</b> <b>Part Accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Updating the first dot point in the second strategy under 'Building heights' to insert additional words so that the dot point reads: <u>Major and neighbourhood activity centres (as shown on the Strategic Framework Plan in Clause 02.04-1 and Clause 11.03-1L) where a Design and Development Overlay applies.</u></li> </ul> </li> <li>Officers support the first part of the Panel recommendation to add reference to major and neighbourhood activity centres as this is consistent with wording in Clause 11.03-1L.</li> <li>Officers do not support the second part of the Panel recommendation to add the qualification 'where a Design and Development Overlay applies' because: <ul style="list-style-type: none"> <li>currently, the DDO does not apply to all MACs and NACs in Yarra, and in some instances, site specific controls such as the DPO apply.</li> <li>Council has completed a significant program of activity centre work to date and will continue to do so.</li> </ul> </li> </ul>
	<p>Amend Clause 15.01-2L (Building design) to: c) revise the first strategy under the heading 'Mid-rise development' to state:</p> <p><i>"Direct mid-rise development to the following locations: Appropriate locations within major and neighbourhood activity centres where a Design and Development Overlay applies, major employment precincts, commercial and industrial land (as defined in Clauses 02.01 and 11.03-1L)."</i></p>	<p><b>Officer recommendation:</b> <b>Not Accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Updating the first dot point in the first strategy under 'Mid-rise development' to insert additional words so that the dot point reads: Appropriate locations within major and neighbourhood activity centres <u>where a Design and Development Overlay applies</u>; major employment precincts, commercial and industrial land (as defined in Clauses 02.01 and 11.03-1L.</li> </ul> </li> <li>Officers do not support the Panel's recommendation to add the qualification 'where a Design and Development Overlay applies' because: <ul style="list-style-type: none"> <li>currently, the DDO does not apply to all MACs and NACs in Yarra, and in some instances, site specific controls such as the DPO apply.</li> <li>Council has completed a significant program of activity centre work to date and will continue to do so.</li> </ul> </li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
13	Amend Clause 15.01-2L (Landmarks) under the heading 'Strategies' to: a) modify the second strategy to state <i>"Site, scale and setback new development to avoid encroachment upon views to the identified significant elements of landmarks in Table 1."</i>	<b>Officer recommendation:</b> <b>Accept</b> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Amend the second strategy to replace the word 'architectural' with 'significant' so that it reads 'Site, scale and set back new development to avoid encroachment upon views to the identified <del>architectural</del> <u>significant</u> elements of landmarks in Table 1'</li> </ul> </li> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>it provides clarity in the strategy and Table 1.</li> </ul> </li> </ul>
	Amend Clause 15.01-2L (Landmarks) under the heading 'Strategies' to: b) modify the third strategy to state <i>"Provide adequate setback and building separation to maintain clear sky between the identified significant elements of the landmark in Table 1 and new development."</i>	<b>Officer recommendation:</b> <b>Accept</b> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>replaces '...architectural elements of the landmark and new development' with '...identified significant elements of the landmark in Table 1 and new development'.</li> </ul> </li> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>it provides clarity in the strategy and Table 1.</li> </ul> </li> </ul>
	Amend Clause 15.01-2L (Landmarks) under the heading 'Strategies' to: c) include 'Table 1: Landmark primary viewpoints and significant elements' under the last strategy	<b>Officer recommendation:</b> <b>Accept</b> <ul style="list-style-type: none"> <li>This recommendation is linked to recommendation 14a) below.</li> <li>The change includes: <ul style="list-style-type: none"> <li>moving the table from 'Policy Guidelines' to 'Strategies' in the same clause.</li> </ul> </li> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>the change is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission) as officers acknowledged at the Panel hearing that the table relates to the strategies.</li> <li>it provides clarity in the strategy and Table 1.</li> </ul> </li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
	<p>Amend Clause 15.01-2L (Landmarks) under the heading 'Strategies' to:</p> <p>d) modify Table 1 to:</p> <ul style="list-style-type: none"> <li>change the heading in Column 3 to refer to 'Significant elements'</li> </ul>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Replacing '<i>...architectural elements</i>' with '<i>significant elements</i>' in Table 1.</li> </ul> </li> <li>Officers support the Panel recommendation as it provides consistency in the strategy and Table 1.</li> </ul>
	<p>Amend Clause 15.01-2L (Landmarks) under the heading 'Strategies' to:</p> <p>d) modify Table 1 to:</p> <ul style="list-style-type: none"> <li>St Luke's Church – delete the second view in Column 2</li> </ul>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Removing the view from the <i>north east corner of intersection of Scotchmer Street and St Georges Road</i>.</li> </ul> </li> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The change is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission) as officers acknowledged that the Church spire is no longer prominent on the skyline from this viewing location.</li> </ul> </li> </ul>
	<p>Amend Clause 15.01-2L (Landmarks) under the heading 'Strategies' to:</p> <p>d) modify Table 1 to:</p> <ul style="list-style-type: none"> <li>Former Dimmey's Store – modify the second view in Column 2 to state '<i>Northwest corner of Stewart and Swan Streets Intersection</i>'</li> </ul>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Modifying the view from the <i>north east corner</i> to the <i>north west corner</i> of Stewart and Swan Street.</li> </ul> </li> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The change is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission) as officers acknowledged that the change accurately reflects the location from which the view in the supporting background work and expert evidence was taken.</li> </ul> </li> </ul>
	<p>Amend Clause 15.01-2L (Landmarks) under the heading 'Strategies' to:</p> <p>d) modify Table 1 to:</p> <ul style="list-style-type: none"> <li>Fitzroy Town Hall – modify the third view in Column 2 to state '<i>Northwest corner of the intersection of Kent Street and Moor Street</i>'</li> </ul>	<p><b>Officer recommendation:</b> <b>Not Accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Modifying the third view to refer to the north west corner rather than the north east corner of Kent and Moor Streets.</li> </ul> </li> </ul>



## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<ul style="list-style-type: none"> <li>- The Panel agreed with Council's expert (Ms Hodyl) who noted that the relocation would provide a view that is clear of the street trees.</li> <li>• Officers do not support the Panel recommendation because: <ul style="list-style-type: none"> <li>- The change in view may have implications for the built form work being progressed along and around Brunswick Street.</li> </ul> </li> </ul>
	<p><b>Amend Clause 15.01-2L (Landmarks) under the heading 'Strategies' to:</b></p> <p><b>d) modify Table 1 to:</b></p> <ul style="list-style-type: none"> <li>• <b>Pelaco Sign – delete the first and second views in Column 2</b></li> </ul>	<p><b>Officer recommendation:</b></p> <p><b>Not Accept</b></p> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Delete the first and second views which are Tram Stop 13 on Wellington Parade and the North-west corner of the intersection of Punt Road and Wellington Parade.</li> <li>- In its discussion, the Panel commented that having regard to the suggestion from a submitter <i>that views to the Shot Tower should also include views from outside the City of Yarra, Council stated "the policy cannot require assessment of views outside of the municipality ... as Council has no statutory authority to regulate protection of those views". In this context, the Panel notes that the first and second views to the Pelaco sign and the view to the Nylex Sign are both located within the City of Melbourne.</i></li> <li>- The Panel commented that it <i>"has simply applied an approach consistent with Council's own statement to these proposed viewpoints that are outside the City of Yarra."</i></li> </ul> </li> <li>• Officers do not support the Panel recommendation because: <ul style="list-style-type: none"> <li>- The context and merit for the approach taken in relation to the views towards the Shot Tower which were advocated by the submitter at the hearing is different to the context and merit of protecting the first and second views to the Pelaco Sign.</li> <li>- The issue raised by the submitter in relation to the Shot Tower required further assessment of the impact on private properties as it was introducing new view locations, some of which were outside the LGA boundary. It proposed the introduction of new <u>primary views</u> which would have required further strategic consideration and notification to potentially affected people.</li> <li>- Neither the <i>Landmarks and Views Assessment, October 2019</i> report nor Council's expert (Ms Hodyl) assessed the view of the shot tower outside the LGA boundary advocated for by the submitter.</li> <li>- The Panel does not comment on the merits of the first and second view points to the Pelaco sign, beyond extrapolating Council's position on the Shot Tower to apply to all landmarks.</li> <li>- The view points proposed in Amendment C269 to the Pelaco sign have been assessed and supported in the <i>Landmarks and Views Assessment, October 2019</i> report and by Council's expert (Ms Hodyl) at the hearing. Ms Hodyl's evidence was not contested by any other opposing expert evidence. Both the</li> </ul> </li> </ul>



## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<p>background assessment and Ms Hodyl's evidence agree that these two view points to the Pelaco Sign are primary views.</p> <ul style="list-style-type: none"> <li>- Proposed viewpoint 1 does not affect 'developable' land in the City of Melbourne, and as such, does not rely on the planning controls of a separate municipality to achieve the objective of the policy, as seems to be the concern of the Panel.</li> <li>- The land affected by viewpoint 1, in the City of Melbourne, is limited to the public realm.</li> <li>- As outlined in the <i>Landmarks and Views Assessment, October 2019</i> report: <ul style="list-style-type: none"> <li>o <i>The sign currently is included on the Victorian Heritage Register (H1149).</i></li> <li>o <i>The statement of significance notes that "the landmark status of the sign is enhanced by its prominent position on Richmond Hill and its high degree of visibility from both sides whether illuminated or not" (page 53).</i></li> </ul> </li> <li>- As outlined in the <i>Landmarks and Views Assessment, October 2019</i> report: The sign is of municipal significance as a landmark as: <ul style="list-style-type: none"> <li>o <i>A visually prominent feature and the tallest structure in the immediate locality, silhouetted against the sky from all view points.</i></li> <li>o <i>It is socially important with its size and prominence symbolising the dominant role played by the Pelaco Company in Australia as a shirt manufacturer.</i></li> <li>o <i>It symbolises the social and economic importance of Richmond as an industrial suburb.</i></li> <li>o <i>It is of high historical and social significance as noted by its listing on the Victorian Heritage Register (page 53).</i></li> </ul> </li> <li>- The Panel conclusion does not acknowledge or appear to consider that viewpoint 1 at Tram stop 13 on Wellington Parade is the first prominent view of the sign when coming from the CBD.</li> <li>- Importantly, the <i>Landmarks and Views Assessment, October 2019</i> report assessed that <i>This viewpoint is outside City of Yarra, however these signs were meant to be visible from longer distances and are often oriented to be seen along main thoroughfares, from rail lines and sometimes from more distant suburbs</i> (page 55).</li> <li>- The proposed viewpoint 2 does not affect 'developable' land in the City of Melbourne and as such does not rely on the planning controls of a separate municipality to achieve the objective of the policy, as seems to have been the concern of the Panel. Further, the Panel's conclusion does not consider that although viewpoint 2 at the north west corner of Punt Road and Wellington Parade is in the City of Melbourne, it is across the road carriage way of Punt Road from the City of Yarra. As with view point 1 the <i>Landmarks and Views Assessment, October 2019</i> report recognises that the viewpoint is outside the LGA, however has assessed that <i>these signs were meant to be visible from longer distances and are often</i></li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<p><i>oriented to be seen along main thoroughfares, from rail lines and sometimes from more distant suburbs (page 55).</i></p> <ul style="list-style-type: none"> <li>- It is also important to recognise that the Panel accepted that the proposed policy has been prepared to address identified weaknesses in the existing policy and improves clarity by defining relevant views and the significant elements in the view to the identified landmarks. In its discussion, the Panel considered that the strategic work that underpins the policy has generally been accepted by a peer review (conducted by Ms Hodyl) as sound and acceptable.</li> <li>- As outlined in the response to submissions table included in the 3 August Council meeting report, Council is progressing the permanent built form provisions for Bridge Road and Victoria Street Activity Centres through Draft Amendment C291yara, which ensures the protection of primary views (including from view points 1 and 2 in respect of the Pelaco sign) to the relevant landmarks identified in the proposed policy.</li> </ul>
	<p>Amend Clause 15.01-2L (Landmarks) under the heading 'Strategies' to:</p> <p>d) modify Table 1 to:</p> <ul style="list-style-type: none"> <li>• Skipping Girl – modify the second view in Column 2 to state '<i>Entry to City of Yarra from the east (Victoria Street footpath, south side)</i>'</li> </ul>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Modifying the second view to reference '<i>Victoria Street footpath, east side</i>' instead of '<i>Victoria Street footpath, south side</i>'.</li> </ul> </li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- The change is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission).</li> <li>- The change references the correct side of the footpath.</li> </ul> </li> </ul>
	<p>Amend Clause 15.01-2L (Landmarks) under the heading 'Strategies' to:</p> <p>d) modify Table 1 to:</p> <ul style="list-style-type: none"> <li>• Nylex Sign – delete Column 1, 2 and 3.</li> </ul>	<p><b>Officer recommendation:</b> <b>Not Accept</b></p> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Delete the Nylex sign from table 1.</li> <li>- In its discussion, the Panel commented that having regard to the suggestion from a submitter <i>that views to the Shot Tower should also include views from outside the City of Yarra, Council stated "the policy cannot require assessment of views outside of the municipality ... as Council has no statutory authority to regulate protection of those views". In this context, the Panel notes that the first and second views to the Pelaco sign and the view to the Nylex Sign are both located within the City of Melbourne.</i></li> <li>- The Panel further stated that: <i>Consistent with Council's stated position, the Panel considers that these views should be deleted from Table 1. As this is the only identified view to the Nylex Sign, the sign should</i></li> </ul> </li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<p><i>be deleted from Table 1. In accordance with this approach, if Council seeks to retain the Nylex Sign in Table 1 then it should be subject to a separate Planning Scheme amendment following further analysis of an appropriate viewing location within the City of Yarra.</i></p> <ul style="list-style-type: none"> <li>• Officers do not support the Panel recommendation because: <ul style="list-style-type: none"> <li>- The Panel does not comment on the merits of the view lines to the Nylex sign, beyond extrapolating Council's position on the Shot Tower to apply to all landmarks.</li> <li>- The view line proposed in Amendment C269 to the Nylex sign has been assessed and supported in the <i>Landmarks and Views Assessment, October 2019</i> report and by Council's expert at the Panel hearing (Ms Hodyl).</li> <li>- The <i>Landmarks and Views Assessment, October 2019</i> report outlined that the sign: <ul style="list-style-type: none"> <li>○ <i>is covered by its own heritage overlay, HO350 – Nylex sign/Richmond Maltings Site.</i></li> <li>○ <i>is registered under the VHD and its reference is H2049.</i></li> </ul> </li> <li>- The Statement of Significance goes into detail around the historic value of the sign. The VHD report comments of the sign's landmark qualities and high social significance: <i>"The sign dominates the view along the major thoroughfares of Punt Road and Hoddle Streets and because of its location at the entrance to the South Eastern Freeway the Nylex sign is considered the unofficial gateway into Melbourne. The clock and temperature display is a constant point of reference for residents and motorists."</i> (page 65)</li> <li>- The <i>Landmarks and Views Assessment, October 2019</i> report noted that <i>it is one of a collection of signs marking Victoria's industrial heritage in Richmond.</i> (page 65)</li> <li>- The proposed viewpoint does not affect 'developable' land in the City of Melbourne (as the view is over the river) and as such does not rely on the planning controls of a separate municipality to achieve the objective of the policy.</li> </ul> </li> </ul>
14	<p>Amend Clause 15.01-2L (Landmarks) to:</p> <p>a) delete the heading 'Policy Guidelines'</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• Refer to officer response to Panel recommendation 13c) above.</li> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Deleting the heading 'Policy Guidelines'</li> </ul> </li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- Table 1 is to be relocated under strategies – as per recommendation 13(c). As such there is no need for the heading.</li> </ul> </li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
	<p>Amend Clause 15.01-2L (Landmarks) to:</p> <p>b) delete the words 'Consider as relevant: <i>The City of Yarra Landmark and Views Assessment</i> (Urban Ethos, October 2019).</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Deleting reference to the <i>Landmarks and Views Assessment, October 2019</i> report.</li> <li>- The Panel noted that: '<i>The Panel does not support the inclusion of the Landmarks and Views Assessment as a Background Document because, although it has provided the basis for the landmarks policy, there are too many errors and inconsistencies and it includes information such as references to secondary views which has the potential to cause confusion and misunderstanding</i>'.</li> </ul> </li> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- There are errors in the document and it includes references to secondary views which has the potential to cause confusion and misunderstanding about the role of secondary views. Officers did present a proposed new version of the document, however the Panel considered that there was little utility in such a document as it appeared to replicate Table 1 in photographs and plans.</li> <li>- As such officers support the deletion of the words referring to this report.</li> </ul> </li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

15	<p>Amend Clause 15.02-1L (Environmentally Sustainable Development) to align with Council's 'Part C version' subject to:</p> <ul style="list-style-type: none"> <li>– using the verb 'encourage' instead of 'achieve' in the strategy relating to best practice to state <i>"Encourage Best Practice environmentally sustainable development:..."</i></li> <li>– retaining the word 'comparable' in the expiry clause.</li> </ul>	<p><b>Officer recommendation:</b> <b>Part Accept</b></p> <ul style="list-style-type: none"> <li>• The changes recommended by the Panel include: <ul style="list-style-type: none"> <li>– Amending Clause 15.02-1L (Environmentally Sustainable Development) to align with officers' final version of policies advocated for at the Panel hearing (Part C submission), except for the following changes: <ul style="list-style-type: none"> <li>○ Replace the word 'achieve' with 'encourage' in the second strategy so that it reads: <b>Achieve Encourage Best Practice</b> environmentally sustainable development..."</li> <li>○ Replace the word "the equivalent of" with the words "comparable" in the expiry clause so that it reads: This policy will expire when it is superseded by <b>the equivalent of comparable</b> provision of the Victorian Planning Provisions."</li> </ul> </li> </ul> </li> <li>• The Panel notes that the Practitioner's Guide does not suggest use of the verb 'achieve' when writing strategies for the PPF151. The Panel considered the verb 'encourage' in the strategy, as proposed in the DELWP version, is more appropriate and more clearly explains the intent of the strategy. The Panel considered the word 'achieve' is more appropriately used in the objective.</li> <li>• The Panel also recommended replacing the words "the equivalent of" with the word "comparable" as it is not the role of the clause to specify what the substitute policy must constitute, and this will be determined through a separate process.</li> <li>• Officers do not support the Panel recommendation to replace the word "achieve" with "encourage" or replace the words "the equivalent of" with the word "comparable" because: <ul style="list-style-type: none"> <li>– This would result in Yarra's local policy deviating from the CASBE version of the policy. Officers consider it important to remain consistent with the CASBE position and ensure that the policy is worded as strongly and as effectively as possible.</li> <li>– The Panel for Hobsons Bay Amendment C131 recently recommended the use of the CASBE version of the ESD policy subject to <b>no</b> changes.</li> <li>– Yarra is working with other CASBE councils on a planning scheme amendment that builds on existing local ESD policy. This project – known as The Elevating ESD Targets Planning Policy Amendment Project aims to facilitate revised and elevated ESD targets, including targets for zero carbon development.</li> </ul> </li> <li>• Officers support the balance of the Panel recommendation, to amend Clause 15.02-1L (Environmentally Sustainable Development) to align with officers' final version of policies advocated for at the Panel hearing (Part C submission).</li> </ul>
----	--	---

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
16	Amend Clause 15-03-1L (Heritage) in accordance with the Panel preferred version in Appendix E.	<p><b>Officer recommendation:</b> Accept</p> <p>Refer to a separate Attachment to the Council report for officers' responses to changes in the Panel's Appendix E.</p>
17	<p>Amend Clause 16.01-2L (Location of residential development) to:</p> <p>a) revise the first objective to state:</p> <ul style="list-style-type: none"> <li>• <i>To direct the majority of new housing development to high and moderate change locations within a major or neighbourhood activity centre or major regeneration area (as shown on the Strategic Framework Plan in Clause 02.04).</i></li> </ul>	<p><b>Officer recommendation:</b> Part Accept</p> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Revising the first objective so that it reads: To direct the majority of new housing development <u>to high and moderate change locations</u> within <del>a</del> <u>a major or neighbourhood</u> activity centre or major regeneration area (as shown on the Strategic Framework Plan in clause 02.04-1).</li> </ul> </li> <li>• Officers do not support the first part of the Panel recommendation to add reference to high and moderate change locations because it changes the intent of the objectives and narrows its application (to high and moderate change areas). There are instances in activity centres where the incremental change location will accommodate growth (for example DDO40 Fitzroy West).</li> <li>• Officers support the second part of the Panel recommendation to add reference to major or neighbourhood activity centres as it is a point of clarification and is consistent with the intent of the policy.</li> </ul>
	<p>Amend Clause 16.01-2L (Location of residential development) to:</p> <p>b) revise the second dot point of the third strategy (incremental change areas) under the second objective to state:</p> <ul style="list-style-type: none"> <li>- <i>That respects the fine-grain subdivision pattern, neighbourhood or streetscape character and identified heritage significance.</i></li> </ul>	<p><b>Officer recommendation:</b> Accept</p> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Revising the strategy so that it reads: That respects <del>character of the street</del> <u>the fine-grain subdivision pattern, neighbourhood or streetscape character and identified heritage significance</u>.</li> </ul> </li> <li>• Council officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- The wording is consistent with the Yarra's Housing Strategy description of the characteristics of Incremental Change areas.</li> </ul> </li> </ul>
	<p>Amend Clause 16.01-2L (Location of residential development) to:</p> <p>c) revise the fourth strategy under the second objective to state:</p>	<p><b>Officer recommendation:</b> Accept</p> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes:</li> </ul>



## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
	<ul style="list-style-type: none"> <li>Limit housing growth in minimal change areas and incremental change areas outside activity centres.</li> </ul>	<ul style="list-style-type: none"> <li>Revising the strategy so that it reads: Limit housing growth in minimal change areas and incremental change areas outside activity centres. <del>to ensure development responds to the small lot sizes, neighbourhood character and identified heritage significance.</del></li> <li>Council officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The above change clarifies the intent of the policy and is also supported by the change to the strategy in Panel recommendation 17b.</li> </ul> </li> </ul>
18	<p>Amend the housing change area maps in proposed Clause 16.01-2L (Location of residential development) to show the following sites within the categories listed below:</p> <p>Minimal change a) Rathdowne Street Neighbourhood Activity Centre</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>redesignating Rathdowne Street NAC from Incremental change to Minimal change.</li> </ul> </li> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>Whilst Council's endorsed position to Panel was to <b>not</b> redesignate Rathdowne Street NAC from incremental to minimal change, Council also resolved to request that the Panel consider this particular issue (Council Resolution 1(f)(i) of 3 August 2021). The Panel has done so and provided a specific recommendation about it and justification for the decision. Officers accept the Panel's reasoning and recommendation in relation to this issue.</li> <li>Further, the above change will have no significant impact on housing capacity for Yarra.</li> </ul> </li> </ul>
	<p>Amend the housing change area maps in proposed Clause 16.01-2L (Location of residential development) to show the following sites within the categories listed below:</p> <p>Minimal change b) 104-118 Queens Parade, Fitzroy North</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>redesignating 104-118 Queens Parade, Fitzroy from Incremental change to Minimal change.</li> </ul> </li> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The Panel has highlighted reasons for the change which include the following: <ul style="list-style-type: none"> <li>The properties do not form part of the Queens Parade NAC (and neither do the adjacent properties to the north east).</li> <li>The incremental change area does not extend the entire length between the boundaries of the Queens Parade NAC. A small number of properties adjacent to the NAC boundary to the north east have been included in the minimal change designation.</li> <li>The Panel agreed with both Submission 190 and Ms Ancell, Council's planning witness, that the properties at 104-118 Queens Parade, Fitzroy North exhibit all of the characteristics of a minimal change area.</li> </ul> </li> </ul> </li> </ul>



## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<ul style="list-style-type: none"> <li>○ The properties are all NRZ1.</li> </ul>
	<p>Amend the housing change area maps in proposed Clause 16.01-2L (Location of residential development) to show the following sites within the categories listed below:</p> <p><b>Minimal change</b> c) 9-19 and 2-16 Wall Street, Richmond</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- redesignating 9-19 and 2-16 Wall Street, Richmond from Incremental change to Minimal change.</li> </ul> </li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- The Panel's report has highlighted reasons for the change which include the following: <ul style="list-style-type: none"> <li>○ Council advised that 11 of the 12 properties within the subject land and included in the HO319 are identified as being of contributory heritage significance.</li> <li>○ The subject land includes properties in Malleson Street extending to Wall Street (on the north and south sides), affected by HO319 and zoned GRZ2, with one property at 16 Wall Street in the C1Z. It also includes land on the west side of Coppin Street, zoned GRZ2, not within HO319, from the intersection of Malleson Street and Coppin Street extending up to Dame Nellie Melba Park.</li> </ul> </li> <li>- As such, the Panel concluded that the minimal change category should be applied to the land known as 9-19 Wall Street and 2-16 Wall Street, Richmond. The Panel recommended that land on the west side of Coppin Street, from the Wall Street intersection to the Dame Nellie Melba Park remain in the incremental change area.</li> </ul> </li> </ul>
	<p>Amend the housing change area maps in proposed Clause 16.01-2L (Location of residential development) to show the following sites within the categories listed below:</p> <p><b>Incremental change</b> d) Precinct 4, Queens Parade Neighbourhood Activity Centre</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- redesignating Precinct 4, Queens Parade NAC from Moderate change to Incremental change.</li> </ul> </li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- This change acknowledges and supports the objectives, strategies and requirements in DDO16 (in addition to the mandatory height controls).</li> </ul> </li> </ul>
	<p>Amend the housing change area maps in proposed Clause 16.01-2L (Location of residential development) to show the following sites within the categories listed below:</p> <p><b>Incremental change</b></p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- redesignating 1 Turner Street, Abbotsford from Minimal change to Incremental change.</li> </ul> </li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
	<p><b>e) 1 Turner Street, Abbotsford</b></p>	<ul style="list-style-type: none"> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The change is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission).</li> </ul> </li> </ul>
	<p><b>Amend the housing change area maps in proposed Clause 16.01-2L (Location of residential development) to show the following sites within the categories listed below:</b></p> <p><b>Moderate change</b></p> <p><b>f) 39-47 Lithgow Street, Abbotsford.</b></p>	<p><b>Officer recommendation:</b></p> <p><b>Do not accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>redesignating 39-47 Lithgow Street from Incremental change to Moderate change.</li> </ul> </li> <li>It should be noted that the Panel stated in its report, that identifying the most appropriate category for this site proved challenging and that the site exhibits many characteristics common to both the moderate and incremental change areas.</li> <li>Officers do not support the Panel's recommendation on this issue because: <ul style="list-style-type: none"> <li>Ms Ancell provided evidence in support of the exhibited incremental change classification, noting that the land is in the Mixed Use Zone and Heritage Overlay, is adjacent to a heritage streetscape, and incremental change allows for smaller scale apartment development.</li> <li>Further to this, officers note that the site demonstrates the following characteristics associated with incremental change areas: <ul style="list-style-type: none"> <li>the site is in the MUZ, it is identified as individually significant in the HO339 and is adjacent to a heritage streetscape.</li> <li>the site is located on a large lot, among relatively consistent small and narrow lot sizes which are primarily of contributory significance.</li> <li>The properties to the north and west of the site are zoned NRZ1 and consist of single storey dwellings.</li> <li>Lithgow Street is a narrow street with a single shared bike path and car lane in each direction.</li> </ul> </li> <li>As outlined in the statement of significance for HO339, the William Street HO339 area is significant as <i>an important group of substantially intact, modest masonry and timber workers' housing dating predominantly from the late nineteenth and early twentieth century, including a number of early significant bluestone dwellings</i>. The site sits within this context.</li> <li>Officers maintain that the exhibited incremental designation is appropriate given the context of the surrounding precinct, located at the very perimeter of the MAC surrounded by minimal change areas.</li> </ul> </li> </ul>
19	<p><b>Amend Clause 16.01-4L (Housing affordability) to:</b></p> <p><b>a) revise the first objective to state:</b></p> <p><i>To facilitate the provision of affordable housing and social housing (public and affordable</i></p>	<p><b>Officer recommendation:</b></p> <p><b>Accept</b></p> <ul style="list-style-type: none"> <li>The changes recommended by the Panel include:</li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
	<i>community housing), including new social housing and upgrades to existing social housing.</i>	<ul style="list-style-type: none"> <li>- Removes the reference to key workers in the first objective of Clause 16.01-4L (Housing affordability), so that the objective reads as:   <i>"To facilitate the provision of affordable housing <del>for key workers</del> and social housing (public and affordable community housing), including new social housing and upgrades to existing social housing."</i> </li> <li>• The Panel raised a concern that if the change is not made, it may unintentionally exclude many other people in need of affordable housing.</li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- The above change improves the clarity of the first objective and confirms that the policy is not limited to key workers.</li> <li>- Council was questioned on this in Panel Direction 20(e) and in paragraph 258 of the Part B Submission, Council specified that the Objective is general and not just applicable for key workers. The Panel's recommended change would be consistent with this position.</li> </ul> </li> </ul>
	<p>Amend Clause 16.01-4L (Housing affordability) to:</p> <p>b) revise the policy guidelines to:</p> <p>Consider as relevant:</p> <ul style="list-style-type: none"> <li>▪ <i>Provision of a minimum of ten per cent affordable housing for a rezoning to residential use.</i></li> <li>▪ <i>Provision of a minimum of ten per cent of affordable housing for a major residential development of 50 or more dwellings, unless affordable housing has been provided as part of an earlier rezoning of the site.</i></li> </ul>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• The changes recommended by the Panel include: <ul style="list-style-type: none"> <li>- Revising the policy guidelines to the following <ul style="list-style-type: none"> <li>- <del>The capacity for a rezoning to residential use to provide a minimum of ten per cent affordable housing</del> <u>Provision of a minimum of ten per cent affordable housing for rezoning to residential use.</u></li> <li>- <del>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</del> <u>Provision of a minimum of ten per cent of affordable housing for a major residential development of 50 or more dwellings, unless affordable housing has been provided as part of an earlier rezoning of the site.</u></li> </ul> </li> </ul> </li> <li>• The Panel stated that it found the term 'the capacity' confusing and not readily apparent how this would assist in decision making.</li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- The Panel is of the view that 'a requirement' cannot be used as it would be inconsistent with the Practitioner's Guide to Victorian Planning Schemes.</li> </ul> </li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<ul style="list-style-type: none"> <li>The Panel noted that the provision of ten percent affordable housing is justified through the Affordable Housing Strategy and there is no current rationale to alter this amount.</li> </ul>
20	<p>Amend the third strategy in proposed Clause 17.01-1L (Employment) under the heading Cremorne and Gipps Street major employment precincts to state:</p> <p><i>Encourage the intensification of employment land in Yarra's major employment precincts.</i></p>	<p><b>Officer recommendation:</b> Accept</p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>removal of reference to consolidation so that the strategy reads: Encourage the <del>consolidation and</del> intensification of employment land in Yarra's major employment precincts.</li> </ul> </li> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The change is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission).</li> </ul> </li> </ul>
21	<p>Amend Clause 18.02-1L (Sustainable transport) to:</p> <p>a) remove the strategy under the heading 'Walking' which states <i>"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"</i>.</p> <p>b) relocate the strategy from under the heading 'Cycling' to the heading 'Sustainable transport' which states <i>"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"</i>.</p>	<p><b>Officer recommendation:</b> Accept</p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Deleting the second strategy under the heading 'Walking' and the fourth strategy under the heading 'Cycling' which were identical and relocates this strategy into a single, general strategy, under the heading 'sustainable transport'.</li> </ul> </li> <li>The Panel recommended the above change as it agreed with Ms. Ancell's evidence that the two strategies should be combined into one.</li> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The above change is consistent with Ms. Ancell's evidence.</li> <li>The change avoids duplication.</li> <li>The change does not alter the intent of the strategy.</li> </ul> </li> </ul>
	<p>Amend Clause 18.02-1L (Sustainable transport) to:</p> <p>c) remove the date reference to BESS in the policy guidelines under the heading 'Cycling'.</p>	<p><b>Officer recommendation:</b> Accept</p> <ul style="list-style-type: none"> <li>This recommendation is linked to recommendation 22 below.</li> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Remove the date "2015" in reference to BESS in the policy guidelines under the heading 'Cycling'.</li> </ul> </li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<ul style="list-style-type: none"> <li>- The Panel stated it is appropriate to remove the date as it understands BESS is an online tool that is updated from time to time.</li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- It is consistent with officers' final version of policies advocated for at that Panel hearing (Part C submission).</li> </ul> </li> </ul>
22	Amend Clause 18.02-4L (Car parking) to remove the date reference to BESS in the policy guidelines.	<b>Officer recommendation:</b> <b>Accept</b> <ul style="list-style-type: none"> <li>• Refer to officer response to Panel recommendation 21c) above.</li> </ul>
23	Amend Clause 19.02-6L (Open space) to:  a) replace the heading 'Public open space' with 'Open space'	<b>Officer recommendation:</b> <b>Accept</b> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Replacing the heading 'Public open space' with 'Open space'</li> </ul> </li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- The change is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission).</li> <li>- It is consistent with the Practitioners Guide to Victorian Planning Schemes.</li> </ul> </li> </ul>
	Amend Clause 19.02-6L (Open space) to:  b) reword the objective to state: <i>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.</i>	<b>Officer recommendation:</b> <b>Accept</b> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Inserting the words "and enhance" and "public" in the objective so it reads:  <i>"To protect <u>and enhance</u> existing <u>public</u> open space and increase the quantity and quality of open space and provide a linked network that meets existing and future community needs."</i> </li> </ul> </li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- The change is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission).</li> <li>- The change makes corrections and language improvements.</li> </ul> </li> </ul>
	Amend Clause 19.02-6L (Open space) to:	<b>Officer recommendation:</b> <b>Part Accept</b>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
	c) delete the first and third strategies.	<ul style="list-style-type: none"> <li>The first change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Deleting the following strategy: <i>"Facilitate improved links between open spaces within the city and other municipalities to form a network."</i></li> </ul> </li> <li>Officers support this recommendation because: <ul style="list-style-type: none"> <li>The above change duplicates existing state policy in Clause 19.02-65</li> </ul> </li> <li>The second change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Deleting the following strategy: <i>"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."</i></li> </ul> </li> <li>Officers do not support this second Panel recommendation because: <ul style="list-style-type: none"> <li>While the Panel's discussion suggests the Panel considered this strategy duplicates State policy, officers consider the strategy is Yarra specific and acknowledges that there are deficits in open space across particular parts of Yarra. It is therefore important to keep as this is not addressed in State policy.</li> </ul> </li> </ul>
24	Amend Clause 19.03-2L in accordance with Council's 'Part C version' to:  a) change the title from 'Development contributions' to 'Infrastructure contributions'	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Replacing the word 'Development' with 'Infrastructure' so that the title of the Clause reads: <i>"Infrastructure contributions"</i></li> </ul> </li> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The change is consistent with officer's final version of policies advocated for at the Panel hearing (Part C submission).</li> <li>It better aligns with the heading of the associated State policy.</li> <li>The Panel supported <i>Council's proposal to change the heading of the policy to Infrastructure Contributions, and considers this improves clarity of the purpose of the local policy.</i></li> </ul> </li> </ul>
	Amend Clause 19.03-2L in accordance with Council's 'Part C version' to:  b) remove the first strategy.	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>Deleting the following strategy:</li> </ul> </li> </ul>



## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<p>“Provide new or upgraded social and physical infrastructure in line with identified needs”</p> <ul style="list-style-type: none"> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The change is consistent with officers’ final version of policies advocated for at the Panel hearing (Part C submission).</li> <li>The change was supported by Ms Ancell’s evidence to the Panel as it removes duplication with the State policy at Clause 19.03-25.</li> </ul> </li> </ul>
25	<p><b>Amend Clause 19.03-3L (Water sensitive urban design) to:</b></p> <p><b>a) relocate measures to improve storm water quality and prevent litter being carried off from under the heading ‘Strategy’ to under the heading ‘Policy guidelines’ and revise the wording to state:</b></p> <ul style="list-style-type: none"> <li>– <i>“Using measures to prevent litter being carried off-site in stormwater flows...”</i></li> </ul>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>The changes recommended by the Panel include: <ul style="list-style-type: none"> <li>Relocating the following strategies to the ‘Policy guidelines’ section of clause 19.03-3L: <p><i>“Improve the quality of stormwater and reduce the flow of water discharged to waterways including through:</i></p> <ul style="list-style-type: none"> <li><i>Collection and reuse of rainwater and stormwater on site.</i></li> <li><i>Vegetated swales and buffer strips.</i></li> <li><i>Rain gardens.</i></li> <li><i>Water recycling systems.</i></li> <li><i>Infiltration, including porous paving and permeable trenches/sumps.</i></li> <li><i>Directing flow from impervious ground surfaces to landscaped areas.</i></li> <li><i>Use of silt traps and other measures during construction.”</i> <p><i>“Use measures to prevent litter being carried off-site in stormwater flows, including:</i></p> <ul style="list-style-type: none"> <li><i>Waste enclosures and storage bins.</i></li> <li><i>Litter traps for developments with the potential to generate significant amounts of litter.”</i> </li> </ul> </li> </ul> </li> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The above change is consistent with Ms. Ancell’s evidence.</li> <li>The change is consistent with the Practitioner’s Guide to Victorian Planning Schemes.</li> </ul> </li> </ul> </li></ul>
	<p><b>Amend Clause 19.03-3L (Water sensitive urban design) to:</b></p> <p><b>b) remove the strategy and policy guideline referencing the <i>Urban Stormwater Best Practice Environmental Management Guidelines</i> (CSIRO, 1999).</b></p>	<p><b>Officer recommendation:</b> <b>Part Accept</b></p> <p>Note: The Panel recommendation refers to the removal of a strategy however it appears to be an objective.</p> <ul style="list-style-type: none"> <li>The changes therefore recommended by the Panel include: <ul style="list-style-type: none"> <li>Removing the objective <i>“To achieve the best practice water quality performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 amended).”</i></li> </ul> </li> </ul>



## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<ul style="list-style-type: none"> <li>- Remove the policy guideline referencing the <i>Urban Stormwater Best Practice Environmental Management Guidelines</i> (CSIRO, 1999)</li> <li>• Officers do not support removing the objective and policy guideline in their entirety because: <ul style="list-style-type: none"> <li>- State policy does not include objectives or policy guidelines that relate to best practice stormwater quality.</li> </ul> </li> <li>• Officers do, however, support removing the specific references to the <i>Urban Stormwater Best Practice Environmental Management Guidelines</i> (CSIRO 1999 amended) because: <ul style="list-style-type: none"> <li>- It avoids duplication with State policy.</li> </ul> </li> <li>• The objective will read: <p><i>To achieve best practice stormwater quality performance.</i></p> </li> <li>• The policy guideline will read: <p><i>Consider as relevant:</i></p> <ul style="list-style-type: none"> <li>▪ Best practice stormwater management.</li> </ul> </li> </ul>
26	<p><b>Amend Clause 19.03-5L (Waste) to add the following strategy:</b></p> <p><b>a) <i>Where possible, encourage waste and recycling facilities are sensitively and discreetly located.</i></b></p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Adding the following strategy: <i>“Where possible, encourage waste and recycling facilities are sensitively and discreetly located.”</i></li> </ul> </li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- The above change is consistent with officers’ final version of policies advocated for at the Panel hearing (Part C submission).</li> <li>- The inclusion of this strategy is additional content of benefit.</li> </ul> </li> </ul>
27	<p><b>Amend the Schedule to Clause 72.04 (Documents incorporated in this planning scheme) to update the name of <i>City of Yarra Review of Heritage Overlay Areas 2007 Appendix 8, Revised September 2019</i> to <i>City of Yarra Database of Heritage Significant Areas, July 2021</i>.</b></p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Renaming the Incorporated Document to <i>City of Yarra Database of Heritage Significant Areas, July 2021</i> to reflect the current name in the Planning Scheme.</li> </ul> </li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<ul style="list-style-type: none"> <li>- Note: the only change to the title from the exhibited version is the date.</li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- The title is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission).</li> <li>- Note: the date in the title will need to be updated to <i>April 2022</i> as the document is to be updated as part of adoption of this Amendment (and consistent with Panel recommendation 34 below).</li> </ul> </li> </ul>
28	Amend the Schedule to Clause 72.04 (Documents incorporated in this planning scheme) to update the date of <i>Guidelines – managing noise impacts in urban development</i> .	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Updating the date of the Guidelines.</li> </ul> </li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- The change is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission).</li> <li>- Note: the date of the Guidelines will need to be updated to <i>April 2022</i> as the document is to be updated as part of adoption of this Amendment (and consistent with Panel recommendation 35 below).</li> </ul> </li> </ul>
29	Review and update the Schedule to Clause 72.08 (Background documents) to ensure it contains an accurate list of background documents before adoption.	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• The change includes multiple updates to the Schedule to Clause 72.08.</li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- The change brings the Schedule up to date and is based on Council's final version of policies advocated for at the Panel hearing (Part C submission) and the current planning scheme.</li> </ul> </li> </ul>
30	Update the Schedule to Clause 72.08 (Background documents) to include the Amendment number for each document.	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- It is consistent with the VPP template, Clause 72.08.</li> </ul> </li> </ul>
31	Amend the Schedule to Clause 72.08 (Background documents) to update the date of the <i>Noise and Vibration Considerations Discussion Report</i> .	<p><b>Officer recommendation:</b> <b>Accept</b></p>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<ul style="list-style-type: none"> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>It correctly references the updated date of the document following the Panel process.</li> </ul> </li> <li>Note: the date of the Discussion Paper will need to be updated to <i>April 2022</i> as the document is to be updated as part of adoption of this Amendment (and consistent with Panel Further Recommendation below).</li> </ul>
32	Remove the date from the reference to <i>Built Environment Sustainability Scorecard 'BESS' (Council Alliance for a Sustainable Built Environment 'CASBE')</i> in the Schedule to Clause 72.08 (Background documents), in accordance with Council's preferred 'Part C version'.	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The change is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission).</li> </ul> </li> </ul>
33	Amend the Clause 72.08 (Background documents) Schedule to delete:  <i>a) The City of Yarra Landmarks and Views Assessment (Ethos Urban, October 2019)</i>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The Panel has recommended that the <i>Landmarks and Views Assessment, October 2019</i> report should not be included as a policy guideline or Background document listed in the Clause 72.08 Schedule.</li> <li>This is a consequential change from accepting Panel recommendation 14b (refer above).</li> </ul> </li> </ul>
	Amend the Clause 72.08 (Background documents) Schedule to delete: <i>b) Parking Management Strategy Action Plan 2013 – 2015</i>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The change is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission).</li> <li>This document is out of date.</li> </ul> </li> </ul>
	Amend the Clause 72.08 (Background documents) Schedule to delete:  <i>c) Water Sensitive Urban Design Guidelines for City of Yarra Works (revised February 2016)</i>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>The proposed document was not included in the C269 Explanatory Report.</li> <li>It is not referred to in proposed Clause 19.03-3L WSUD and as such does not rely on this document being included as a background document.</li> </ul> </li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
	<p>Amend the Clause 72.08 (Background documents) Schedule to delete:</p> <p>d) <i>Waste Minimisation and Resource Recovery Strategy 2018-2022</i>.</p>	<p><b>Officer recommendation:</b> Accept</p> <ul style="list-style-type: none"> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>Clause 19.03-5L (Waste) does not rely on this document being included as a background document.</li> </ul> </li> </ul>
34	<p>Amend the following definitions of significance in the Incorporated Document <i>City of Yarra Database of Heritage Significant Areas, July 2021</i> to state:</p> <p>a) <b>Not Contributory:</b> Not contributory to the identified cultural values of the heritage overlay area as stated in the Statement of Significance.</p> <p>b) <b>Contributory:</b> Contributory to the identified cultural values of the heritage overlay areas as stated in the Statement of Significance.</p> <p>c) <b>Individually Significant:</b> A heritage place in its own right. Where an individually significant place is also part of a broader heritage precinct, the individually significant place may also be contributory to the broader precinct.</p> <p>d) <b>Victorian Heritage Register:</b> Included in the Victorian Heritage Register as aesthetically, archaeologically, architecturally, culturally, historically, scientifically, and/or socially significant at the State level.</p>	<p><b>Officer recommendation:</b> Accept</p> <ul style="list-style-type: none"> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>Panel considered it appropriate to include the definitions in an Incorporated Document.</li> <li>The definitions are consistent with Mr Gard'ner's heritage expert evidence, presented on behalf of Council.</li> <li>The change is consistent with officers' final version of policies advocated for at the Panel hearing (Part C submission).</li> </ul> </li> <li>Note: the date of the incorporated document will need to be updated to <i>April 2022</i> as the document is to be updated as part of adoption of this Amendment.</li> </ul>
35	<p>Amend the <i>Guidelines – managing noise impacts in urban development</i>, in accordance with the changes proposed by Council in its post exhibition 'Panel version' of the document (Document 70), and:</p> <p>a) <b>update the date on the cover page</b></p>	<p><b>Officer recommendation:</b> Accept</p> <ul style="list-style-type: none"> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>In respect of the first part of recommendation 35, it is consistent with the changes proposed by Council in its post exhibition 'Panel version' of the document advocated for at the Panel hearing in terms of the first part of recommendation 35.</li> <li>In respect of recommendation 35(a) specifically:</li> </ul> </li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<ul style="list-style-type: none"> <li>○ It is a minor change to include the updated date on the cover page.</li> <li>○ Officers consider it is appropriate to amend the date of the document as a result of the changes being made in response to the Panel's recommendation 35.</li> </ul>
	<p>Amend the <i>Guidelines – managing noise impacts in urban development</i>, in accordance with the changes proposed by Council in its post exhibition 'Panel version' of the document (Document 70), and:</p> <p>b) update section and sub section numbering</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- It is a minor change to update the section and numbering.</li> <li>- Officers consider it is appropriate to update the section and sub-section numbering as a consequence of the changes being made in response to the Panel's recommendation 35 and to improve readability.</li> </ul> </li> </ul>
	<p>Amend the <i>Guidelines – managing noise impacts in urban development</i>, in accordance with the changes proposed by Council in its post exhibition 'Panel version' of the document (Document 70), and:</p> <p>c) include all relevant technical directions about assessment, noise masking and other measures under the heading 'Policy Guidelines', including any addition requirements, if any, included in the exhibited Clause 13.07-1L (Interfaces and amenity)</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• The Panel considered that all maximum noise levels, technical directions about assessment and noise mitigation measures should be included in the Noise Guidelines only, and that including the Noise Guidelines as a policy document, with clear guidelines for decision making, will avoid duplication and reduce confusion.</li> <li>• The Panel noted that Council will need to review the Noise Guidelines carefully to ensure that it has included all maximum noise levels, assessment requirements and noise mitigation measures that are currently referenced in Clause 13.05-1L (Interfaces and amenity) (see section 10.5 of the Panel Report).</li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- Officers consider it is appropriate to ensure all relevant technical directions, maximum noise levels, assessment requirements (such as a requirement for an acoustic report) and noise mitigation measures that have been removed from the 'Policy Guidelines' of clause 13.07-1L as a result of recommendation 7(b) are included in the Noise Guidelines.</li> </ul> </li> </ul>
	<p>Amend the <i>Guidelines – managing noise impacts in urban development</i>, in accordance with the changes proposed by Council in its post exhibition 'Panel version' of the document (Document 70), and:</p> <p>d) replace "The Explanatory Report for the original Amendment states..." with "The Explanatory Report for Amendment VC120 states..." in new</p>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- This change clarifies which explanatory report is being referred to in the relevant part of the Noise Guidelines.</li> </ul> </li> </ul>

## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
	Section 6 Music Noise, Section 6.1 Background information,	
	Amend the <i>Guidelines – managing noise impacts in urban development</i> , in accordance with the changes proposed by Council in its post exhibition 'Panel version' of the document (Document 70), and:  e) include an explanation of the relevance and relationship with Planning Practice Notes 81 and 83	<b>Officer recommendation:</b> <b>Accept</b> <ul style="list-style-type: none"> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>It provides clarity in relation to the relevance of planning practice notes PPN81 and PPN83.</li> </ul> </li> </ul>
	Amend the <i>Guidelines – managing noise impacts in urban development</i> , in accordance with the changes proposed by Council in its post exhibition 'Panel version' of the document (Document 70), and:  f) amend the wording of new Section 8.1.2 Sleep Disturbance to state " <i>Noise from operation of car-park equipment should be designed to comply with sleep disturbance criteria targets outside openable windows of bedrooms of nearby dwellings. Noise levels should not be in excess of 65 dBA Lmax.</i> "	<b>Officer recommendation:</b> <b>Accept</b> <ul style="list-style-type: none"> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>It is an appropriate clarification in relation to the wording of section 8.1.2.</li> </ul> </li> </ul>
	Amend the <i>Guidelines – managing noise impacts in urban development</i> , in accordance with the changes proposed by Council in its post exhibition 'Panel version' of the document (Document 70), and:  g) include a reference to relevant VCAT cases being relied on to establish standards or appropriate noise levels in the bibliography	<b>Officer recommendation:</b> <b>Accept</b> <ul style="list-style-type: none"> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>It is appropriate to reference relevant VCAT cases being relied on in the bibliography</li> </ul> </li> </ul>
36	Review the Amendment documents to ensure consistency with guidance on drafting.	<b>Officer recommendation:</b> <b>Accept</b> <ul style="list-style-type: none"> <li>Officers support the Panel recommendation because:</li> </ul>



## Attachment 2 - Attachment 2 - Panel recommendations and officer response

Panel Rec Number	Change recommended by the Panel	Officer response
		<ul style="list-style-type: none"> <li>- While there has already been significant work undertaken to refine the drafting of the policies at various key stages of the amendment process (as can be seen in officers' final version of policies advocated for at Panel (Part C submission)), additional refinements are also proposed in responding to the Panel's recommendations and are the subject of this report. It is also noted that the 'Part C' version of the policies already went a significant way to responding to expert evidence and the many questions raised by the Panel during the Panel hearing. As such, it is not expected that significant additional refinements will be required as a result of this review.</li> </ul>
37	Remove the strip of land along Hoddle Street zoned Commercial 1 Zone, between Victoria Parade and Hood Street, Collingwood from the Gipps Street Major Employment Precinct in the Amendment documents.	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• The change recommended by the Panel includes: <ul style="list-style-type: none"> <li>- Updating the Strategic Framework Plan to remove this land from the Major Employment Precinct.</li> <li>- The Panel considered that <i>there is no strategic justification set out in the SEES to include the C1Z strip along Hoddle Street in the Gipps Street MEP and it should be removed.</i></li> </ul> </li> <li>• Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>- Removal of the Commercial 1 Zone strip along Hoddle Street is consistent with the application of the existing DDO11 (Gipps Precinct).</li> <li>- The majority of land in employment precincts are C2Z which provides for employment uses.</li> </ul> </li> </ul>

### Further Recommendations:

Panel does not support inclusion of the Nature Strategy as suggested by Council as a post exhibition change to the Amendment.	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• Council officers support this further recommendation because: <ul style="list-style-type: none"> <li>- The document was not identified in the Explanatory Report or placed on exhibition with the Amendment, therefore the Panel did not consider that it is appropriate to introduce as a Background Document. The officers accept this conclusion of the Panel.</li> </ul> </li> </ul>
Panel does not support inclusion of the Urban Forrest Strategy as suggested by Council as a post exhibition change to the Amendment.	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>• The Panel did not consider it necessary to include the Urban Forest Strategy as a Background Document if the content is reflected in planning provisions. Further, the document was not identified in the Explanatory Report</li> </ul>



## Attachment 2 - Attachment 2 - Panel recommendations and officer response

	<p>or placed on exhibition with the Amendment, therefore the Panel did not consider it appropriate to introduce as a Background Document.</p> <ul style="list-style-type: none"> <li>Council officers support this further recommendation because: <ul style="list-style-type: none"> <li>Of the reasons outlined by the Panel. Importantly the objectives of the strategy are embedded in the C269 policies.</li> </ul> </li> </ul>
<p><b>Amend the Housing Strategy to change the:</b></p> <ul style="list-style-type: none"> <li>incremental change map on page 71 to delete the erroneous inclusion of the Commercial 1 Zone strip of land along Hoddle Street, including land at 53 Hoddle Street, Collingwood</li> </ul>	<ul style="list-style-type: none"> <li>Officers note that the Housing Strategy is an adopted Council document and this further recommendation can be addressed as part of future work.</li> </ul>
<p><b>Amend the Housing Strategy to change the:</b></p> <ul style="list-style-type: none"> <li>housing changes areas in accordance with the recommendation in this Chapter.</li> </ul>	<ul style="list-style-type: none"> <li>Officers note that the Housing Strategy is an adopted Council document and this further recommendation can be addressed as part of future work.</li> </ul>
<p><b>Update the <i>Yarra Spatial Economic and Employment Strategy</i> to remove the Commercial 1 Zone strip of land along Hoddle Street between Victoria Parade and Hood Street, Collingwood from the Gipps Street Major Employment Precinct.</b></p>	<ul style="list-style-type: none"> <li>Officers note that the <i>Yarra Spatial Economic and Employment Strategy</i> is an adopted Council document and this further recommendation can be addressed as part of future work.</li> </ul>
<p><b>Undertake further activity centre planning for those activity centres not covered by a Design and Development Overlay and where the incremental change category has been applied to ensure neighbourhood character is protected.</b></p>	<ul style="list-style-type: none"> <li>Officers note that this work forms part of the City Strategy work program. Council will continue to roll out a program of activity centre work. This will address all activity centres with incremental change areas to address heights and protect neighbourhood character.</li> </ul>
<p><b>Amend the <i>Noise and Vibration Considerations Discussion Report</i> in accordance with the changes proposed by Mr Antonopoulos and to include:</b></p> <ul style="list-style-type: none"> <li>an explanation of the relevance and relationship with Planning Practice Notes 81 and 83</li> <li>a reference to relevant Victorian and Civil Administrative Tribunal cases being relied on to establish standards or appropriate noise levels in the bibliography.</li> </ul>	<p><b>Officer recommendation:</b> <b>Accept</b></p> <ul style="list-style-type: none"> <li>Officers support the Panel recommendation because: <ul style="list-style-type: none"> <li>It is consistent with the changes proposed by Mr Antonopoulos in tabled Document 152.</li> <li>It provides clarity in relation to the relevance of planning practice notes PPN81 and PPN83.</li> <li>It is appropriate to reference relevant VCAT cases being relied on in the bibliography.</li> <li>Officers note that there are a small number of additional changes made to this document as a consequence of recommendation 7(b) and 35(c) to ensure consistency with changes made to the Noise Guidelines.</li> </ul> </li> </ul>

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

### YARRA PLANNING SCHEME

#### 02 MUNICIPAL PLANNING STRATEGY

Proposed C263yara  
02.01 Context  
Proposed C263yara

##### 02-01-1

##### Location

Yarra stands on the traditional lands of the Wurundjeri people. Yarra acknowledges their creator spirit Bunjil, their ancestors and their Elders. Yarra acknowledges 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. Yarra comprises of approximately 20 square kilometres and is bound by the Cities of Melbourne to the 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.

**Commented [Yarra1]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). Numbering throughout this Clause has been included to align with the Ministerial Direction.

**Commented [Yarra2]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C).

##### 02.01-2

##### 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 to by almost 30,000 to 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 higher 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.

**Commented [Yarra3]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is an additional content of benefit.

**Commented [Yarra4]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [YCC5]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

##### 02.01-3

##### 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 02.04-4 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 strengthened so that they remain vibrant and liveable places, capable of serving growing local economies and new and changing communities.

**Commented [Yarra6]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It corrects the numbering reference.

**Commented [Yarra7]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

##### 02.01-4

##### Natural environment

Yarra is an urbanised 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

**Commented [Yarra8]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

### YARRA PLANNING SCHEME

managing water flow and stormwater. The low-lying land around the waterways however means that parts of Yarra are susceptible to flooding.

#### 02.01-5

##### 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.

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

### YARRA PLANNING SCHEME

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 to avoid the catastrophic impacts of global heating. 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, has reached zero net emissions from its operations and is seeking to achieve zero net emissions in our community by 2030. In doing so, Council will contribute to global climate change commitments - as well as national and state targets.~~

02.01-6

#### Built environment and heritage

Yarra ~~stands on the traditional lands of the Wurundjeri people. It~~ 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.

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.

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 ~~high-rise~~ apartment buildings set in landscaped grounds.

02.01-7

#### 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

MUNICIPAL PLANNING STRATEGY - CLAUSE 02.01

PAGE 3 OF 4

**Commented [Yarra9]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [Yarra10]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is an additional content of benefit.

**Commented [Yarra11]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [Yarra12]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C).

**Commented [Yarra13]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C).

*Note: Sentence moved from first sentence of Built form and environment to first sentence of Location.*

**Commented [Yarra14]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with Council resolution 3 August 2021.

**Commented [Yarra15]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with Council resolution 3 August 2021.

**Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response**

YARRA PLANNING SCHEME

Alphington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne (south of Gough Street).

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

### YARRA PLANNING SCHEME

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.

#### 02.01-8

#### 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 Botanic 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:
  - St. Vincent's public and private hospitals and Australian Catholic University, Fitzroy

**Commented [Yarra16]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is an additional content of benefit.

**Commented [Yarra17]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It corrects the numbering reference.

**Commented [Yarra18]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It corrects the numbering reference.

**Commented [Yarra19]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [Yarra20]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It corrects the numbering reference.

**Commented [Yarra21]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [Yarra22]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It corrects the numbering reference.

**Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response**

YARRA PLANNING SCHEME

(health and education).



## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

### YARRA PLANNING SCHEME

- Epworth Hospital, Richmond (health).

#### 02.01.9

#### 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; [separated bike routes](#) 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.

**Commented [Varra23]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is an additional content of benefit.

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

### YARRA PLANNING SCHEME

#### 02.02 Vision

Proposed C262Yarra

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 2036 Community Vision statement is:

*Yarra is a vibrant, safe and inclusive environment. We celebrate and embrace our diversity and connection to each other and the land. Our community is empowered to work together and support one another with respect and trust.*

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 River waterway corridors and its surrounding parks and recreation areas. Through environmentally sustainable development the municipality will reduce its carbon footprint and become resilient to climate change. Yarra will be a city proud of its history and prepared for the future.*

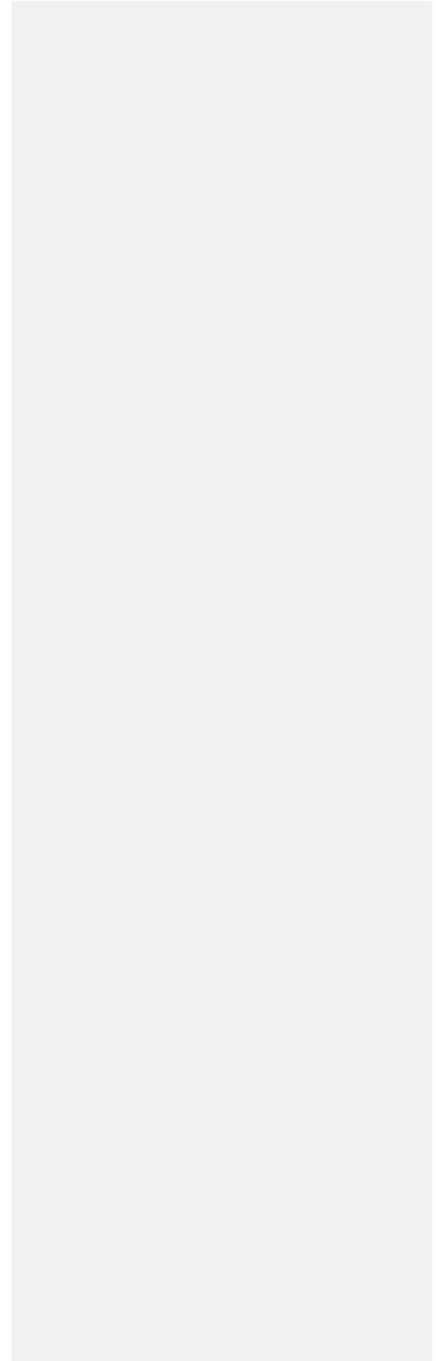
**Commented [Yarra1]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C).

**Commented [Yarra2]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is an additional content of benefit

**Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response**

MUNICIPAL PLANNING STRATEGY - CLAUSE 02.02

PAGE 1 OF 1



# Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

## YARRA PLANNING SCHEME

### 02.03 Strategic directions

Proposed C288yara

#### 02.03-1 Settlement

##### 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.

These activity centres generally contain highly valued streetscapes and commercial buildings included on the Heritage Overlay and must balance the requirements for growth with the retention of heritage significance.

##### **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.

**Commented [Yarra1]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). Numbering and headings throughout this Clause have been included to align with the Ministerial Direction.

**Commented [Yarra2]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence, page 11.

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

### YARRA PLANNING SCHEME

#### 02.03-2 Environmental and landscape values

##### 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.

**Commented [Yarra3]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C).

**Commented [Yarra4]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C).

##### Protect and enhance Yarra's natural environment

- Protect the significant natural environment, landscape values and cultural heritage of the 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 that enhance the natural environment.
- 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.

**Commented [Yarra5]:** Not accept – Officers do not support the Panel recommendation because it is not consistent with Council resolution 3 August 2021.

#### 02.03-3 Environmental risks and amenity

##### 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.**

**Commented [Yarra6]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

- 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;
  - Reduced greenhouse gas emissions;
  - More environmentally sustainable urban form; and
  - Integrated water management.
- Reduce and mitigate the impacts of climate change and flooding events.

**Commented [YCC7]:** Accept – Officers support the Panel recommendation because it is a language improvement.

**Commented [Yarra8]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [Yarra9]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C).

**Commented [Yarra10]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C).

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

### YARRA PLANNING SCHEME

#### 02.03.4

- 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, conserving and enhancing heritage buildings, places 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;
- 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 post-contact**;
  - 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;
  - **Historic commercial buildings including banks, hotels and post offices; and**
  - **Historic street and laneway fabric and infrastructure.**
- Protect, 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 low-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 **4**) 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**

MUNICIPAL PLANNING STRATEGY - CLAUSE 02.03

PAGE 3 OF 5

**Commented [Yarra11]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement and based on consultation with GJM Heritage.

**Commented [Yarra12]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a point of clarification and consistent with changes in other clauses.

**Commented [Yarra13]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [Yarra14]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence, page 12.

**Commented [Yarra15]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence page 13 and in response to Council resolution 1(8)(v).

**Commented [Yarra16]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [Yarra17]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [Yarra18]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [Yarra19]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It corrects the numbering reference.

**Commented [Yarra20]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

### YARRA PLANNING SCHEME

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.

#### 02.03-5

#### 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,<sup>1</sup> 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.
  - Encourage the supply of additional social housing and improvements to existing social housing.

#### 02.03-6 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:

<sup>1</sup> Council's endorsed version on policy corrected the plan numbering to 02.04. Officer's support the endorsed version as it corrects an error. Panel did not make a change.

**Commented [Yarra21]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.



# Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

## YARRA PLANNING SCHEME

- 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)<sup>2</sup>;
  - Economic primacy of Yarra's major employment precincts at Cremorne and the Gipps Street precinct in Collingwood; and
  - Employment land - Industrial and commercial areas ~~in the industrial and commercial land shown on the Strategic Framework Plan (Clause 02.04)~~.
- 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 the potential conflict with existing surrounding employment uses (including existing retail, commercial, hospitality, 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.

### 02.03-7

#### 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 ~~centred~~ 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.

**Commented [Yarra22]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [Yarra23]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It corrects the plan reference.

**Commented [Yarra24]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a point of clarification.

**Commented [Yarra25]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [Yarra26]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [Yarra27]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It corrects a spelling error.

**Commented [Yarra28]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It corrects a numbering reference.

**Commented [Yarra29]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [YCC30]:** Accept – This change is not included in Part C version of the policies. Panel have recommended this change as it duplicates strategies in 18.02-1L. Officers support this change because it avoids duplication.

<sup>2</sup> Refer to footnote 2

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

### YARRA PLANNING SCHEME

#### 02.03-8

#### **Infrastructure**

##### Social and physical 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 post-contact 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 [Yarra31]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence, page 13 and a point of clarification.

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

### 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 16.01-11.

Support high quality mid-rise buildings in major and neighbourhood activity centres **as identified in the relevant where specified in a Design and Development Overlay.**

Support development that improves the built form character of activity centres, whilst conserving heritage **buildings places**, 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.**

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 low-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.

Promote development that supports a low to mid rise character south of Johnston Street to Gertrude Street.

**Support taller built form** Promote development that supports a mid-rise character above a consistent street wall north of Leicester Street.

**Commented [Yarra1]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It corrects the numbering reference.

**Commented [Yarra2]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It corrects the numbering reference.

**Commented [Yarra3]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [Yarra4]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence and is a point of clarification.

**Commented [Yarra5]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is an additional content of benefit.

**Commented [Yarra6]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [Yarra7]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

[8269117: 32129498\_1]

**Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response**

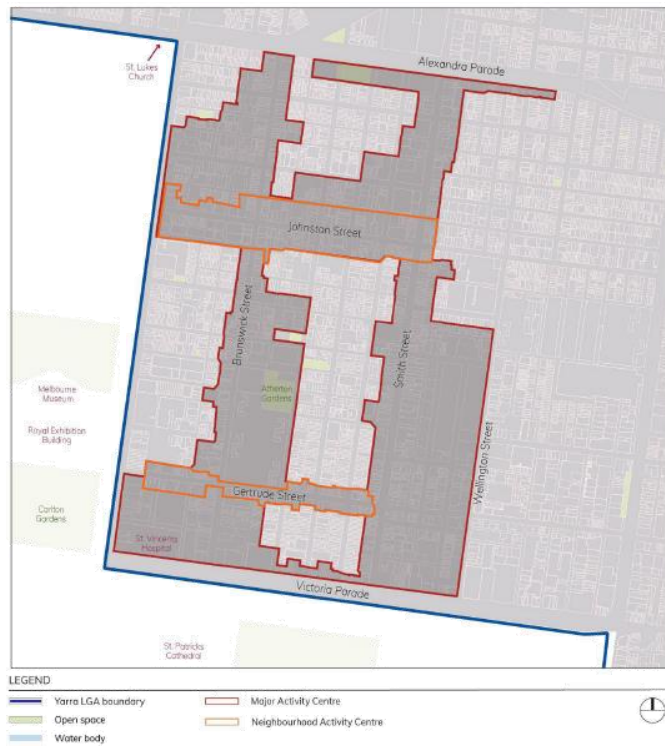
Ensure development retains the dominance and integrity of the 'grand' residential buildings south of Gertrude Street.

[8269117: 32129498\_1]

# **Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response**

Protect primary views to St Patrick's Cathedral and St Luke's Church.

## **Major and Neighbourhood Activity Centres in Fitzroy Plan**



[8269117: 32129498\_1]

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

### *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.

[8269117: 32129498\_1]

[illegible]

[8269117: 32129498\_1]



## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

### *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.

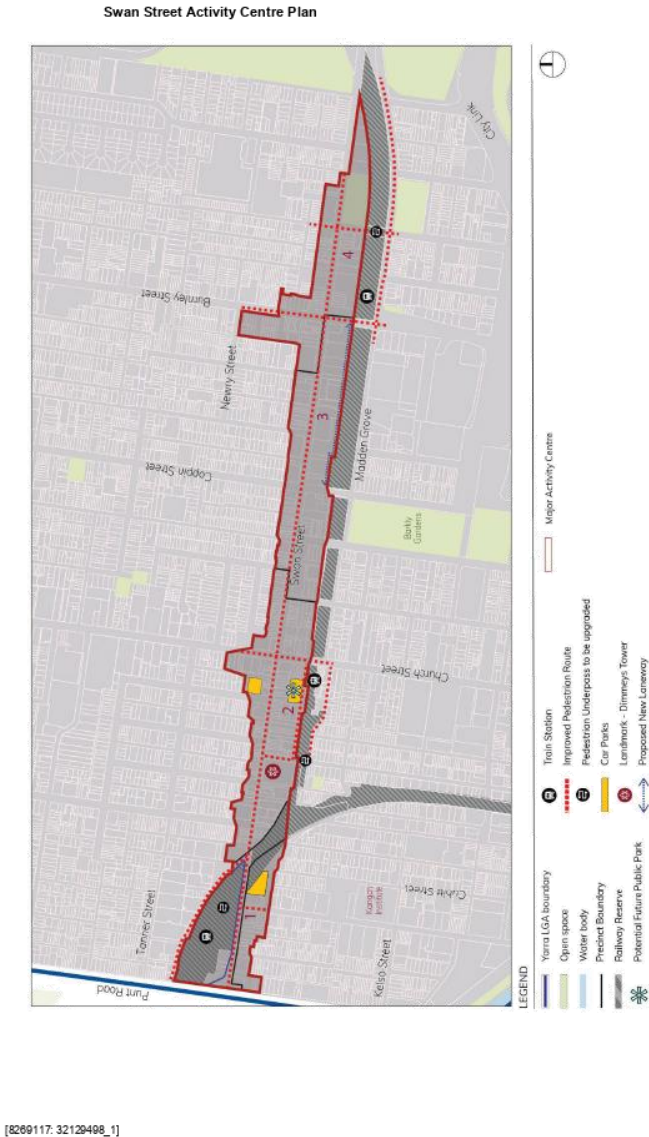
Reinforce precinct 3 (shown in Swan Street Activity Centre Plan to this clause) as mixed-use comprising retail, commercial and residential uses.

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.

[8269117: 32129498\_1]

Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response



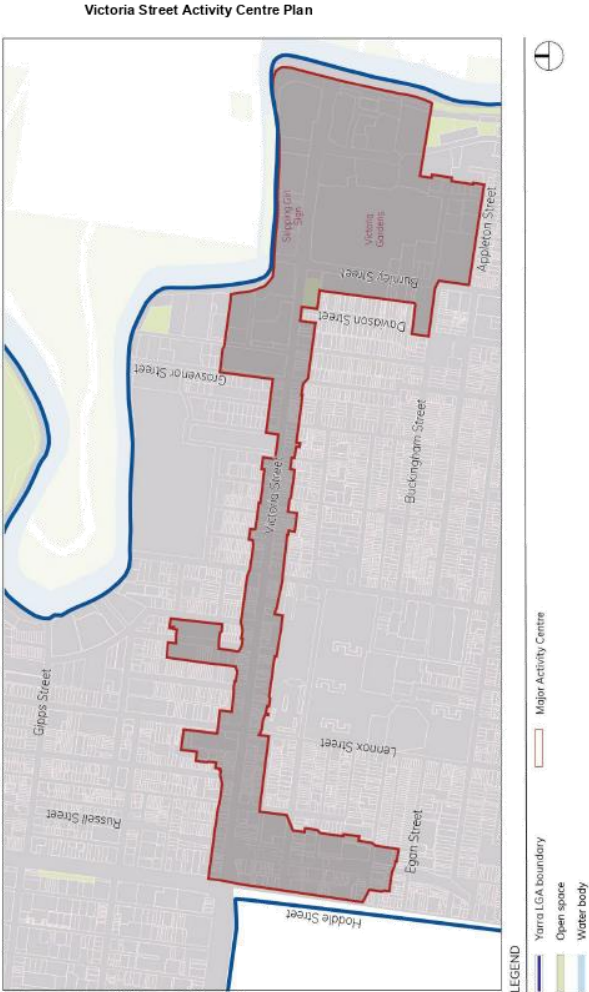
Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

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 low-rise street walls.
- 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.

Commented [Varra8]: Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response



[8269117: 32129498\_1]

# Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

## 11.03-11 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 low-rise](#) form and the [fine grain](#) pattern of the highly intact heritage streetscape and the heritage buildings in the activity centre.

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

**Commented [Varra9]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a change to meet form and content.

**Commented [YCC10]:** NOT Accept - This is a Panel change. Officers consider the cross reference to the relevant plan is important for clarity of the boundary of the Gertrude NAC.

In response to recommendation 4c, officers recommend inclusion of 'Collingwood' in the heading of the Fitzroy Plan so that it includes reference to both Fitzroy and Collingwood. Consequential change of updating the Plan title – intent references need to reflect updated title.

**Commented [Varra11]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

[8269117: 32129498\_1]

# Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

Heidelberg Road Neighbourhood Activity Centre Plan



[8269117: 32129498\_1]

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

### *Johnston Street, Abbotsford / Collingwood (East of Smith Street)*

Promote the retail and community roles of the activity centre.

In Precincts 1 and 2, as shown in the Johnston St Activity Centre Plan to this clause, foster mid-rise residential and commercial development consistent with the relevant overlay.

**Commented [Varra12]:** Accept – Officers support the Panel recommendation because it cross references to the relevant Plan, providing clarity to the land affected.

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 be sensitively located and subservient to the existing built form.

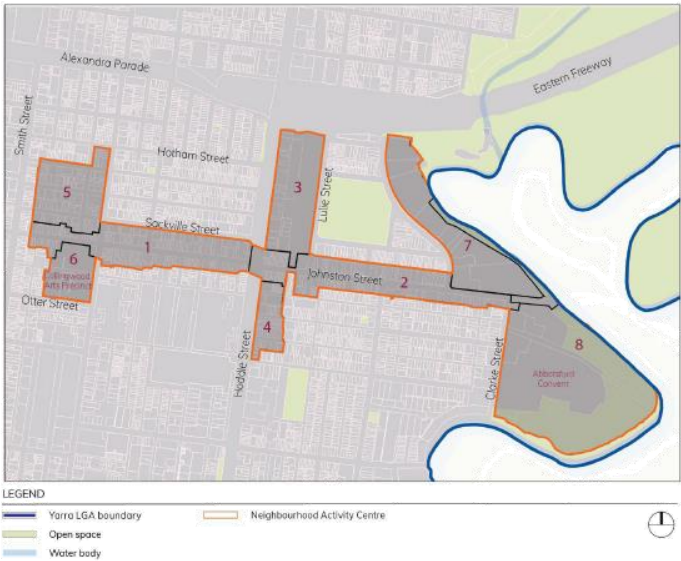
**Commented [Varra13]:** Accept – Officers support the Panel recommendation because it improves the wording

[8269117: 32129498\_1]



Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

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 rise mid-rise development on the south side of Johnston Street that responds to the heritage forms and sensitive residential interface.

Nicholson Street, North Fitzroy

Commented [YCC14]: NOT Accept - This is a Panel change. Officers consider the cross reference to the relevant plan is important for clarity of the boundary of the NAC.

Commented [Varra15]: Accept - Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

[8269117: 32129498\_1]

# Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

Support a mix of uses along Nicholson Street, in particular uses which provide the day to day needs of the local community.

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 [Varra16]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is an additional content of benefit

**Commented [Varra17]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is an additional content of benefit.

## **Nicholson Street, Rathdowne Street and St. Georges Road Neighbourhood Activity Centre Plans**



[8269117: 32129498\_1]

**Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response**

*Queens Parade, Clifton Hill and Fitzroy North*

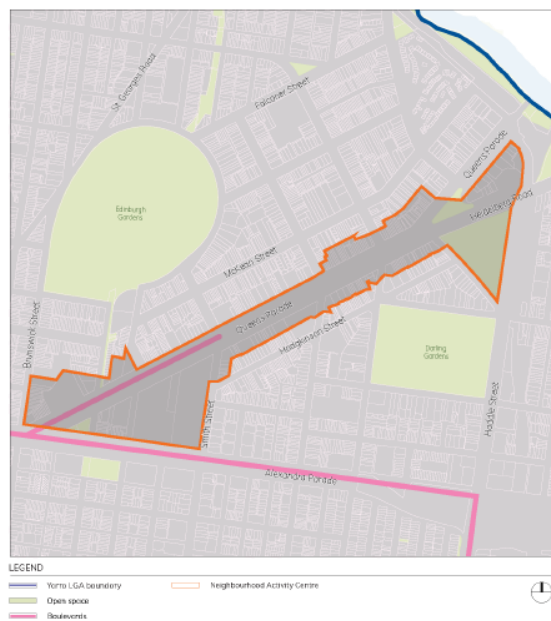
[8269117: 32129498\_1]

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

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



**Commented [Yarra18]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is appropriate as the Queens Parade Framework Plan is not in DDO16.

### 11.03-11 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 and heritage significance of the centre.

**Commented [Yarra19]:** Accept – Officers support the Panel recommendation because it is a language improvement and meets form and content.

**Commented [Yarra20]:** NOT Accept - This is a Panel change. Officers consider the cross reference to the relevant plan is important for clarity of the boundary of the LACs.

**Commented [Yarra21]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C).

**Commented [Yarra22]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C).

**Commented [Yarra23]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence.

[8269117: 32129498\_1]

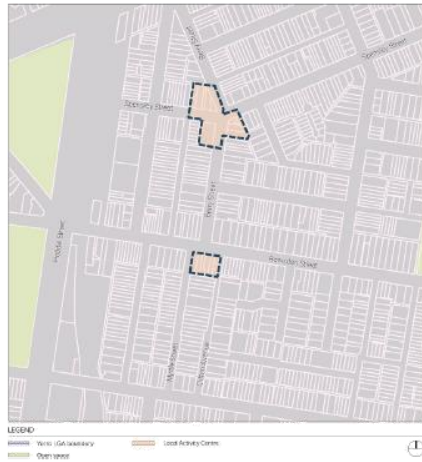
**Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response**

[8269117: 32129498\_1]

# **Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response**

## **Local Activity Centres**

### **Berry Street/Ramsden Street and Spensley Street Activity Centre Plans**



### **Lygon Street, Nicholson Street and Rathdowne Street north Activity Centre Plans**



[8269117: 32129498\_1]

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

### 15.03-1L Heritage

#### Proposed C263yara Policy application

This policy applies to all land within a Heritage Overlay.

#### Objective

To conserve and enhance 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.  
To promote signs that conserve and enhance the significance of a heritage place.

#### Strategies

##### New development, alterations or additions

Retain, conserve and enhance 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 and canopies.
  - Materials.
- Being visually recessive against the heritage fabric through:
  - Siting.
  - Mass.
  - Scale.
  - Materials.
  - Architectural detailing.
  - Texture, colours and finishes.
  - 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 [Yarra1]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C).

Note: Moving the sign objective is a consequential change to accepting Panel recommendation 10 (to relocate the signs in a heritage overlay policy into heritage policy).

**Commented [YCC2]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is based on consultation with GJM.

**Commented [YCC3]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is based on consultation with GJM.

**Commented [YCC4]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [YCC5]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is based on GJM consultation and evidence.

**Commented [YCC6]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence and is an additional content of benefit.

**Commented [YCC7]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is also consistent with GJM evidence and is a point of clarification (the strategy is covered by the first six dot points).

**Commented [YCC8]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is an additional content of benefit and based on GJM consultation and evidence.



# Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

- ~~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 historic street furniture and bluestone road or laneway materials and details~~ and laneway fabric and infrastructure, including bluestone.

In circumstances where primary pedestrian access is provided from a laneway, allow for any reinstatement ~~of the laneway fabric~~ to provide universal access.

~~Ensure that adaptation heritage places is consistent with the principles of good conservation.~~

## Demolition

Prioritise ~~preservation, restoration and adaptation~~ the conservation and adaptive reuse of a heritage place over demolition.

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 ~~and are not feasible.~~
- The replacement building and/or works ~~clearly and positively supports the ongoing heritage significance of the area~~ is appropriate for the heritage context.

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 fabric does not contribute to the significance of the place or the area of demolition is not visible from:~~
  - ~~The street frontage (other than a laneway), unless:~~
    - ~~The principal façade addresses the laneway; or~~
    - ~~The fabric is visible from the laneway is identified in the Statement of Significance.~~
  - 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.

~~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 ~~does not possess the level of heritage significance attributed to it in the incorporated document City of Yarra Database of Heritage Significant Areas (Revised February 2018)~~ is not of heritage significance and does not contribute to the significance of a heritage place.

**Commented [YCC9]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is also consistent with GJM evidence. It is appropriate as it removes duplication because the elements are included in the strategies above.

**Commented [YCC10]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence and is appropriate as it is consistent language with MPS Clause 02.03.

**Commented [YCC11]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is also consistent with GJM evidence and is a point of clarification.

**Commented [YCC12]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence. GJM recommended this strategy to be deleted to remove broad policy statement. It removes duplication with State Policy.

**Commented [YCC13]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a language improvement.

**Commented [YCC14]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence and is a point of clarification.

**Commented [YCC15]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence and is a point of clarification.

**Commented [YCC16]:** Accept – Officers support the Panel recommendation because it is consistent with GJM evidence. Panel states that it provides greater flexibility than for the consideration of the complete demolition of a buildings.

**Commented [YCC17]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a point of clarification.

**Commented [YCC18]:** Accept – Officers support the Panel recommendation because the word 'requires' is not consistent with the Practitioner's Guide. The Panel concludes the following:

*The Panel does not agree it is appropriate to commence strategies with the word 'require'. The Practitioner's Guide makes it clear that strategies should not include the word 'require' and the strategies should be redrafted to include more appropriate terms.*

**Commented [YCC19]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is also consistent with GJM evidence (Annexure VI).

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

### Residential alterations or additions

Set back buildings and works to the a minimum 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.

Require Ensure 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 Respectful of the scale of the individually significant or contributory building.
- Substantially concealed.

### Residential infill development

Set back residential infill development a similar distance from the principal street frontage to those to match the setback of the principal street frontage of adjoining heritage buildings.

Ensure that buildings and works associated with residential infill development are consistent with:

- Prevailing side setbacks and building spacing.
- Height, relative to the surrounding context.

Encourage new residential infill development 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 adjoining individually significant or contributory building.

Retain the visual prominence of both façade of building on corner sites (not including laneways).

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 Encourage 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.

**Commented [YCC20]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is an additional content of benefit and based on consultation with GJM.

**Commented [YCC21]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence as it improves the wording.

**Commented [YCC22]:** Accept – Officers support the Panel recommendation because the word 'require' is not consistent with the Practitioner's Guide. The Panel concludes the following:

*The Panel does not agree it is appropriate to commence strategies with the word 'require'. The Practitioner's Guide makes it clear that strategies should not include the word 'require' and the strategies should be redrafted to include more appropriate terms.*

**Commented [YCC23]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence as it improves the wording.

**Commented [YCC24]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence as it improves the wording.

**Commented [YCC25]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is an additional content of benefit and based on consultation with ...

**Commented [YCC26]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a point of clarification.

**Commented [YCC27]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence as it improves the wording.

**Commented [YCC28]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence as it improves the wording.

**Commented [YCC29]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence, page 19 as it clarifies the ...

**Commented [YCC30]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence as is a point of clarification.

**Commented [YCC31]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is adapted in response to GJM evidence Annexure VI – Coun ...

**Commented [YCC32]:** Accept – Officers support the Panel recommendation because the word 'require' is not consistent with the Practitioner's Guide. The Panel concludes the following: ...

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

**Require** **Encourage** new development in activity centres to respect the prevailing street wall height in the immediate area.

**Protect and conserve** **Conserve and enhance** heritage shopfronts and verandahs.

**Require that** **Encourage** new shopfronts to 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.

**Require** **Encourage** a simple contemporary verandah design, consistent with the form and scale of adjoining verandahs.

**Require** **Encourage** 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** **Conserve and enhance** 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 and vents or chimneys.

**Protect and conserve** **Conserve and enhance** 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 the historic form that does not 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**

**Commented [YCC33]:** Accept – Officers support the Panel recommendation because the word 'require' is not consistent with the Practitioner's Guide. The Panel concludes the following:

*The Panel does not agree it is appropriate to commence strategies with the word 'require'. The Practitioner's Guide makes it clear that strategies should not include the word 'require' and the strategies should be redrafted to include more appropriate terms.*

**Commented [YCC34]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with wording in Clause 43.01 – 1.

**Commented [YCC35]:** Accept – Officers support the Panel recommendation because the word 'require' is not consistent with the Practitioner's Guide. The Panel concludes the following:

**Commented [YCC36]:** Accept – Officers support the Panel recommendation because the word 'require' is not consistent with the Practitioner's Guide. The Panel concludes the following:

**Commented [YCC37]:** Accept – Officers support the Panel recommendation because the word 'require' is not consistent with the Practitioner's Guide. The Panel concludes the following:

**Commented [YCC38]:** Accept – Officers support the Panel recommendation because it is a consequential change as the strategy has been relocated to Commercial and industrial heritage place.

**Commented [YCC39]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence, page 19 as it clarifies the application of strategies.

**Commented [YCC40]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with wording in Clause 43.01 – 1.

**Commented [YCC41]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence to avoid duplication with the next strategy.

**Commented [YCC42]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with wording in Clause 43.01 – 1.

**Commented [YCC43]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is an additional content of benefit.

**Commented [YCC44]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is an additional content of benefit and is based on consultation with GJM.

## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

Support the removal of paint and other surface treatments from originally unpainted/untreated masonry surfaces by non-abrasive methods. Retain historic painted signs. <del>Avoid sand and high pressure water blasting of render, masonry and timber surfaces.</del> Avoid the painting, rendering or other surface treatments of unpainted surfaces. <del>Where external paint controls apply, ensure</del> paint colours and types are consistent with the period of construction and architectural style of the heritage place.	<b>Commented [YCC45]:</b> Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is consistent with GJM evidence Annexure VI and avoids duplication with the first strategy under this heading.
<b>Trees, landscapes, parks and gardens</b> <del>Where tree controls apply, 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:</del> ▪ 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. <del>Require that Ensure</del> works do not impact on the health or viability of <b>culturally</b> significant trees. <del>Require Ensure</del> that works are respectful of <b>culturally</b> 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 <b>cultural</b> significance of historic parks and gardens and street trees by ensuring new development is sited and designed in a manner appropriate for the heritage place.	<b>Commented [YCC46]:</b> Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is a point of clarification. <b>Commented [YCC47]:</b> Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is also consistent with GJM evidence and is a point of clarification and is an improvement of format. <b>Commented [YCC48]:</b> Accept – Officers support the Panel recommendation because the word 'require' is not consistent with the Practitioner's Guide. The Panel concludes the following: <i>The Panel does not agree it is appropriate to commence strategies with the word 'require'. The Practitioner's Guide makes it clear that strategies should n...</i>
<b>Subdivision</b> Retain the significant or contributory elements of a heritage place within a single lot, including buildings, outbuildings, trees or gardens. <del>Require Support</del> subdivision to that respects 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.	<b>Commented [YCC49]:</b> Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is als... <b>Commented [YCC50]:</b> Accept – Officers support the Panel recommendation because the word 'require' is not consistent with the Practitioner's Guide. The Panel concludes the ...
<b>Services and equipment</b> <del>Require Ensure</del> 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. <del>Support Ensure</del> fixed mobility services and equipment (including wheel chair ramps and grab-rails) <del>where they have been are</del> designed having regard to the heritage place.	<b>Commented [YCC51]:</b> Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is als... <b>Commented [YCC52]:</b> Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is als... <b>Commented [YCC53]:</b> Accept – Officers support the Panel recommendation because the word 'require' is not consistent with the Practitioner's Guide. The Panel concludes the ...
<b>Roof terraces and roof decks</b> Set back roof terraces/roof decks so that they are concealed when viewed from the street <del>and where on a corner, when viewed from the side street.</del> <del>Require that Encourage</del> roof terraces/roof decks that are set back a minimum of one metre from chimneys and parapets. <del>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.</del> <del>Require Ensure</del> that stairwells, lift wells and lift overruns are not visible when viewed	<b>Commented [YCC54]:</b> Accept – Officers support the Panel recommendation because the word 'require' is not consistent with the Practitioner's Guide. The Panel concludes the ... <b>Commented [YCC55]:</b> Accept – Officers support the Panel recommendation because the word 'require' is not consistent with the Practitioner's Guide. The Panel concludes the ... <b>Commented [YCC56]:</b> Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is als... <b>Commented [YCC57]:</b> Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is als... <b>Commented [YCC58]:</b> Accept in part - Officers support the Panel recommendation to delete the words 'require that' but does not support the insertion of 'encourage' as this chang... <b>Commented [YCC59]:</b> Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is als... <b>Commented [YCC60]:</b> Accept – The word 'require' is not consistent with the Practitioner's Guide. The Panel concludes the following: ...



## Attachment 3 - Attachment 3 - Recommendations in Appendix E of Panel Report and officer response

from the public realm.

### Fences and gates

Retain original fences and gates that contribute to the significance of the heritage place.

**Require** Support front fences and gates that to allow views to heritage places or contributory elements from surrounding streets.

Avoid high fencing, gates and boundary treatments (such as roller doors) on the principal street frontage 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.

### Signs

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

#### Signs

Consider as relevant:

Discouraging the following signs in heritage places:

- 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.

**Commented [YCC61]:** Accept – Officers support the Panel recommendation because the word 'require' is not consistent with the Practitioner's Guide. The Panel concludes the following:

*The Panel does not agree it is appropriate to commence strategies with the word 'require'. The Practitioner's Guide makes it clear that strategies should not include the word 'require' and the strategies should be redrafted to include more appropriate terms.*

**Commented [YCC62]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is also consistent with GJM evidence and is a point of clarification.

**Commented [YCC63]:** Accept – Officers support the Panel recommendation because it is consistent with officers' final version of policies advocated for at Panel (Part C). It is also consistent with GJM evidence. The Panel concludes that: *The Panel agrees with Mr Gard'ner that the section dealing with 'Archaeological sites' should be deleted because these matters are not directly relevant to the Planning Scheme. These issues sit within the remit of other legislation and regulation.*

**Commented [YCC64]:** Accept – Officers support the Panel recommendation because it is a consequential change to accepting panel recommendation 10 (to relocate the signs in a heritage overlay policy into heritage policy).

## Attachment 4 - Attachment 4 - Changes in Part C not in Panel recommendations

C269yara – Yarra Planning Scheme rewrite

### Changes included in Council's Part C submission not included in Panel recommendations TABLE

This table shows proposed changes included in officers' final version of policies advocated for at the Panel (Part C Submission) NOT included in the Panel's recommendations.

Where officers are recommending that the change is necessary, this means including it in the version of policies for adoption.

Proposed Clause number	Proposed change included in officers' final version of policies advocated for at the Panel (Part C Submission)	Officer response
02.01 - MPS Context	<b>02.01-1 Location</b> "Yarra comprises of approximately <del>20</del> <u>19.5</u> square kilometres and is bound by the Cities of Melbourne to the west, Boroondara to the east, Moreland and Darebin to the north and Stonnington to the south."	<ul style="list-style-type: none"> <li>Panel's Appendix E version does not include this change to the exhibited version of the policy.</li> <li><b>Officers agree to not include the change as it is an approximate measure.</b></li> </ul>
	<b>02.01-5 Climate change</b> " <a href="#">Yarra Council's Climate Emergency Plan 2020-2024 sets out Council's commitments and proposed actions to respond to the climate emergency</a> "	<ul style="list-style-type: none"> <li>Panel's Appendix E version does not include this change to the exhibited version of the policy to include reference to the Climate Emergency Plan.</li> <li>The Panel Report (discussion section) states that this change should not be included as: the Yarra Climate Emergency Plan was not included in the Explanatory Report or included in exhibition documentation; the document has the potential to be out of date within a relatively short time period (2024).</li> <li><b>Officers agree to not include the change based on the Panel discussion and the advocacy policies in the Emergency Plan (such as net zero carbon and increasing canopy cover in the municipality) are included in the text of the MPS and local policies.</b></li> </ul>
02.03 – Strategic Directions	<b>02.03-5 Housing</b> "... as shown on the Framework Plan in Clause 02.04 <del>-1</del> , and areas within activity centres..."	<ul style="list-style-type: none"> <li>Panel's Appendix E version does not include this change to correct the reference to the Strategic Framework Plan.</li> </ul>

## Attachment 4 - Attachment 4 - Changes in Part C not in Panel recommendations

		<ul style="list-style-type: none"> <li>Officers consider this change necessary as the change is consistent with all other references to the Plan throughout policy.</li> </ul>
	<b>02.03-2 Environmental and landscape values</b> “Improve pedestrian and cycle links across the Yarra River and Darebin and Merri Creeks toneighbouring municipalities <a href="#">that enhance the natural environment</a> ”	<ul style="list-style-type: none"> <li>Panel’s Appendix E version does not include the change to include the addition of text to the strategic direction.</li> <li>The Panel Report (discussion section) states that this change should not be included as: the proposed additional text does not add value or provide clarity to the direction.</li> <li>Officers consider this change necessary as the inclusion of text is additional content of benefit.</li> </ul>
02.04 – Strategic Framework Plan	Inserted the following under the heading “02.04 Strategic Framework Plan”: <a href="#">“The plan contained in Clause 02.04 is to be read in conjunction with the strategic directions in Clause 02.03”</a>	<ul style="list-style-type: none"> <li>This change was proposed by Echelon Planning evidence (page 54, para 159)</li> <li>Panel’s Appendix E version does not include this change to include additional text to clarify that the Strategic Framework Plan should be read in conjunction with Strategic Directions.</li> <li>Officers consider this change necessary as the inclusion of text is additional content of benefit and clarification.</li> </ul>
11.03-6 Vic East	<b>Yarra River and open spaces</b> <del>“To protect and enhance the character of the river corridor”</del>	<ul style="list-style-type: none"> <li>This change was proposed by Echelon Planning evidence (page 10, para 7)</li> <li>Panel’s Recommendations do not include this change to remove the duplicated objective.</li> <li>Officers consider this change necessary as the removal of text is appropriate to reduce duplication in the Planning Scheme.</li> </ul>
12.03-1L – Yarra River, Darebin and Merri Creek corridors	<b>Strategies</b> “Ensure <a href="#">that</a> development adjacent to the Yarra River, Darebin Creek and Merri Creek waterways...”	<ul style="list-style-type: none"> <li>Panel’s Recommendations do not include this change to improve language.</li> <li>Officers consider this change necessary as the inclusion of text is a language improvement.</li> </ul>
15.01-1L – Urban design	<b>Development <del>adjacent to</del> <a href="#">adjoining</a> land in a Heritage Overlay</b> Provide a transition from any <del>adjacent</del> <a href="#">adjoining</a> building with an individually significant or contributory heritage grading, having regard to height, street wall height, setbacks, building form and siting.	<ul style="list-style-type: none"> <li>Panel’s Recommendations do not include this change to update references from adjacent to adjoining.</li> <li>This change is based on consultation with GJM Heritage.</li> <li>Officers consider this change necessary as the adjustment is appropriate as it is a language improvement.</li> </ul>



## Attachment 4 - Attachment 4 - Changes in Part C not in Panel recommendations

	Provide a sympathetic and respectful design response that does not dominate an <del>adjacent</del> <a href="#">adjoining</a> heritage place.	
15.01-2L – Building Design	<b>Strategies</b> “Building heights “...as shown on the Framework Plan in Clause 02.04-1”	<ul style="list-style-type: none"> <li>Panel’s Recommendations do not include this change to correct the reference to the Strategic Framework Plan.</li> <li><b>Officers consider this change necessary as the change is consistent with all other references to the Plan throughout policy.</b></li> </ul>
16.01-13L – Housing Diversity	<b>Strategies</b> “Provide housing diversity <del>to be demonstrated</del> when rezoning land for residential use and in major residential developments of 50 or more dwellings.”	<ul style="list-style-type: none"> <li>Panel’s Recommendations do not include this change to delete the wording.</li> <li><b>Officers consider this change necessary as it is appropriate as it is a language improvement.</b></li> </ul>
72.04- Schedule to incorporated documents	Insertion of the following documents: <ul style="list-style-type: none"> <li><a href="#">36-52 Wellington Street, Collingwood - Incorporated Document, September 2020</a></li> <li><a href="#">462-482 Swan Street, Richmond Incorporated Document, September 2020</a></li> <li><a href="#">North East Link Project Incorporated Document, December 2019</a></li> <li><a href="#">Victorian Institute of Forensic Mental Health Thomas Embling Hospital Incorporated Document, August 2020</a></li> <li><a href="#">Walk Up Village, 81-89 Rupert Street, Collingwood – August 2020</a></li> <li><a href="#">Yarra Development Contributions Plan 2017 (HillPDA, April 2019)</a></li> <li><a href="#">Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)</a></li> </ul>	<ul style="list-style-type: none"> <li>Panel’s Recommendations do not include this change to include 7 documents to the list of Incorporated Documents.</li> <li><b>Officers consider this change necessary as the inclusion of the documents is additional content of benefit.</b></li> <li><b>Officers note that these documents are already included in the list of Incorporated Documents in the Schedule to Clause 72.04 and are part of a neutral translation.</b></li> </ul>
52.28 Gaming	<b>2.0 Prohibition of gaming machine in a shopping complex</b> “ <del>Richmond Plaza, Richmond</del> <a href="#">Richmond Traders, Richmond</a> ”	<ul style="list-style-type: none"> <li>Panel’s Recommendations do not include this change to update the reference of Richmond Plaza to Richmond Traders (as it is now known).</li> <li><b>Officers consider this change necessary as it is appropriate to update the identification of the shopping complex and clarify the location the policy addresses.</b></li> </ul>

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## YARRA PLANNING SCHEME

## 02 MUNICIPAL PLANNING STRATEGY

Proposed C269yara

## 02.01 Context

Proposed C269yara

## 02.01.1 Location

Yarra stands on the traditional lands of the Wurundjeri people. Yarra acknowledges their creator spirit Bunjil, their ancestors and their Elders. Yarra acknowledges 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. Yarra comprises of approximately 20 square kilometres and is bound by the Cities of Melbourne to the 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.

Commented [Yarra1]: Reason for change: Panel recommendation 1 supported by officers

Commented [Yarra2]: Reason for change: Panel recommendation 1 supported by officers

## 02.01.2 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 to by almost 30,000 to 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 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.

Commented [YCC3]: Reason for change: Panel recommendation 1 supported by officers

Commented [YCC4]: Reason for change: Panel recommendation 1 supported by officers

Commented [YCC5]: Reason for change: Panel recommendation 1 supported by officers

## 02.01.3 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 strengthened so that they remain vibrant and liveable places, capable of serving growing local economies and new and changing communities.

Commented [Yarra6]: Reason for change: Panel recommendation 1 supported by officers

Commented [YCC7]: Reason for change: Panel recommendation 1 supported by officers

## 02.01.4 Natural environment

Yarra is an urbanised 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.

Commented [Yarra8]: Reason for change: Panel recommendation 1 supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## YARRA PLANNING SCHEME

**02.01-5 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.

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 to avoid the catastrophic impacts of global heating. 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. has reached zero net emissions from its operations and is seeking to achieve zero net emissions in our community by 2030. In doing so, Council will contribute to global climate change commitments -as well as national and state targets.~~

**Commented [YCC9]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [Yarra10]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC11]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [Yarra12]:** Reason for change: Panel recommendation 1 supported by officers

**02.01-6 Built environment and heritage**

Yarra ~~stands on the traditional lands of the Wurundjeri people. It 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.

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.

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 ~~high-rise apartment~~ buildings set in landscaped grounds.

**Commented [Yarra13]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [Yarra14]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [Yarra15]:** Reason for change: Panel recommendation 1 supported by officers

**02.01-7 Housing**

MUNICIPAL PLANNING STRATEGY - CLAUSE 02.01

PAGE 2 OF 4

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## YARRA PLANNING SCHEME

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.

**02.01-8****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 Botanic 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

**Commented [Yarra16]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [Yarra17]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [Yarra18]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [Yarra19]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [Yarra20]:** Reason for change: Panel recommendation 1 supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## YARRA PLANNING SCHEME

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:
  - St Vincent's public and private hospitals and Australian Catholic University, Fitzroy (health and education).
  - Epworth Hospital, Richmond (health).

**Commented [Varra21]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [Varra22]:** Reason for change: Panel recommendation 1 supported by officers

#### 02.01-9 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; **separated bike routes** 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.

**Commented [Varra23]:** Reason for change: Panel recommendation 1 supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## YARRA PLANNING SCHEME

## 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 2036 Community Vision statement is:~~

~~Yarra is a vibrant, safe and inclusive environment. We celebrate and embrace our diversity and connection to each other and the land. Our community is empowered to work together and support one another with respect and trust.~~

Commented [YCC1]: Reason for change: Panel recommendation 1 supported by officers

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 be a city proud of its history and prepared for the future.*

Commented [Yarra2]: Reason for change: Panel recommendation 1 supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## YARRA PLANNING SCHEME

## 02.03 Strategic directions

Proposed C269yara

## 02.03-1 Settlement

## 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.

These activity centres generally contain highly valued streetscapes and commercial buildings included on the Heritage Overlay and must balance the requirements for growth with the retention of heritage significance.

**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.

**Commented [YCC1]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC2]:** Reason for change: Panel recommendation 1 supported by officers

## 02.03-2 Environmental and landscape values

## Natural environment

[8269117: 3212957] MUNICIPAL PLANNING STRATEGY - CLAUSE 02.03

PAGE 1 OF 6

**Commented [YCC3]:** Reason for change: Panel recommendation 1 supported by officers



## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## YARRA PLANNING SCHEME

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 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 ~~that enhance the natural environment~~
- 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.

**02.03-3 Environmental risks and amenity****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;
  - ~~Reduced greenhouse gas emissions~~
  - 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.

**02.03-4 Built environment and heritage**

**Commented [YCC4]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC5]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC6]:** Reason for change: Consistent with officers' final version of policies advocated for at Panel (Part C)

Officers support this change because it is consistent with Council resolution 3 August 2021.

**Commented [YCC7]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC8]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC9]:** Reason for change: Consistent with Council's endorsed version of policies for Panel (Council Resolution, 3 August 2021)

**Commented [YCC10]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC11]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC12]:** Reason for change: Panel recommendation 1 supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## YARRA PLANNING SCHEME

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, conserving and enhancing~~ heritage ~~buildings places~~ 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;
- 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 post-contact~~;
  - 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;
  - ~~Historic commercial buildings including banks, hotels and post offices; and~~
  - ~~Historic street and laneway fabric and infrastructure~~
- ~~Protect, 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 low-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 ~~it~~) 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,

Commented [YCC13]: Reason for change: Panel recommendation 1 supported by officers

Commented [YCC14]: Reason for change: Panel recommendation 1 supported by officers

Commented [YCC15]: Reason for change: Panel recommendation 1 supported by officers

Commented [YCC16]: Reason for change: Panel recommendation 1 supported by officers

Commented [YCC17]: Reason for change: Panel recommendation 1 supported by officers

Commented [YCC18]: Reason for change: Panel recommendation 1 supported by officers

Commented [YCC19]: Reason for change: Panel recommendation 1 supported by officers

Commented [YCC20]: Reason for change: Panel recommendation 1 supported by officers

Commented [YCC21]: Reason for change: Panel recommendation 1 supported by officers

Commented [YCC22]: Reason for change: Panel recommendation 1 supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## YARRA PLANNING SCHEME

Hoddle Street, Victoria Parade and the south end of Queens Parade.

#### 02.03-5 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 02.04-11, 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.
  - Encourage the supply of additional social housing and improvements to existing social housing.

**Commented [YCC23]:** Reason for change: Panel recommendation supported by officers

**Commented [YCC24]:** Reason for change: Consistent with Council's endorsed version of policies for Panel (Council Resolution, 3 August 2021)

#### 02.03-6 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:

**Commented [YCC25]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC26]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC27]:** Reason for change: Panel recommendation 1 supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## YARRA PLANNING SCHEME

- 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 - ~~Industrial and commercial areas in the industrial and commercial land shown on the Strategic Framework Plan (Clause 02.04)~~
- 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 the potential conflict with existing surrounding employment uses (including existing retail, commercial, hospitality, ~~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.

**Commented [YCC28]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC29]:** Reason for change: Consistent with Council's endorsed version of policies for Panel (Council Resolution, 3 August 2021)

**Commented [YCC30]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC31]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC32]:** Reason for change: Panel recommendation 1 supported by officers

#### 02.03-7 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 ~~centred/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.

**Commented [YCC33]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC34]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC35]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC36]:** Reason for change: Panel recommendation 1 supported by officers

#### 02.03-8 Infrastructure

##### Social and physical 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.*

**Commented [YCC37]:** Reason for change: Panel recommendation 1 supported by officers

**Commented [YCC38]:** Reason for change: Panel recommendation 1 supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

### YARRA PLANNING SCHEME

- 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 post-contact~~ 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.

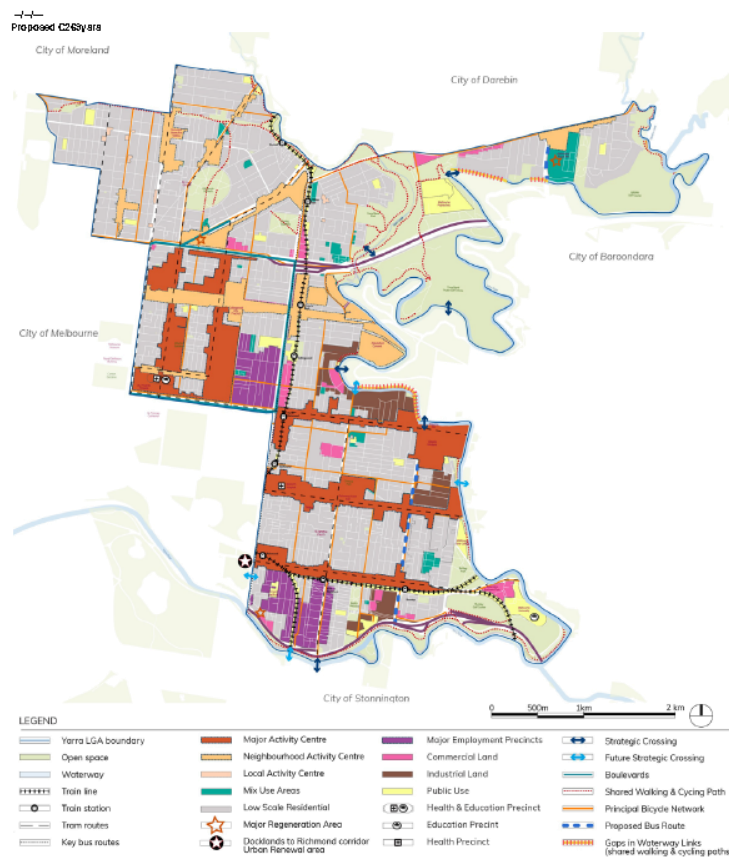
**Commented [YCC39]:** Reason for change: Panel recommendation 1 supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## YARRA PLANNING SCHEME

## 02.04 Strategic Framework Plan

The Plan contained in Clause 02.04 is to be read in conjunction with the strategic directions in Clause 02.03.



**Commented [YCC1]:** Reason for change to the plan: Panel recommendation supported by officers

Panel recommendation no.2a: show land within the Mixed Use Zone north of the Richmond Station bound by Botherambo Street, Tanner Street, Punt Road and Stewart Street as not included within the Swan Street Activity Centre, and show the area as designated 'land subject to future strategic work'.

Note: A consequential change to the Plan to also identify 493-497 Swan Street as 'Land subject to future strategic work'. This change is consistent with the Swan Street Activity Centre Plan

**Commented [YCC2]:** Reason for change to the plan: Panel recommendation supported by officers

Panel recommendation no.2b: to designate Fitzroy High School as 'public use'

**Commented [YCC3]:** Reason for change to the plan: Panel recommendation supported by officers

Panel recommendation no.2c: change the boundary of the part of the Rathdowne Street Local AC around the intersection of Rathdowne Street and Richardson Street to show only the properties on the north east and south east corners of the intersection as being within the AC.

**Commented [YCC4]:** Reason for change to the plan: Panel recommendation supported by officers

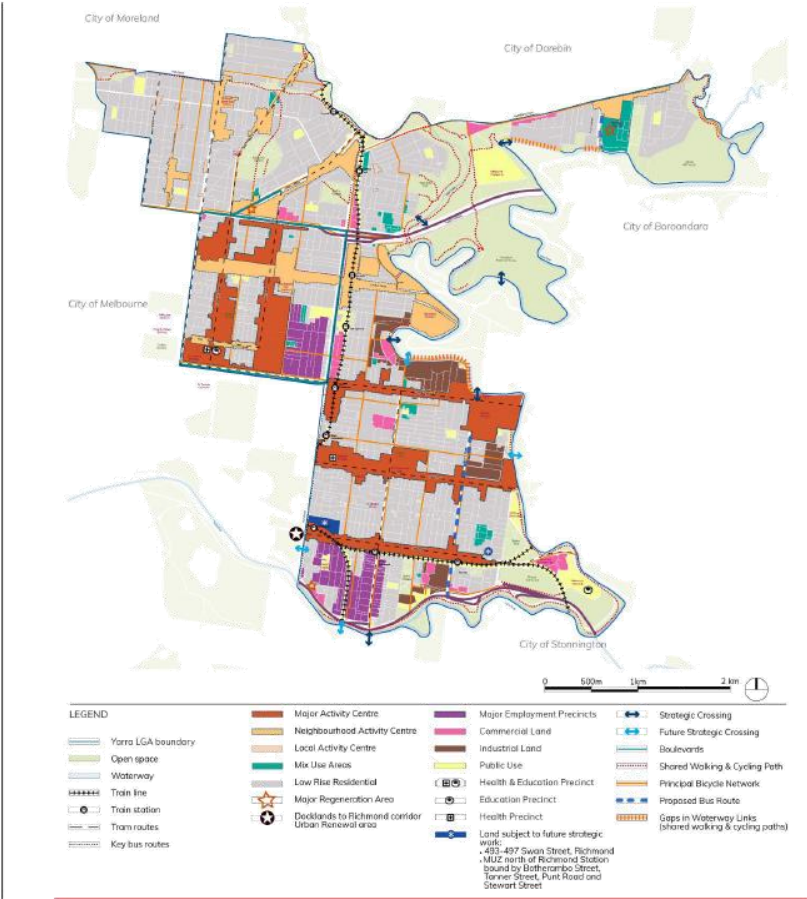
Panel recommendation no.2d: modify the legend to refer to 'Low Rise Residential' instead of 'Low Scale Residential'.

**Commented [YCC5]:** Reason for change: Consistent with officers' final version of policies advocated for at Panel (Part C)

[8209117: 32144006\_1]



Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document





## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## 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 02.04-3-16.01-11.

Support high quality mid-rise buildings in major and neighbourhood activity centres ~~not identified in the relevant where specified in a~~ Design and Development Overlay.

Support development that improves the built form character of activity centres, whilst conserving heritage buildings ~~place~~ 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~~

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-low-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.

Promote development that supports a low to mid rise character south of Johnston Street to Gertrude Street.

~~Support taller built form~~ Promote development that supports a mid-rise character above a consistent street wall north of Leicester Street.

Ensure development retains the dominance and integrity of the 'grand' residential buildings south of Gertrude Street.

Commented [Varra1]: Reason for change: Panel recommendation 3 supported by officers

Commented [Varra2]: Reason for change: Panel recommendation 3 supported by officers

Commented [Varra3]: Reason for change: Panel recommendation 3 supported by officers

Commented [VCC4]: Reason for change: Panel recommendation 3 supported by officers

Commented [Varra5]: Reason for change: Panel recommendation 3 supported by officers

Commented [Varra6]: Reason for change: Panel recommendation 3 supported by officers

Commented [Varra7]: Reason for change: Panel recommendation 3 supported by officers

Commented [Varra8]: Reason for change: Panel recommendation 3 supported by officers

[8269117: 32144166\_1]

**Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document**

Protect primary views to St Patrick's Cathedral and St Luke's Church.

[8269117: 32144166\_1]

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

|

Major and Neighbourhood Activity Centres in Fitzroy Plan



Commented [VCC9]: Reason for change: Panel recommendation 4c supported by officers

[8269117: 32144166\_1]

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

### *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.

[8269117: 32144166\_1]

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

Major and Neighbourhood Activity Centres in Fitzroy / Collingwood Plan



Commented [YCC10]: Reason for change: Panel recommendation 4e supported by officers

[8269117: 32144166\_1]

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

### *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.

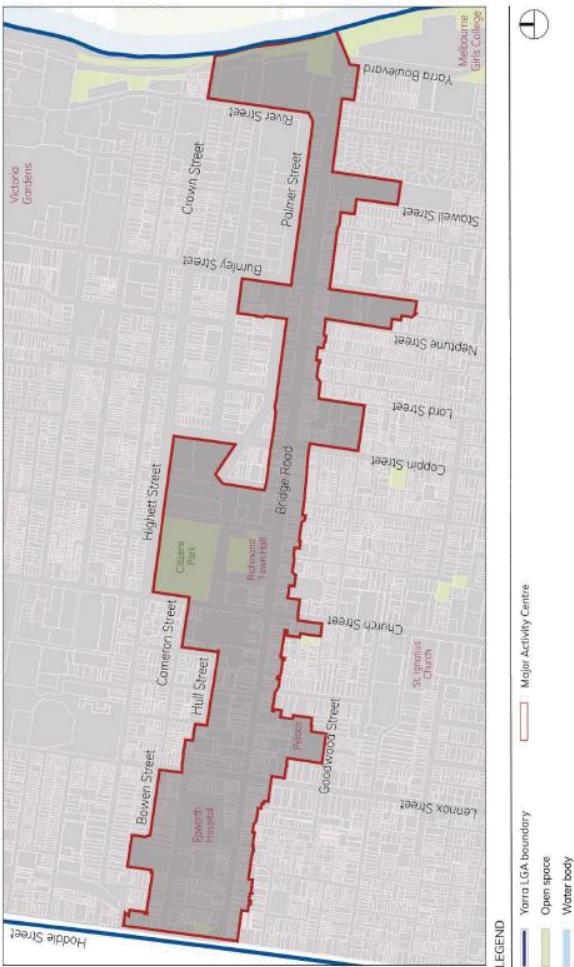
Protect primary views defined in the clause 15.01-2L to the spire of St Ignatius Cathedral, clock tower of Richmond town hall, and the Pelaco sign.

Retain the visual prominence of the heritage streetscape west of Church Street and the south side of Bridge Road east of Church Street.

[8269117: 32144166\_1]

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

Bridge Road Major Activity Centre Plan



[8269117: 32144166\_1]



## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

### *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.

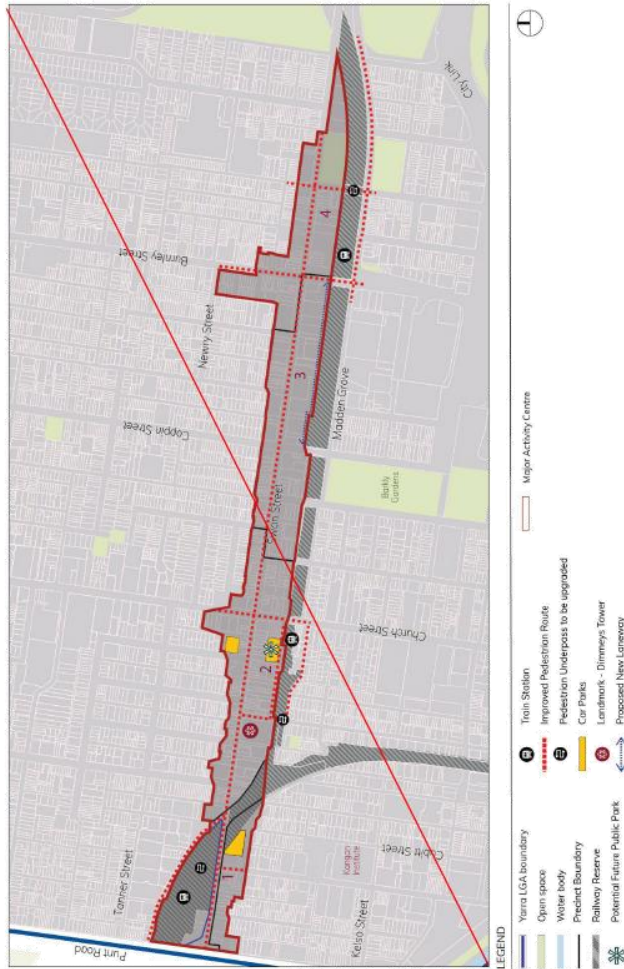
Support high quality development that fosters the transformation of precinct 4 (shown in Swan Street Activity Centre Plan to this clause) into a vibrant mixed-use precinct anchored by Burnley Station.

To ensure that vehicular access to development does not adversely impact the level of service, efficiency, and safety of the arterial and tram network.

[8269117: 32144166\_1]

# Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

Swan Street Activity Centre Plan



Commented [Yarra11]: Delete plan and replace with the plan below.

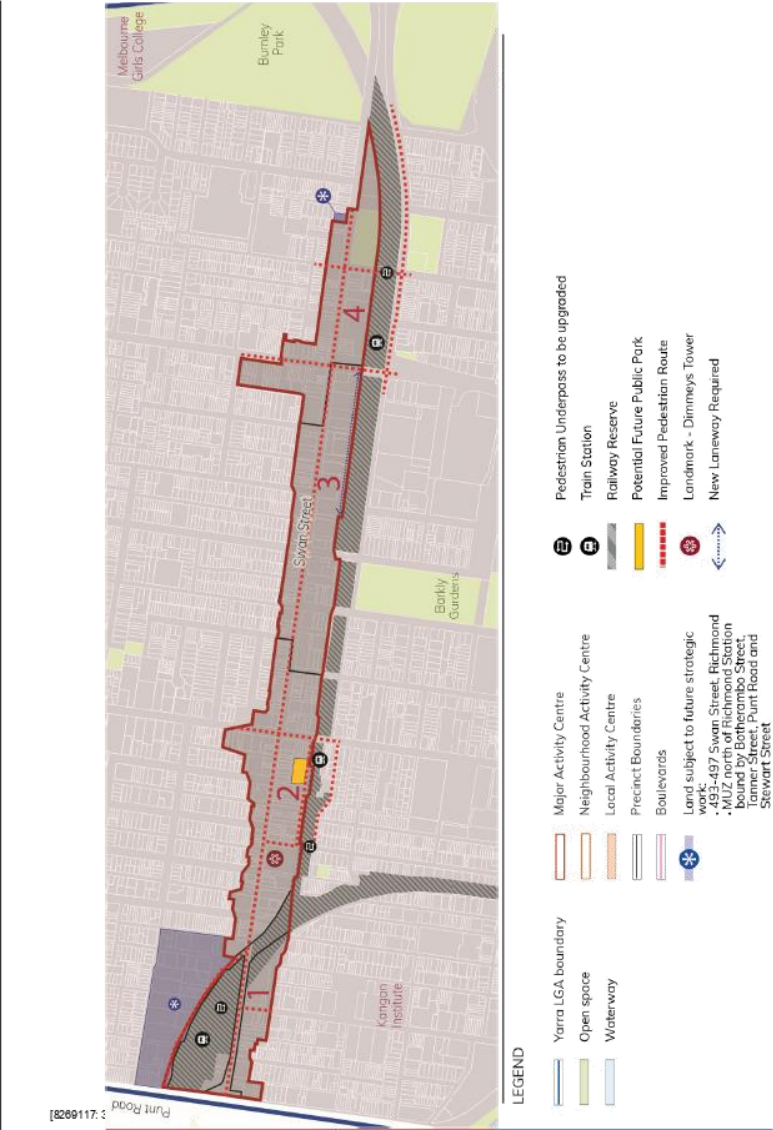
Commented [YCC12]: Reason for change: Minor change as a result of recently gazetted Amendment C19 lyara

Reason for change: Panel recommendation 4b supported by officers

Note: A consequential change to the Plan to also identify 493-497 Swan Street as 'Land subject to future strategic work'.

[8269117: 32144166\_1]

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document



**Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document**

[8269117: 32144166\_1]

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

### *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 low-rise~~ street walls.

Allow for mid-rise development elsewhere in the activity centre that responds to the mix of heritage forms.

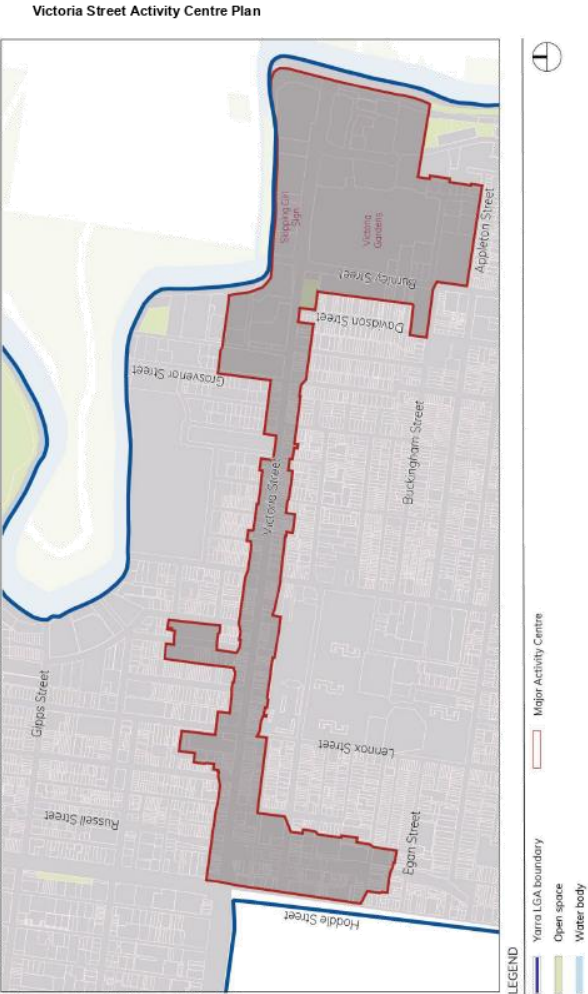
Protect primary views, defined in the clause 15.01-2L, to the Skipping Girl sign.

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.

Commented [Yarra13]: Reason for change: Panel recommendation 3 supported by officers

[8269117: 32144166\_1]

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document



[8269117: 32144166\_1]

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

**14.03-41 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 [Collingwood Plan](#).

Manage licensed premises and interface and amenity impacts with adjacent residential areas.

Retain the **low-scale low-rise** form and the fine grain pattern of the highly intact heritage streetscape and the heritage buildings in the activity centre.

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.

**Commented [Yarra14]:** Reason for change: Panel recommendation 3 supported by officers

**Commented [YCC15]:** Reason for change: Panel recommendation 4c supported by officers

**Commented [Yarra16]:** Reason for change: Panel recommendation 3 supported by officers

***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 [Collingwood 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 rise mid-rise** development on the south side of Johnston Street that responds to the heritage forms and sensitive residential interface.

**Commented [YCC17]:** Reason for change: Panel recommendation 4c supported by officers

**Commented [YCC18]:** Reason for change: Panel recommendation 4c supported by officers

**Commented [Yarra19]:** Reason for change: Panel recommendation 3 supported by officers

[8269117: 32144166\_1]



## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

### *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

[8269117: 32144166\_1]

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

Heidelberg Road Neighbourhood Activity Centre Plan



[8269117: 32144166\_1]

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

*Johnston Street, Abbotsford / Collingwood (East of Smith Street)*

Promote the retail and community roles of the activity centre.

In Precincts 1 and 2, as shown in the Johnston St Activity Centre Plan to this clause, foster mid-rise residential and commercial development consistent with the relevant overlay.

Commented [Yarra20]: Reason for change: Panel recommendation 3 supported by officers

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.

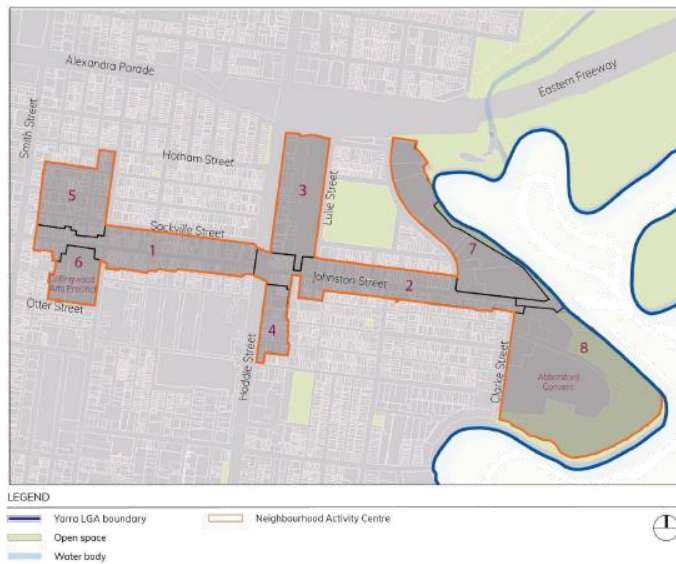
In Precinct 8 shown in the Johnston Street Activity Centres Plan to this clause encourage new development to be sensitively located and subservient to the existing built form.

Commented [Yarra21]: Reason for change: Panel recommendation 3 supported by officers

[8269117: 32144166\_1]

# Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

Johnston Street Activity Centre Plan



[8269117: 32144166\_1]

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

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 rise mid-rise development on the south side of Johnston Street that responds to the heritage forms and sensitive residential interface.

**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.

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 [YCC22]: Reason for change: Panel recommendation 4c supported by officers

Commented [Yarra23]: Reason for change: Panel recommendation 3 supported by officers

Commented [Yarra24]: Reason for change: Panel recommendation 3 supported by officers

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

Nicholson Street, Rathdowne Street and St. Georges Road Neighbourhood Activity Centre  
Plans

- Commented [YCC25]: Reason for change: Panel recommendation 4c supported by officers
- Commented [YCC26]: Delete plan and replace with the plan below.

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document



[8269117: 32144166\_1



Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document



[8269117: 32144166\_1]

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

*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.

Commented [Varra27]: Reason for change: Panel recommendation 3 supported by officers

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document



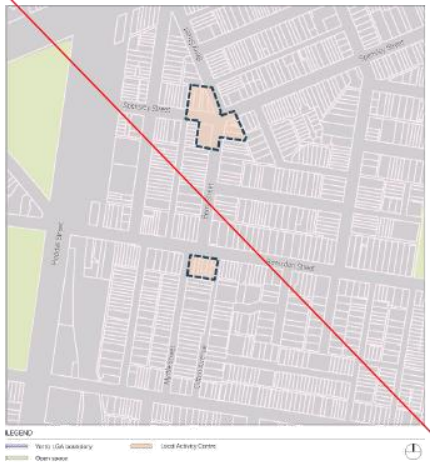
[8269117: 32144166\_1]

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

<div>11.03-41</div> <div>LOCAL ACTIVITY CENTRES (LACS)</div>	
<div>Maintain the local convenience retail role of the municipality's local activity centres as shown on the Local Activity Centre Plans:</div> <div><div><div>Berry Street/Ramsden Street, Clifton Hill.</div><div>Lygon Street, Carlton North / Princes Hill.</div><div>Nicholson Street (south), Carlton North.</div><div>Rathdowne Street (north), Carlton North (near Richardson St).</div><div>Spensely Street, Clifton Hill.</div></div></div> <div>Ensure any development respects the character and heritage significance of the centre.</div>	<div><div>Commented [Varra28]: Reason for change: Panel recommendation 3 supported by officers</div><div>Commented [Varra29]: Reason for change: Panel recommendation 3 supported by officers</div><div>Commented [Varra30]: Reason for change: Panel recommendation 3 supported by officers</div><div>Commented [Varra31]: Reason for change: Panel recommendation 3 supported by officers</div></div>

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

Local Activity Centres  
Berry Street/Ramsden Street and Spensley Street Activity Centre Plans

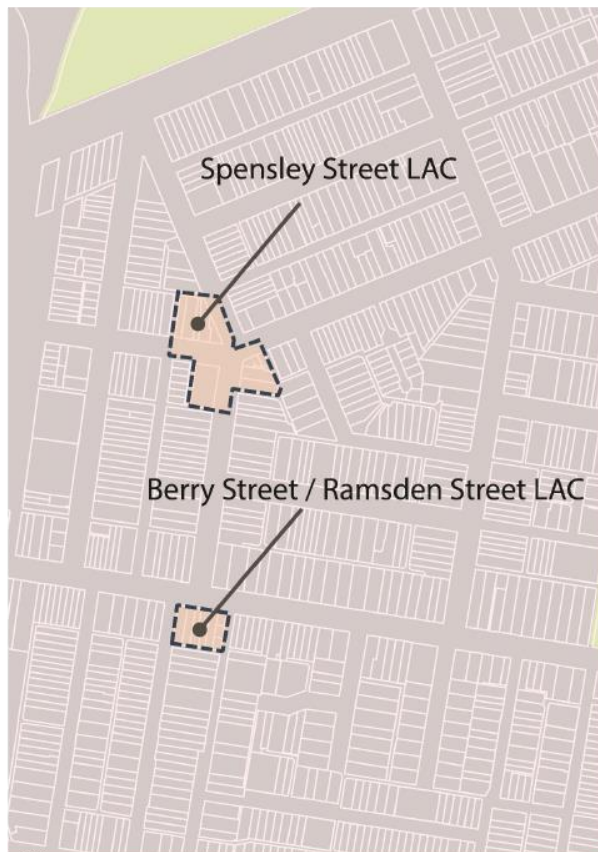


Commented [YCC32]: Delete plans and replace with the plans below.

Commented [YCC33]: Reason for change: Panel recommendation 4c supported by officers

[8269117: 32144166\_1]

**Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document**



[8269117: 32144166\_1]

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

Lygon Street, Nicholson Street and Rathdowne Street north Activity Centre Plans

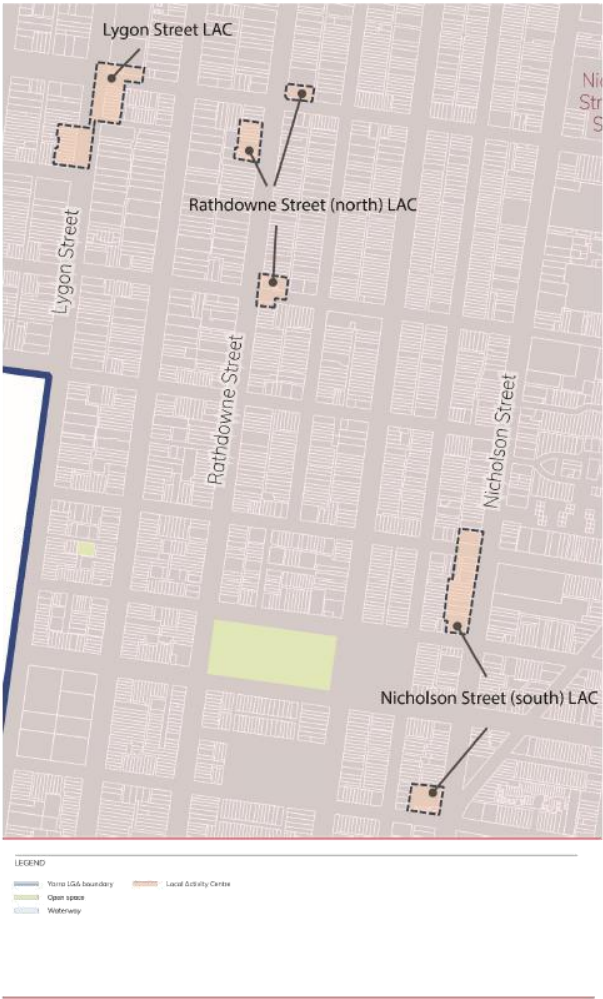


Commented [YCC34]: Reason for changes: Panel recommendations 4a and 4c supported by officers

[8269117: 32144166\_1]



Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document



[8269117: 32144166\_1]

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## 11.03-6L Victoria Street East Precinct

---  
Proposed C269yara

**Policy application**

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

**Commented [YCC1]:** Reason for changes: Consistent with officers' final version of policies advocated for at Panel (Part C)  
This change is appropriate to clarify intent.

**Commented [YCC2]:** Reason for changes: Consistent with officers' final version of policies advocated for at Panel (Part C)  
This change is consistent with Council's expert evidence of Ms. Ancell. It also avoids duplication.

**Commented [YCC3]:** Reason for changes: Consistent with officers' final version of policies advocated for at Panel (Part C)  
This change is appropriate to remove dot points to fix formatting.

[8269117: 32 144168\_1]

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

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.

[8289117: 32 144168\_1]

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

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, Amettes 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.

[8289117: 32144168\_1]

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

Victoria Street East Precinct Framework Plan



[8269117: 32 144168\_1]

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

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 to provide connections between habitats within Yarra and neighbouring municipalities.

Restore and re-vegetate existing habitat values.

- Commented [YCC1]: Reason for change: Panel recommendation 5a supported by officers
- Commented [YCC2]: Reason for change: Panel recommendation 5b supported by officers
- Commented [YCC3]: Reason for change: Panel recommendation 5c supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## 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.
- Maintains sightlines to the water corridor from the public realm.
- Minimises the visual intrusion of development when viewed from the waterway river corridors and adjacent public 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]:** Reason for change: Consistent with officers' final version of policies advocated for at Panel (Part C)

**Commented [YCC2]:** Reason for change: Panel recommendation 6a supported by officers

**Commented [YCC3]:** Reason for change: Panel recommendation 6b supported by officers



## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

### 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 ~~mitigation~~ ~~resistance~~ measures.
- Require that flood ~~mitigation~~ ~~resistance~~ measures are maintained for the lifetime of the building.
- Protect and enhance overland flow paths.

Commented [VCC1]: Reason for changes: Consistent with officers final version of policies advocated for at Panel (Part C)

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

### 13.07-1L Interfaces and amenity

Proposed C269yara m

#### 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.

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

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) Yarra City Council~~

**Commented [YCC1]:** Reason for change: Panel recommendation 7(c) supported by officers. Moved to 'Policy Guidelines' and amended wording to 'Limit the hours of operation for a use proposed in a residential zone (except the Mixed Use Zone) to 8am to 8pm' in accordance with Panel recommendation 7(c).

**Commented [YCC2]:** Reason for change: Panel recommendation 7(d) supported by officers. Moved to 'Policy Documents' in accordance with Panel recommendation 7(e).

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

**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.
- ~~Limit the hours of operation for a use proposed in a residential zone (except the Mixed Use Zone) to 8am to 8pm.~~
- 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 ~~SEPP N-4 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).~~
- 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 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;~~
  - ~~L<sub>Amax</sub> levels not more than 65 dBA outside any operable window.~~

**Commented [YCC3]:** Reason for change: Panel recommendation 7(c) supported by officers.

**Commented [YCC4]:** Reason for change: Panel recommendation 7(b) supported by officers.

**Commented [YCC5]:** Reason for change: Panel recommendation 7(a) supported by officers. Consistent with officers' final version of policies advocated for at Panel (Part C)

**Commented [YCC6]:** Reason for change: Panel recommendation 7(a) supported by officers. Consistent with officers' final version of policies advocated for at Panel (Part C)

**Commented [YCC7]:** Reason for change: consequential change upon adopting Panel recommendation 7(b) supported by officers.

**Commented [YCC8]:** Reason for change: Panel recommendation 7(b) supported by officers.

**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~~

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

- ~~residents, a formal acoustic assessment report may not be required.~~
- ~~Whether the development is adequately protected from road traffic and rail noise by meeting the following noise levels:~~
    - ~~— Not greater than 35dBA for bedrooms, assessed Leq, 8h from 10pm to 6am;~~
    - ~~— Not greater than 40dBA for habitable rooms, Leq, 16h from 6am to 10pm;~~
    - ~~— The loudest hour of traffic noise should not exceed:~~
      - ~~— 45dBA Leq, 1h in habitable rooms from 7am to 10pm;~~
      - ~~— 40dBA Leq, 1h in bedrooms from 10pm to 7am;~~
    - ~~— Train and tram Lmax levels should not exceed 60dBA Lmax in living rooms or 55dBA Lmax in bedrooms;~~
  - ~~Whether development impacted by noise from existing and proposed plant and equipment complies with SEPPN-1 measured external to the façade.~~
  - ~~For plant and equipment noise sources, the following noise criteria should be met:~~
    - ~~— Internally (with windows closed):~~
      - ~~— The outdoor limits less 15dB;~~
      - ~~— Not more than 30dBA Leq in bedrooms and 35dBA Leq in living rooms;~~
      - ~~— Not more than 45dBA Lmax in bedrooms and 50dBA Lmax in living rooms;~~
      - ~~— Noise levels to be adjusted for character in accordance with SEPPN-1;~~
  - ~~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:~~
    - ~~— 35 Leq, 15 minutes in habitable rooms;~~
    - ~~— 30 Leq, 15 minutes in bedrooms during the night;~~
    - ~~— 45 Lmax within bedrooms at night;~~
    - ~~— 65 Leq, 15 minutes to balconies;~~

**Commented [YCC9]:** Reason for change: Panel recommendation 7(b) supported by officers.

**Commented [YCC10]:** Reason for change: consequential change upon adopting Panel recommendation 7(b) supported by officers.

**Commented [YCC11]:** Reason for change: Panel recommendation 7(b) supported by officers.

**Commented [YCC12]:** Reason for change: consequential change upon adopting Panel recommendation 7(b) supported by officers.

**Commented [YCC13]:** Reason for change: Panel recommendation 7(b) supported by officers.

**Commented [YCC14]:** Reason for change: consequential change upon adopting Panel recommendation 7(b) supported by officers.

**Commented [YCC15]:** Reason for change: Panel recommendation 7(b) supported by officers.

#### Policy documents

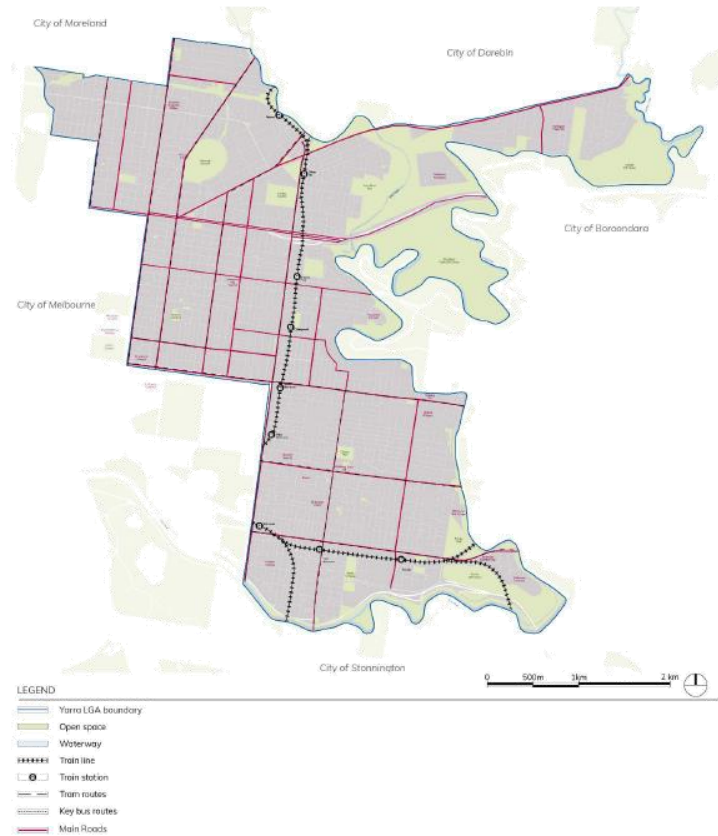
#### Consider as relevant:

- ~~Guidelines – managing noise impacts in urban development (April 2022) Yarra City Council~~

**Commented [YCC16]:** Reason for change: Panel recommendation 7(e) supported by officers.

# Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

**Main Roads and Train Lines Map**



## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

13.07-1L **Licensed premises**

---

Proposed C269yara **Policy application**

**Commented [VCC1]:** Reason for change: Panel recommendation 8 supported by officers

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.



## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

### 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.

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

- 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*, EPA Publication 1826 *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues* 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

Commented [YCC2]: Reason for change: Panel recommendation 8 supported by officers

Officers consider this change appropriate in order to reference current legislation.

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

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.

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## 15.01-1L Signs

---

Proposed C269yara

**Policy application**

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 4 Transport Zone 2 \(TRZ2\)](#).
- 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.

**Commented [YCC1]:** Reason for change: Consistent with officers final version of policies advocated for at Panel (Part C)

Officers consider this change appropriate to clarify intent.

**Commented [YCC2]:** Reason for change: Minor change as a result of recently gazetted Amendment VC205

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

- 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 Transport Zone 2 \(TRZ2\)](#)
- 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 Transport Zone 2 \(TRZ2\)](#)
- 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 Transport Zone 2 \(TRZ2\)](#) in commercial areas.

**Commented [VCC3]:** Reason for change: Minor change as a result of recently gazetted Amendment VC205

**Commented [VCC4]:** Reason for change: Minor change as a result of recently gazetted Amendment VC205

**Commented [VCC5]:** Reason for change: Minor change as a result of recently gazetted Amendment VC205

#### **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.

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

### 15.01-1L Signs in a Heritage Overlay

Proposed\_C269yara

#### Policy application

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 the significance of a heritage place.

#### 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.

**Commented [YCC1]:** Reason for change: Panel recommendation 10 supported by officers

Note: Relocated to Clause 15.03-1L Heritage

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## 15.01-1L Urban Design

Proposed C269yara  
Strategies

**Public realm**

Support development that creates new public spaces to serve the needs of residents, workers, ~~traders~~ 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.

**Commented [YCC1]:** Reason for change: Consistent with officers final version of policies advocated for at Panel (Part C)

**Overshadowing**

~~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 centre defined in clause 11.03-1L~~

**Commented [YCC2]:** Reason for change: Panel recommendation 11a supported by officers

Note: retained in Clause 15.01-2L Building design

**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.

**Commented [YCC3]:** Reason for change: Consistent with officers final version of policies advocated for at Panel (Part C)

**Commented [YCC4]:** Reason for change: Consistent with officers final version of policies advocated for at Panel (Part C)

**Commented [YCC5]:** Reason for change: Consistent with officers final version of policies advocated for at Panel (Part C)

**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.



## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

- Avoids light spill into adjacent private open spaces and habitable rooms.
- Enables all essential services to be provided to the development.
- 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-scale rise, small-lot hinterlands and 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 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 [YCC6]:** Reason for change: Consistent with officers final version of policies advocated for at Panel (Part C)

**Commented [YCC7]:** Reason for change: Consistent with officers final version of policies advocated for at Panel (Part C)

Officers consider this change appropriate to align with condition 3 of authorisation. This strategy is moved to Policy Guideline 15.01-2L Building design

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## 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 ~~where building heights should respond to the physical and strategic context of the site:~~

- ~~Major and neighbourhood~~ 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.

**Commented [YCC1]:** Reason for change: Panel recommendation 12a supported by officers

**Commented [YCC2]:** Reason for change: Panel recommendation 12b supported by officers

**Commented [YCC3]:** Reason for change: Consistent with officers final version of policies advocated for at Panel (Part C)

Officers consider this change appropriate to correct mapping reference.

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

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:

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

- 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.

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

**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 **and contribute to strong ground floor relationships and high-quality outcomes**

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 visibility 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**

**Commented [YCC4]:** Reason for change: Consistent with officers final version of policies advocated for at Panel (Part C)

Officers support this change because it is consistent with Council Resolution 3 August 2021

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

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 crossings 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.
  - Avoids overshadowing of public open space between 10am and 2pm on 22 September.
  - 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.

**Commented [YCC5]:** Reason for change: Consistent with officers final version of policies advocated for at Panel (Part C)

Officers considers this change appropriate as it is an additional content of benefit.

**Commented [YCC6]:** Reason for change: Panel recommendation 11b supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## 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-significant elements of landmarks in Table 1.

Provide adequate setback and building separation to maintain clear sky between the identified significant elements of the landmark in Table and new development 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.

## 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
<b>Church spires</b>		
<b>St Ignatius</b> 326-348 Church Street, Richmond	<ul style="list-style-type: none"> <li>Tram terminus at intersection of Church and Victoria Streets</li> <li>North-east corner of intersection of Bridge Road and Church Street</li> <li>South-east corner of Church Street and Swan Street</li> <li>Citizens Park – path around oval at Highett Street/Gleadell Street entry</li> </ul>	<ul style="list-style-type: none"> <li>Spire</li> <li>Belfry</li> </ul>
<b>St Mark's</b> 268 George Street, Fitzroy	<ul style="list-style-type: none"> <li>South-east corner of intersection of Moor Street and Gore Street</li> <li>South-west corner of intersection of Moor Street and George Street</li> <li>North-west corner of intersection of Condell Street and Napier Street</li> </ul>	<ul style="list-style-type: none"> <li>Spire</li> <li>Belfry</li> </ul>
<b>St John the Baptist</b> 61 Queens Parade, Clifton Hill	<ul style="list-style-type: none"> <li>Pedestrian refuge on the south-west corner of intersection of Queens Parade and Smith Street</li> <li>Pedestrian crossing near Raines Reserve</li> <li>Alfred Crescent Pavilion in Edinburgh Gardens</li> </ul>	<ul style="list-style-type: none"> <li>Spire</li> <li>Belfry</li> </ul>

**Commented [YCC1]:** Reason for change: Panel recommendation 13a supported by officers

**Commented [YCC2]:** Reason for change: Panel recommendation 13b supported by officers

**Commented [YCC3]:** Reason for change: Panel recommendation 13c supported by officers

**Commented [YCC4]:** Reason for change: Panel recommendation 13d supported by officers



## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

St Luke's 121-123 St Georges Road, North Fitzroy	<ul style="list-style-type: none"> <li>South-east corner of intersection of Brunswick Street and Johnston Street</li> <li>North-east corner of intersection of Scotchmer Street and St Georges Road</li> <li>Walkway, north of grandstand in Edinburgh Gardens</li> </ul>	<ul style="list-style-type: none"> <li>Spire</li> <li>Belfry</li> </ul>
St Patrick's 1 Cathedral Place, East Melbourne	<ul style="list-style-type: none"> <li>Footpath outside main entry to St Luke's, 121 – 123 St Georges Road, Fitzroy North</li> </ul>	<ul style="list-style-type: none"> <li>Spire</li> <li>Belfry</li> </ul>
<b>Clock towers</b>		
Former Dimmays store 140-160 Swan Street, Richmond  (previously known as Ball Tower)	<ul style="list-style-type: none"> <li>North-west corner of intersection of Swan Street and Yan Lane</li> <li>North-west east corner of intersection of Stewart and Swan Streets</li> <li>North-east corner of intersection of Waverley Street and Swan Street</li> </ul>	<ul style="list-style-type: none"> <li>Ball</li> <li>Clock stage</li> <li>Arcade stage</li> </ul>
Richmond Town Hall 333 Bridge Road, Richmond	<ul style="list-style-type: none"> <li>South-west corner of intersection of Lennox Street and Bridge Road</li> <li>South-east corner of intersection of Burnley Street and Bridge Road</li> <li>Citizens Park at               <ol style="list-style-type: none"> <li>Path around oval at Highett Street / Church Street entry</li> <li>Path around oval where it meets the central entry from Highett Street</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>Flag pole</li> <li>Pyramidal roof</li> <li>Clock stage</li> <li>Cornice and iron balustrade</li> </ul>
Collingwood Town Hall 140 Hoddle Street, Abbotsford	<ul style="list-style-type: none"> <li>South-west corner of intersection of Victoria Parade and Hoddle Street</li> <li>North-west corner of intersection of Johnston and Hoddle Street</li> <li>Gahan Reserve – entry to reserve at intersection of Park Street and Stanton Street</li> </ul>	<ul style="list-style-type: none"> <li>Flag pole</li> <li>Cupola</li> <li>Clock stage</li> <li>Balustrade and entablature</li> </ul>
Fitzroy Town Hall 201 Napier Street, Fitzroy	<ul style="list-style-type: none"> <li>South-west corner of intersection of Condell Street and George Street</li> <li>Condell Street Reserve – centre of the park</li> <li>North-east corner of intersection of Kent Street and Moor Street</li> </ul>	<ul style="list-style-type: none"> <li>Flag pole</li> <li>Cupola</li> <li>Clock stage</li> <li>Balustrade and entablature</li> </ul>
<b>Industrial structures</b>		

**Commented [YCC5]:** Reason for change: Panel recommendation 13d supported by officers

**Commented [YCC6]:** Reason for change: Panel recommendation 13d supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

<b>Shot tower</b> 94 Alexandra Parade, Clifton Hill	<ul style="list-style-type: none"> <li>Intersection of Brunswick Street and Alexandra Parade - north-east corner of centre median</li> <li>Eastern Freeway (west of the Hoddle Street overpass)</li> <li>Darling Gardens (Rotunda)</li> </ul>	Top one third of the tower
<b>Advertising sky signs</b>		
<b>Pelaco sign</b> 21 Goodwood Street, Richmond	<ul style="list-style-type: none"> <li>Tram Stop 13 on Wellington Parade</li> <li>North-west corner of intersection of Punt Road and Wellington Parade</li> <li>South-west corner of intersection of Church Street and Hodgson Terrace</li> </ul>	Sign
<b>Skipping Girl sign</b> 651 Victoria Street, Abbotsford	<ul style="list-style-type: none"> <li>South-west corner of intersection of Burnley Street and Victoria Street</li> <li>Entry to the City of Yarra from the east (Victoria Street footpath, east-south side)</li> <li>Intersection of Leslie Street and Victoria Street</li> </ul>	Sign
<b>Nylex sign</b> 2 Gough Street, Cremorne	<ul style="list-style-type: none"> <li>Morell Bridge – centre of bridge on its eastern footpath</li> </ul>	Sign
<b>Slade Knitware sign</b> 105-115 Dover Street, Cremorne	<ul style="list-style-type: none"> <li>North-west corner of intersection of Kelso Street and Dover Street</li> </ul>	Sign
<b>World Heritage</b>		
<b>Royal Exhibition Building</b> 9 Nicholson Street, Carlton	<ul style="list-style-type: none"> <li>Length of the footpath on south side of Gertrude Street between Nicholson Street and Fitzroy Street</li> <li>Along Marion Lane west of Fitzroy Street</li> </ul>	<ul style="list-style-type: none"> <li>Drum</li> <li>Dome</li> <li>Lantern</li> <li>Flagpole</li> </ul>

Policy GuidelinesConsider as relevant:The City of Yarra Landmark and Views Assessment (Urban Ethos, October 2019)

**Commented [YCC7]:** Reason for change: Panel recommendation 13d supported by officers

**Commented [YCC8]:** Reason for change: Panel recommendation 14a supported by officers

**Commented [YCC9]:** Reason for change: Panel recommendation 14b supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

**15.02-1L Environmentally sustainable development****Commented [YCC1]:****Policy application****Commented [YCC2]:** Reason for change: Panel recommendation 15 supported by officers

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, methodologies, processes and locally available technology systems that have been demonstrated to achieve optimum ESD outcomes, and demonstrably minimise environmental impacts;**
- **Encompass the full life of the build.**

**Commented [YCC3]:** Reason for change: Panel recommendation 15 supported by officers**Commented [YCC4]:** Reason for change: Consistent with officers' final version of policies advocated for at Panel (Part C)

Officers consider this change appropriate to continue to align with CASBE's version of the policy.

**Commented [YCC5]:** Reason for change: Panel recommendation 15 supported by officers**Commented [YCC6]:** Reason for change: Panel recommendation 15 supported by officers**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 as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

**Indoor environment quality**

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh 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 associated external 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.

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

**Waste management**

Promote waste avoidance, reuse and recycling during the design, construction and 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 sensitive urban 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 other methods) for:

- 2-9 dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 100m<sup>2</sup> and 1,000m<sup>2</sup>

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<sup>2</sup>

**Non-residential**

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area of 100m<sup>2</sup> to 1,000m<sup>2</sup>.
- An extension to an existing non-residential building creating between 300m<sup>2</sup> to 1,000m<sup>2</sup> 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 1,000m<sup>2</sup>
- An extension to an existing non-residential building creating more than 1,000m<sup>2</sup> of additional gross floor area (excluding outbuildings).

**Mixed use**

Applicable assessments for the residential and non-residential components of the development.

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)*

**Commented [YCC7]:** Reason for change: Panel recommendation 15 supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

- *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.

**Commented [YCC8]:** Reason for change: Panel recommendation 15 supported by officers

**Commented [YCC9]:** Reason for change: Consistent with officers' final version of policies advocated for at Panel (Part C)

Officers consider this change appropriate to continue to align with CASBE's version of the policy.

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## 15.03-1L Heritage

## Proposed C269yara Policy application

This policy applies to all land within a Heritage Overlay and all permit applications for signs in a Heritage Overlay (in addition to policies in Clause 15.01-1L Signs)

**Objective**

To conserve and enhance 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.  
To promote signs that conserve and enhance the significance of a heritage place.

**Strategies****New development, alterations or additions**

Retain, conserve and enhance 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 and canopies.
  - Materials.
- Being visually recessive against the heritage fabric through:
  - Siting.
  - Mass.
  - Scale.
  - Materials.
  - Architectural detailing.
  - Texture, colours and finishes.
  - 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).

**Commented [YCC1]:** Reason for change: Consequential change of Panel recommendation 10 supported by officers

**Commented [YCC2]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC3]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC4]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC5]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC6]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC7]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC8]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC9]:** Reason for change: Panel recommendation 16 supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

~~Use materials and finishes that minimise the visual impact of development by:~~

- ~~▪ 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 historic street furniture and bluestone road or laneway materials and details~~ and laneway fabric and infrastructure, including bluestone

In circumstances where primary pedestrian access is provided from a laneway, allow for any reinstatement ~~of the laneway fabric~~ to provide universal access.

~~Ensure that adaptation heritage places is consistent with the principles of good conservation.~~

#### Demolition

Prioritise ~~preservation, restoration and adaptation~~ the conservation and adaptive reuse of a heritage place over demolition.

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 ~~and are not feasible.~~
- The replacement building and/or works ~~clearly and positively supports the ongoing heritage significance of the area is appropriate for the heritage context.~~

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 fabric ~~does not contribute to the significance of the place or the area of demolition is not visible from:~~
  - ~~The street frontage (other than a laneway), unless:~~
    - ~~The principal façade addresses the laneway; or~~
    - ~~The fabric is visible from the laneway is identified in the Statement of Significance.~~
  - 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.

~~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 ~~does not possess the level of heritage significance attributed to it in the incorporated document City of Yarra Database of Heritage Significant Areas (Revised February 2018) is not of heritage~~

Commented [YCC10]: Reason for change: Panel recommendation 16 supported by officers

Commented [YCC11]: Reason for change: Panel recommendation 16 supported by officers

Commented [YCC12]: Reason for change: Panel recommendation 16 supported by officers

Commented [YCC13]: Reason for change: Panel recommendation 16 supported by officers

Commented [YCC14]: Reason for change: Panel recommendation 16 supported by officers

Commented [YCC15]: Reason for change: Panel recommendation 16 supported by officers

Commented [YCC16]: Reason for change: Panel recommendation 16 supported by officers

Commented [YCC17]: Reason for change: Panel recommendation 16 supported by officers.

Commented [YCC18]: Reason for change: Panel recommendation 16 supported by officers

Commented [YCC19]: Reason for change: Panel recommendation 16 supported by officers.

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

significance and does not contribute to the significance of a heritage place.

**Commented [YCC20]:** Reason for change: Panel recommendation 16 supported by officers

#### Residential alterations or additions

Set back buildings and works to ~~the a minimum~~ 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.

**Commented [YCC21]:** Reason for change: Panel recommendation 16 supported by officers

**Require** **Ensure** that buildings and works to heritage places on corner sites or sites with dualfrontages to roads are:

**Commented [YCC22]:** Reason for change: Panel recommendation 16 supported by officers

- 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.

**Commented [YCC23]:** Reason for change: Panel recommendation 16 supported by officers.

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 façades.
- ~~Proportional to~~ **Respectful of** the scale of the individually significant or contributory building.
- Substantially concealed.

**Commented [YCC24]:** Reason for change: Panel recommendation 16 supported by officers

#### Residential infill ~~development~~

**Commented [YCC25]:** Reason for change: Panel recommendation 16 supported by officers

Set back residential infill development ~~a similar distance from the principal street frontage to those to match the setback of the principal street frontage~~ of adjoining heritage buildings.

**Commented [YCC26]:** Reason for change: Panel recommendation 16 supported by officers

Ensure that buildings and works associated with residential infill ~~development~~ are consistent with:

- Prevailing side setbacks and building spacing.
- Height, relative to the surrounding context.

**Commented [YCC27]:** Reason for change: Panel recommendation 16 supported by officers

Encourage new residential infill ~~development~~ to reflect the prevailing roof pitch and form.

**Commented [YCC28]:** Reason for change: Panel recommendation 16 supported by officers

Avoid using atypical buildings to determine the appropriate siting, form and appearance of new development in the context of its surrounds.

**Commented [YCC29]:** Reason for change: Panel recommendation 16 supported by officers

#### Commercial and ~~former~~ industrial heritage places

**Commented [YCC30]:** Reason for change: Panel recommendation 16 supported by officers

Articulate new façades by incorporating simple architectural detailing that does not compete with the more elaborate detailing of ~~the adjoining~~ individually significant or contributory building.

**Commented [YCC31]:** Reason for change: Panel recommendation 16 supported by officers

**Retain the visual prominence of both façade of building on corner sites (not including laneways).**

**Commented [YCC32]:** Reason for change: Panel recommendation 16 supported by officers

Avoid the following in the façades 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** **Encourage** all buildings and works to respect and respond to the existing proportions, patterning and massing of nineteenth and early twentieth century façades and streetscapes.

**Commented [YCC33]:** Reason for change: Panel recommendation 16 supported by officers



## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

Maintain the prominence of the street wall through appropriate upper level setbacks.

~~Require~~ ~~Encourage~~ new development in activity centres to respect the prevailing street wall height in the immediate area.

~~Protect and conserve~~ ~~Conserve and enhance~~ heritage shopfronts and verandahs.

~~Require that~~ ~~Encourage~~ new shopfronts to 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.

~~Require~~ ~~Encourage~~ a simple contemporary verandah design, consistent with the form and scale of adjoining verandahs.

~~Require~~ ~~Encourage~~ 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~~ ~~Conserve and enhance~~ 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 and vents or chimneys.

~~Protect and conserve~~ ~~Conserve and enhance~~ 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 the historic form that does not 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.

**Commented [YCC34]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC35]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC36]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC37]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC38]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC39]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC40]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC41]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC42]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC43]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC44]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC45]:** Reason for change: Panel recommendation 16 supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

**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.

~~Where external paint controls apply,~~ ensure paint colours and types are consistent with the period of construction and architectural style of the heritage place.

**Commented [YCC46]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC47]:** Reason for change: Panel recommendation 16 supported by officers

**Trees, landscapes, parks and gardens**

~~Where tree controls apply,~~ 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~~ **Ensure** works do not impact on the health or viability of **culturally** significant trees.

~~Require~~ **Ensure** 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 and street trees by **ensuring new development is sited and designed in a manner appropriate for the heritage place.**

**Commented [YCC48]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC49]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC50]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC51]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC52]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC53]:** Reason for change: Panel recommendation 16 supported by officers

**Subdivision**

Retain the significant or contributory elements of a heritage place within a single lot, including buildings, outbuildings, trees or gardens.

~~Require~~ **Support** subdivision to ~~that~~ respects 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.

**Commented [YCC54]:** Reason for change: Panel recommendation 16 supported by officers

**Services and equipment**

~~Require~~ **Ensure** 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~~ **Ensure** fixed mobility services and equipment (including wheel chair ramps and grab rails) ~~where they have been~~ **are** designed having regard to the heritage place.

**Commented [YCC55]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC56]:** Reason for change: Panel recommendation 16 supported by officers

**Roof terraces and roof decks**

Set back roof terraces/roof decks so that they are concealed when viewed from the street ~~and where on a corner, when viewed from the side street.~~

~~Require that~~ **Encourage** roof terraces/roof decks ~~that~~ 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.~~

**Commented [YCC57]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC58]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC59]:** Reason for change: Panel recommendation 16 supported by officers

**Commented [YCC60]:** Reason for change: Panel recommendation 16 supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

~~Require~~ Ensure that stairwells, lift wells and lift overruns are not visible when viewed from the public realm.

**Commented [YCC61]:** Reason for change: Panel recommendation 16 supported by officers

#### **Fences and gates**

Retain original fences and gates that contribute to the significance of the heritage place.

~~Require~~ Support front fences and gates ~~that to~~ allow views to heritage places or contributory elements from surrounding streets.

**Commented [YCC62]:** Reason for change: Panel recommendation 16 supported by officers

Avoid high fencing, gates and boundary treatments (such as roller doors) on the principal street frontage that are unrelated to the historic character of the area.

**Commented [YCC63]:** Reason for change: Panel recommendation 16 supported by officers

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.~~

**Commented [YCC64]:** Reason for change: Panel recommendation 16 supported by officers

#### **Signs**

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**

##### **Signs**

Consider as relevant

Discouraging the following signs in heritage places:

- 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.

**Commented [YCC65]:** Reason for change: Panel recommendation 10 supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

**16.01-241 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 Provision of a minimum of ten per cent affordable housing for a rezoning to residential use, to provide a minimum of ten per cent affordable housing.~~
- ~~The capacity Provision of minimum of ten per cent of affordable housing for a 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.~~

**Commented [YCC1]:** Reason for change: Consistent with officers final version of policies advocated for at Panel (Part C)

Council considers this change appropriate to align with State policy numbering, which was updated by Amendment VC169 (introduced 09.10.20).

**Commented [YCC2]:** Reason for change: Panel recommendation 19a supported by officers

**Commented [YCC3]:** Reason for change: Panel recommendation 19b supported by officers

**Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document**

[8200117: 32144300\_1]

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## 16.01-2L Location of residential development

Proposed C269yara  
Objective

To direct the majority of new housing development within ~~an~~ a major or neighbourhood activity centre or major regeneration area (as shown on the Strategic Framework Plan in clause 02.04-1).

Commented [YCC1]: Reason for change: Panel recommendation 17a supported by officers

## 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, the fine-grain subdivision pattern, neighbourhood or streetscape character and identified heritage significance.

Commented [YCC2]: Reason for change: Panel recommendation 17b supported by officers

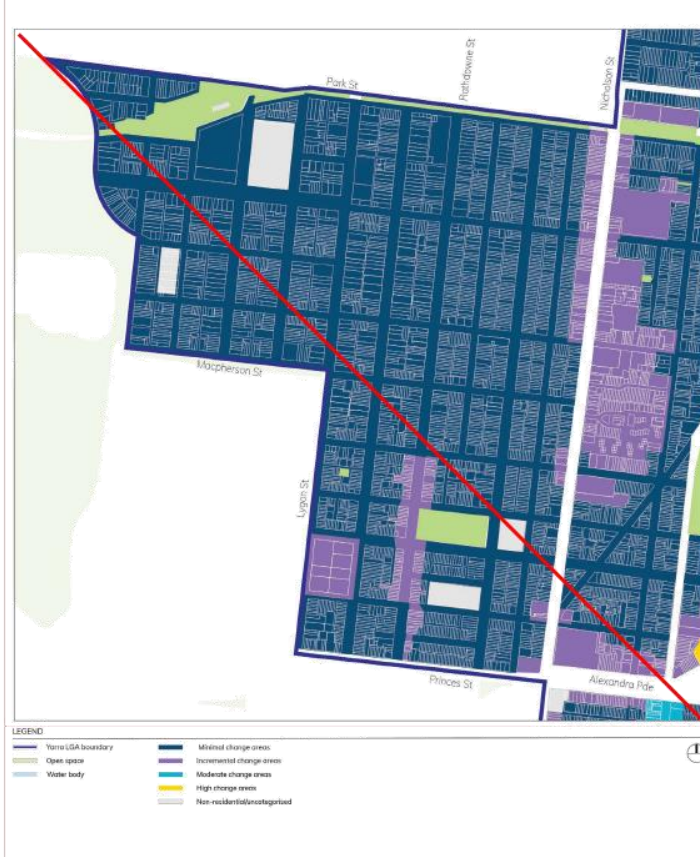
Limit housing growth in minimal change areas and incremental change areas outside activity centres. ~~to ensure development responds to the small lot sizes, neighbourhood character and identified heritage significance.~~

Commented [YCC3]: Reason for change: Panel recommendation 17c supported by officers

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.

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

Strategic housing framework plan – Princes Hill and Carlton North

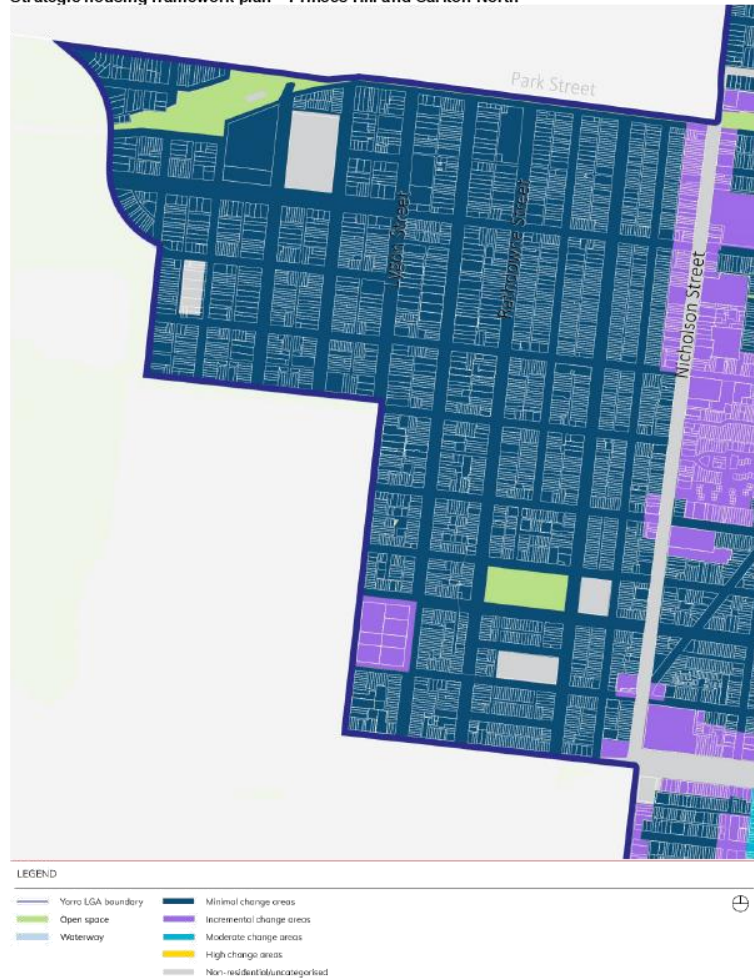


Commented [YCC4]: Reason for change: Panel recommendation 18a supported by officers



Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

Strategic housing framework plan – Princes Hill and Carlton North





Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

Strategic housing framework plan – Fitzroy North and Clifton Hill



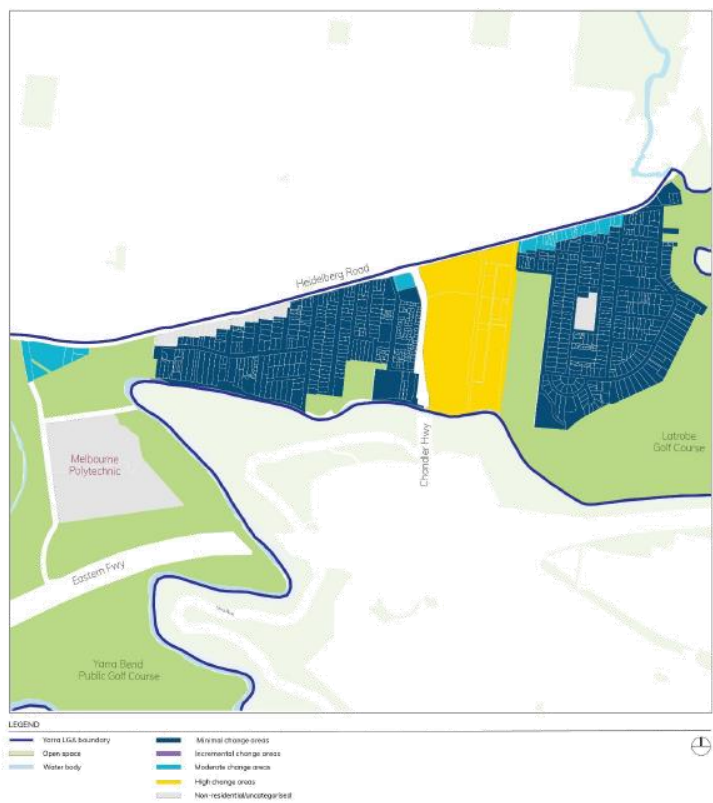
Commented [YCC5]: Reason for change: Panel recommendation 18b supported by officers

Commented [YCC6]: Reason for change: Panel recommendation 18d supported by officers

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

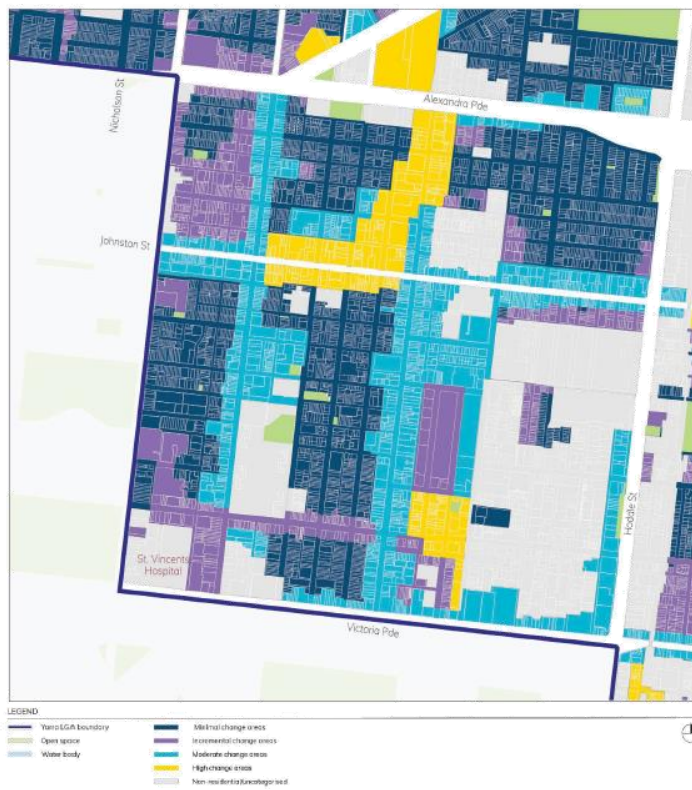


Strategic housing framework plan – Fairfield and Alphington



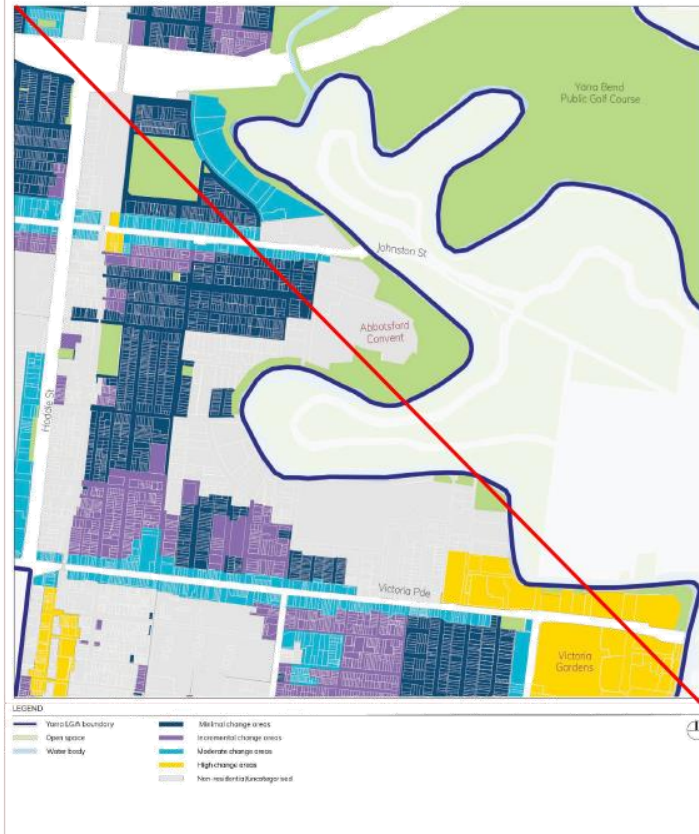
**Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document**

**Strategic housing framework plan – Fitzroy and Collingwood**



Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

Strategic housing framework plan – Abbotsford



Commented [YC7]: Reason for change: Panel recommendation 18e supported by officers

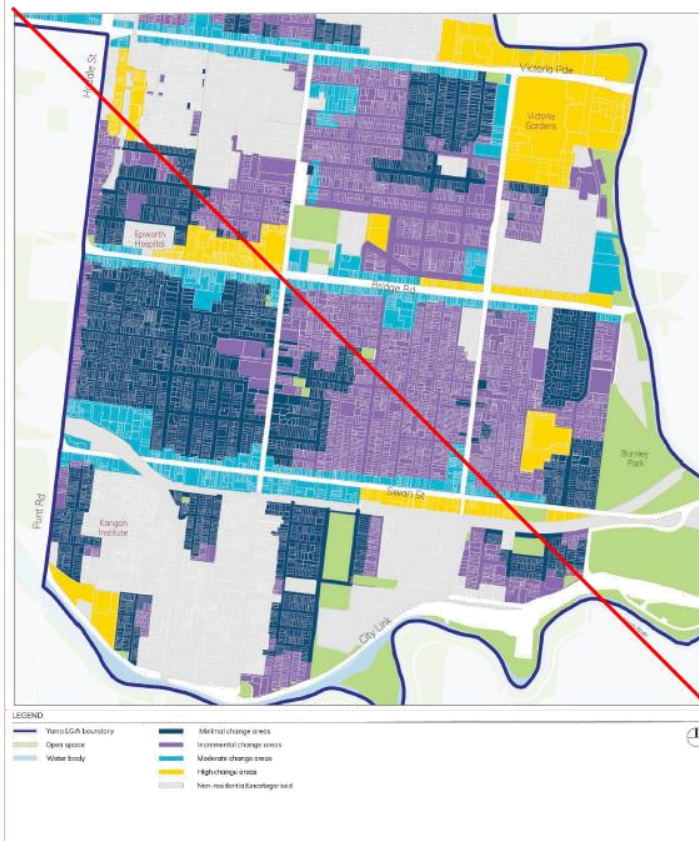
Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document





Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

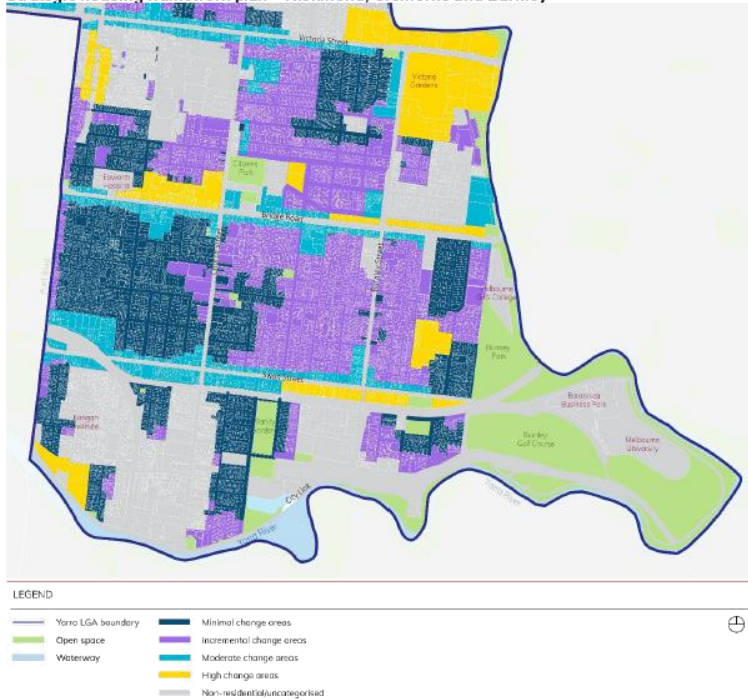
Strategic housing framework plan – Richmond, Cremona and Burnley



Commented [YCC8]: Reason for change: Panel recommendation 18c supported by officers

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

Strategic housing framework plan – Richmond, Cremorne and Burnley





## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

**16.01-13L 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 16.01-12L) 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]:** Reason for change: Consistent with officers' final version of policies advocated for at Panel (Part C)

Council considers this change appropriate to align with State policy numbering, which was updated Amendment VC169 (introduced 09.10.20).

**Commented [YCC2]:** Reason for change: Consistent with officers' final version of policies advocated for at Panel (Part C)

Council considers this change appropriate as it is a language improvement.

**Commented [YCC3]:** Reason for change: Consistent with officers' final version of policies advocated for at Panel (Part C)

Council considers this change appropriate as it is a consequential change in response to numbering.

**Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document**

Page 1 of 1

[8280117: 32144295\_1]

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## 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]: Reason for change: Panel recommendation 20 supported by officers

**Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document**

Page 1 of 1

[8289117: 32144302\_1]

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## 18.02-1L Sustainable transport

Proposed C269yara

**Objective**

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).

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.

**Commented [YCC1]:** Reason for change: Panel recommendation 21b supported by officers

**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

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

18.02.11. **Sustainable transport****Objective**

~~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 [YCC2]:** Reason for change: Panel recommendation 21a supported by officers

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.

**Commented [YCC3]:** Reason for change: Panel recommendation 21b supported by officers

**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 [YCC4]:** Reason for change: Panel recommendation 21c supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## 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]: Reason for change: Panel recommendation 22 supported by officers



## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

### 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 ~~Strategic Framework Plan Yarra Health and Education Precinct Framework Plan~~ to Clause 02.04 19.02-4L, 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.

**Commented [YCC1]:** Reason for change: Consistent with officers final version of policies advocated for at Panel (Part C)

Officers considers this change appropriate to correct a mapping reference in this Clause.

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

### 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.~~

Commented [YCC1]: Reason for change: Panel recommendation 23a supported by officers

Commented [YCC2]: Reason for change: Panel recommendation 23b supported by officers

Commented [YCC3]: Reason for change: Panel recommendation 23c supported by officers

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

19.03-2L

Proposed C269yara

Development Infrastructure contributions

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.

Commented [YCC1]: Reason for change: Panel recommendation 24a supported by officers

Formatted: Line spacing: single

Commented [YCC2]: Reason for change: Panel recommendation 24b supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## 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 stormwater 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

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.

**Commented [YCC1]:** Reason for change: Partial acceptance of Panel recommendation 25b supported by officers.

Note: officers have inserted the word 'storm' for clarity.

**Commented [YCC2]:** Reason for change: Panel recommendation 25a supported by officers.

[8260117: 32144322\_1]

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

- 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.

**Commented [YCC3]:** Reason for change: Panel recommendation 25a supported by officers

**Commented [YCC4]:** Reason for change: Panel recommendation 25a supported by officers

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.

**Commented [YCC5]:** Reason for change: Partial acceptance of Panel recommendation 25b supported by officers.

#### 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.

Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

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 [VCC1]: Reason for change: Panel recommendation 26a supported by officers

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

**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
<del>Richmond Plaza, Richmond</del> <del>Richmond Traders, Richmond</del>	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]:** Reason for change: Consistent with officers' final version of policies advocated for at Panel (Part C)

Officers consider this change appropriate as it updates the name of the shopping complex.

**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.

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## 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.



## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

### 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:

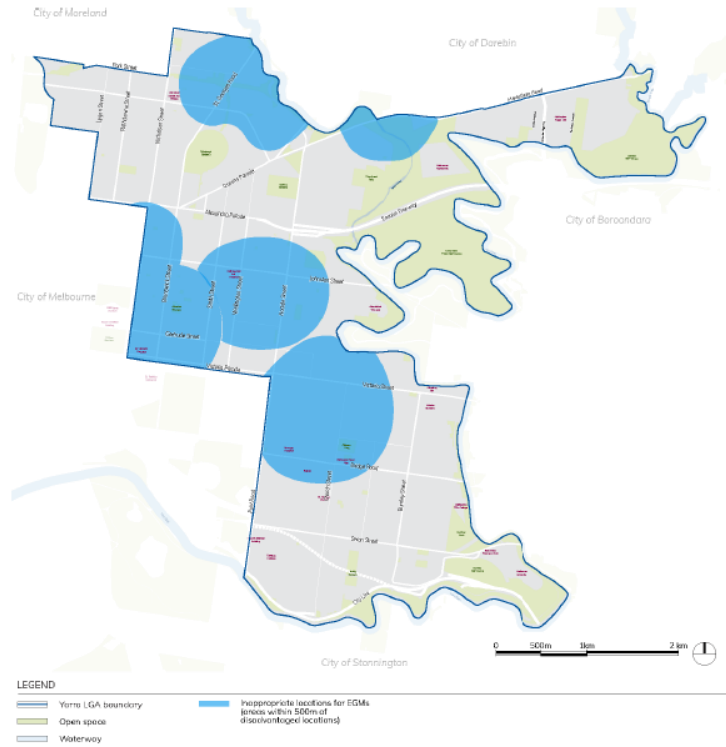
Whether the proposal increases EGM densities in the neighbourhood; and how that increase affects the local community and compares with the metropolitan Melbourne average.

- 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 - C269yara Policies - Marked-up document

**Gaming Policy Map**

Proposed C269yara



## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## YARRA PLANNING SCHEME

## SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0

Proposed C269yara

## Incorporated documents

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
<a href="#">36-52 Wellington Street, Collingwood - Incorporated Document, September 2020</a>	<a href="#">C285yara</a>
351-353 Church Street, Richmond – Incorporated Document, Feb 2019	C225
<a href="#">462-482 Swan Street, Richmond Incorporated Document, September 2020</a>	<a href="#">C282yara</a>
520 Victoria Street, 2A Burnley Street, and 2 – 30 Burnley Street, Richmond, Burnley C150 Street West Precinct - Incorporated Plan, 2012	C150
Ancor 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 April 2022, 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, <a href="#">October 2019</a> <a href="#">April 2022</a>	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
<a href="#">North East Link Project Incorporated Document, December 2019</a>	<a href="#">GC98</a>

**Commented [YCC1]:** Reason for change: Consistent with officers' final version of policies advocated for at Panel (Part C)

*Note: All documents inserted in are from the existing Schedule to Clause 72.04.*

**Commented [YCC2]:** Reason for change: Panel recommendation 27 supported by officers.

*Note: Date in the title is recommended to be updated to April 2022 as the document is to be updated as part of adoption of this Amendment (linked to Panel recommendation 34).*

**Commented [YCC3]:** Reason for change: Panel recommendation 28 supported by officers.

*Note: Date in the title is recommended to be updated to April 2022 as the document is to be updated as part of adoption of this Amendment (linked to Panel recommendation 35).*

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## YARRA PLANNING SCHEME

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
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
<del>Victorian Institute of Forensic Psychiatry Concept Plan (January 1997)</del>	<del>NPS-1</del>
<a href="#">Victorian Institute of Forensic Mental Health Thomas Embling Hospital Incorporated Document, August 2020</a>	<a href="#">C279yara</a>
<a href="#">Walk Up Village, 81-89 Rupert Street, Collingwood – August 2020</a>	<a href="#">C283yara</a>
Yarra Gardens Precinct Plan, December 2009	C126
<a href="#">Yarra Development Contributions Plan 2017 (HillPDA, April 2019)</a>	<a href="#">C238yara</a>
<a href="#">Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)</a>	<a href="#">C245yara</a>

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0

Proposed C269yara

## Background documents

Name of background document	Amendment number Clause reference
Activity Centres Roles and Boundaries (City of Yarra, Oct 2019 April 2022)	C269yara Clause 11.03-1L
Built Environment Sustainability Scorecard 'BESS' (Council Alliance for a Sustainable Built Environment 'CASBE', 2015)	C133yara Clause 15.02-1L
Building for Diversity – Yarra's Social and Affordable Housing Strategy (Yarra City Council, November 2019)	C269yara Clause 16.01-4L
Burra Charter The Australia ICOMOS Charter for Places of Cultural Significance (Australia ICOMOS, 2013)	VC155yara Clause 15.03-1L
City of Yarra Community Infrastructure Plan (City of Yarra, April 2018)	C269yara 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
Collingwood Mixed Use Pocket, Heritage Assessment & Recommendations, GJM Heritage (2018)	C245yara Clause 15.03-1L
Council Plan 2017-2021 (City of Yarra, 2017)	C209yara 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)	C085yara Clause 15.03-1L
Green Star (Green Building Council of Australia)	C133yara Clause 15.02-1L
Noise and vibration considerations – Discussion report (Yarra City Council, March 2022, October 2019)	C269yara Clause 13.07-3L
Heritage Citation 112-124 Trenerry Crescent, Abbotsford (GJM Heritage, July 2016)	C219yara Clause 15.03-1L
Heritage Citation 20-60 Trenerry Crescent, Abbotsford (GJM Heritage, July 2016)	C218yara Clause 15.03-1L
Heritage Citation: 18-22 Derby Street, Collingwood, Anthemion Consultancies (2018)	C245yara Clause 15.03-1L
Heritage Citation: 33-45 Derby Street, Collingwood, GJM Heritage (2018)	C245yara Clause 15.03-1L
Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty. Ltd. (2018)	C245yara Clause 15.03-1L
Heritage Conservation Study, Carlton, North Carlton and Princes Hill (Nigel Lewis and Associates, July 1984)	C085yara Clause 15.03-1L

**Commented [YCC1]:** All track changes in this clause are in response to Panel recommendation 29, supported by Officers, to review and update the Schedule to clause 72.08 to ensure it contains an accurate list of background documents before adoption. Unless otherwise stated, all changes are those reflected in Council's Part C version of documents.

Amendment numbers have been added in the last column in response to Panel recommendation 30 supported by Officers, to update the Schedule to clause 72.08 to include the Amendment number for each document.

The date of the Noise and Vibration Considerations Discussion Report has been amended in response to Panel recommendation 31.

The date of the 'Built Environment Sustainability Scorecard 'BESS' (Council Alliance for a Sustainable Built Environment 'CASBE') has been deleted in response to Panel recommendation 32.

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## YARRA PLANNING SCHEME

Name of background document	Amendment number Clause reference
<i>Heritage Conservation Study, Collingwood</i> (Andrew Ward and Associates, April 1989)	<a href="#">C085yara</a> Clause 15.03-1L
<i>Heritage Conservation Study Review, Collingwood</i> (Andrew Ward and Associates, May 1995)	<a href="#">C269yara</a> Clause 15.03-1L
<i>Heritage Conservation Study, Northcote</i> (Graeme Butler Architect, February 1982)	<a href="#">C085yara</a> Clause 15.03-1L
<i>Heritage Conservation Study, North Fitzroy</i> (Jacob Lewis Vines Architects, July 1978)	<a href="#">C085yara</a> Clause 15.03-1L
<i>Heritage Conservation Study, South Fitzroy</i> (Jacob Lewis Vines Architects, March 1979)	<a href="#">C085yara</a> Clause 15.03-1L
<i>Heritage Conservation Study, Richmond</i> (J and T O'Connor and Coleman and Wright Architects, January 1985)	<a href="#">C085yara</a> Clause 15.03-1L
<i>Heritage Gaps An Overview</i> (Graeme Butler & Associates, 2004, updated March 2013)	<a href="#">C157yara</a> Clause 15.03-1L
<i>Heritage Gaps Review One</i> (City of Yarra/Graeme Butler, 2013)	<a href="#">C157yara</a> Clause 15.03-1L
<i>Heritage Gap Review One; Incorporated Plan, Methodology Report</i> (Lovell Chen, 2014)	<a href="#">C178yara</a> Clause 15.03-1L
<i>Heritage Gap Review Two Methodology Report</i> (Lovell Chen, 2012)	<a href="#">C157yara</a> Clause 15.03-1L
<i>Heritage Gap Study Review of 17 Precincts Stage 2 Report</i> (Context Pty Ltd, August 2014, Revised 16 October 2016)	<a href="#">C173yara</a> Clause 15.03-1L
<i>Heritage Gap Study Review of Central Richmond, Stage 2 Final Report</i> (Context Pty Ltd, November 2014)	<a href="#">C183yara</a> Clause 15.03-1L
<i>Heritage Gap Study Review of Johnston Street East</i> (Context Pty Ltd, April 2016)	<a href="#">C237yara</a> Clause 15.03-1L
<i>Heritage Gap Study Stage 1</i> (Graeme Butler and Associates, 2008)	<a href="#">C149yara</a> Clause 15.03-1L
<i>Heritage Gap Study Stage 2</i> (Graeme Butler and Associates, 2009)	<a href="#">C149yara</a> Clause 15.03-1L
<i>Heritage Gaps Study – Smith Street South</i> (Anthemion Consultancies, July 2014)	<a href="#">C173yara</a> Clause 15.03-1L
<i>Heritage Gaps Study 233-251 Victoria Street, Abbotsford</i> (Anthemion Consultancies, October 2012)	<a href="#">C163yara</a> Clause 15.03-1L
<i>Heritage Overlay Areas, Review of, Appendix 7</i> (Graeme Butler and Associates, 2007) Updated 2013	<a href="#">C85yara</a> Clause 15.03-1L
<i>Heritage Policy – Residential</i> (Context, October 2019)	<a href="#">C269yara</a> Clause 15.03-1L
<i>Heritage Policy - Industrial</i> (GJM Heritage, 15 October 2019)	<a href="#">C269yara</a> Clause 15.03-1L
<i>Heritage Review</i> (Allom Lovell and Associates, June 1998)	<a href="#">C085yara</a> Clause 15.03-1L
<i>Heritage Review of Predefined Areas in Abbotsford &amp; Collingwood Stage 2 Report</i> (Context Pty Ltd, July 2015)	<a href="#">C198yara</a> Clause 15.03-1L

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## YARRA PLANNING SCHEME

Inner Melbourne Action Plan 2016-2026 (Inner Melbourne Action Plan, August 2016)	<a href="#">C84yara</a> Clause 15.03-1L
Johnston Street Local Area Plan (City of Yarra, 2015)	<a href="#">C220yara</a> Clause 11.03-2L Schedule 15 to 43.02
<a href="#">Landmarks and Views Assessment (Ethos Urban, October 2019)</a>	<a href="#">Clause 15.01-2L</a>
Model for Urban Stormwater Improvement Conceptualisation 'MUSIC' (Melbourne Water)	<a href="#">C117yara</a> Clause 15.02-1L
Nationwide House Energy Rating Scheme 'NatHERS', (Department of Climate Change and Energy Efficiency)	<a href="#">C133yara</a> Clause 15.02-1L
<a href="#">Parking Management Strategy Action Plan 2013-2015 (City of Yarra, 2013)</a>	<a href="#">Clause 18.02-4L</a>
<a href="#">Public Art Policy 2015-2020 (City of Yarra, 2015)</a>	<a href="#">Clause 15.01-1L</a>
Licensed Premises Policy – Background Document (Public Place / 10 Consulting Group Dec 2015)	<a href="#">C209yara</a> Clause 13.07-1L
<a href="#">Lower Yarra River Study - Recommendations Report (Department of Environment, Land Water and Planning, 2016)</a>	<a href="#">VC197 - Schedule 1 to Clause 42.03 (SLO) and Schedule 1 to Clause 43.02 (DDO)</a>
<a href="#">Queens Parade Built Form Heritage Review (GJM Heritage, December 2017)</a>	<a href="#">Clause 11.03-2L</a> , <a href="#">Schedules 16 &amp; 20 to 43.02</a>
<a href="#">Queens Parade Built Form Review (Hansen Partnership, December 2017)</a>	<a href="#">Clause 11.03-2L</a> , <a href="#">Clause 15.03-1L</a> , <a href="#">Schedules 16 &amp; 20 to 43.02</a>
State Environment Protection Policy (Waters) (EPA 2018)	<a href="#">C117yara</a> Clause 15.02-1L
Stormwater Treatment Objective - Relative Measure 'STORM' (Melbourne Water)	<a href="#">C133yara</a> Clause 15.02-1L
Sustainable Design Assessment in the Planning Process (IMAP, 2015)	<a href="#">C269yara</a> Clause 15.02-1L
<a href="#">Swan Street Built Form Heritage Review (GJM Heritage, September 2017)</a>	<a href="#">Clause 11.03-2</a> , <a href="#">Clause 15.03-1</a> , <a href="#">Schedule 17 to 43.02</a>
<a href="#">Swan Street Built Form Review, Heritage Assessment and Analysis (GJM Heritage, October 2017)</a>	<a href="#">C191yara</a> Clause 11.03-2 Schedule 17 to 43.02
<a href="#">Swan Street Built Form Review (Tract Consultants, September 2017)</a>	<a href="#">Clause 11.03-2</a> , <a href="#">Clause 15.03-1</a> , <a href="#">Schedule 17 to 43.02</a>
<a href="#">Swan Street Traffic Engineering Assessment (Traffic Group, July 2017)</a>	<a href="#">Clause 11.03-2</a>
<a href="#">The Middle Yarra Concept Plan – Dights Falls to Burke Road (Melbourne Parks and Waterways, 1990)</a>	<a href="#">VC197 - Schedule 1 to Clause 42.03 (SLO)</a>
<a href="#">The Lower Yarra Concept Plan – Dights Falls to Punt Road (Melbourne Metropolitan Board of Works, 1986)</a>	<a href="#">VC197 - Schedule 1 to Clause 42.03 (SLO)</a>

**Commented [YCC2]:** Reason for change: Panel recommendation 33a supported by officers.

**Commented [YCC3]:** Reason for change: Panel recommendation 33b supported by officers.

## Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

## YARRA PLANNING SCHEME

<a href="#">Urban Design Strategy (City of Yarra, June 2014)</a>	Clause 15.01-1L
<a href="#">Urban Forest Strategy (City of Yarra &amp; Urban Forest Consulting, 2017)</a>	Clause 12.01-1L
<a href="#">Urban Stormwater Best Practice Environmental Management Guidelines, (CSIRO, 1999)</a>	<a href="#">C117yara</a> Clause 15.02-1L Clause 19.03-3L
<a href="#">Victoria Street and Bridge Road Built Form Review (David Lock Associates, June 2018)</a>	Clause 11.03-2L Schedule 22 to 43.02
<a href="#">Victoria Street and Bridge Road Built Form Review, Heritage Assessment and Analysis (GJM Heritage, June 2018)</a>	Clause 11.03-2L Clause 15.03-1L Schedule 22 to 43.02
<a href="#">Victoria Street and Bridge Road Activity Centres, Richmond – Traffic Engineering Assessment (Traffix Group, June 2018)</a>	Clause 11.03-2L
<a href="#">Victoria Street East Precinct, Richmond Urban Design Framework (MGS Architects &amp; Jones and Whitehead, November 2005)</a>	<a href="#">C75yara</a> Clause 11.03-6L
<a href="#">Waste Minimisation and Resource Recovery Strategy 2016-2022 (City of Yarra, 2018)</a>	Clause 19.03-5L
<a href="#">Water Sensitive Urban Design Guidelines for City of Yarra Works (City of Yarra, October 2012, revised February 2016)</a>	Clause 19.03-3L
<a href="#">WSUD Engineering Procedures: Stormwater (Melbourne Water, June 2005)</a>	<a href="#">C117yara</a> Clause 19.03-3L
<a href="#">World Heritage Environs Area Strategy Plan Royal Exhibition Building and Carlton Gardens (Lovell Chen, October 2009)</a>	<a href="#">C118yara</a> Clause 15.03-1L
<a href="#">Yarra City Council Gaming Policy Framework (Coomes Consulting Group, November 2008)</a>	<a href="#">C109yara</a> Schedule to Clause 52.28
<a href="#">Yarra Environment Strategy 2013-2017 (City of Yarra, 2013)</a>	Schedule to Clause 53.04 Clause 19.02-6L
<a href="#">Yarra Housing Strategy (City of Yarra, September 2018)</a>	<a href="#">C269yara</a> Clause 16.01-2L Clause 16.01-3L Clause 16.01-4L
<a href="#">Yarra High Streets (Swan Street) Statement of Significance: Reference Document (GJM Heritage, December 2020)</a>	<a href="#">C191yara</a> Clause 15.03-1L
<a href="#">Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)</a>	<a href="#">C245yara</a> Clause 15.03-1L
<a href="#">Yarra Open Space Strategy: Open Space Contributions Program, October 2005, prepared for the City of Yarra by Environment &amp; Land Management Pty Ltd in association with Thompson Berrill Landscape Design Pty Ltd</a>	<a href="#">C87yara</a> Clause 19.02-6L
<a href="#">Yarra Open Space Strategy (Thompson Berrill Landscape Design, December 2006)</a>	<a href="#">C87yara</a> Clause 19.02-6L
<a href="#">Yarra Spatial Economic and Employment Strategy (SGS Economics and Planning, August 2018)</a>	<a href="#">C269yara</a> Clause 17.01-1L Clause 17.02-1L Clause 17.03-1L

**Commented [YCC4]:** Reason for change: The Panel did not consider it appropriate to introduce the Urban Forest Strategy as a background document into the Planning Scheme (see section 12.1(vi) of the Panel report). Supported by Officers.

**Commented [YCC5]:** Reason for change: Panel recommendation 33d supported by officers.

**Commented [YCC6]:** Reason for change: Panel recommendation 33c supported by officers.

**Commented [YCC7]:** Reason for change: Minor change as a result of recently gazetted Amendment C191yara



Attachment 5 - Attachment 5 - C269yara Policies - Marked-up document

YARRA PLANNING SCHEME

	Clause 17.04-1L
<u>Yarra Bend Park Strategy Plan (Parks Victoria, 1999)</u>	<u>VC197 -</u> <u>Schedule 1 to</u> <u>Clause 42.03</u> <u>(SLO)</u>

## Attachment 6 - Attachment 6 - Amendment C269yara - Marked-up document

*Planning and Environment Act 1987*

### YARRA PLANNING SCHEME

#### AMENDMENT C269yara

#### EXPLANATORY REPORT

##### Who is the planning authority?

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

##### Land affected by the amendment

The amendment applies to all land within the City of Yarra.

##### What the amendment does

The amendment 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 of the Yarra Planning Scheme with a Municipal Planning Strategy and local policies within the Planning Policy Framework (PPF), consistent with the structure introduced by Amendment VC148. Specifically, the amendment proposes to:

##### Purpose and Vision

1. Introduce a new Municipal Planning Strategy (MPS) at Clause 02.

##### Planning Policy Framework

- 4.2. Introduce new and revised local policy content into the Planning Policy Framework (PPF) at Clauses 11 Settlement, 12 Environment and Landscape Values, 13 Environmental Risks and Amenity, 15 Built Environment and Heritage, 16 Housing, 17 Economic Development, 18 Transport and 19 Infrastructure.

##### Particular Provisions

- 2.3. Replace the Schedule to Clause 52.28 (Gaming) with a new schedule that includes content previously contained in the local policy at Clause 22.15 (Gaming) of the Local Planning Policy Framework.

##### Operational Provisions

- 3.4. Replace the Schedule at Clause 72.04 (Documents Incorporated in this Planning Scheme) with a new schedule that:
  - i. Includes an updated version of the City of Yarra ~~Appendix 8 (the name of which will be changed through Amendment C245yara to Database of Heritage Significant Areas, April 2022)~~. It updates the ~~description-grading definitions of each grading~~.
  - ii. Includes a new document called "Guidelines – Managing noise impacts in urban development, ~~October 2019~~April 2022" that supports Clause 13.07-1L, Interfaces and amenity.
- 4.5. Introduce a new Schedule to Clause 72.08 that consists of a list of background documents used to underpin the MPS and local policies in the PPF. It includes new documents ~~endorsed~~ adopted by Council as well as strategies previously adopted by Council. The new documents include:
  - i. Activity Centres – roles and boundaries, City of Yarra, ~~October 2019~~April 2022

## Attachment 6 - Attachment 6 - Amendment C269yara - Marked-up document

ii. ~~Landmarks and Views Assessment – Ethos Urban – October 2019~~

iii. ~~ii. Noise and Vibration Considerations – SLR – October 2019~~ March 2022

iv. ~~iii. Residential Heritage Policy Review – Context - 31 October 2019~~

v. ~~iv. Yarra Industrial Heritage Policy – GJM Heritage – 15 October 2019~~

Previously adopted documents include: Yarra Housing Strategy 2018, the Yarra Spatial Economic and Employment Strategy 2018 and the Building for Diversity – Yarra's Social and Affordable Housing Strategy (Yarra City Council, November 2019).

5-6. Introduce a new Schedule to Clause 74.01 (Application of Zones, Overlays and Provisions) to provide an explanation of the relationship between the municipal objectives and strategies and the controls on the use and development of land in the planning scheme.

### Strategic assessment of the amendment

#### Why is the amendment required?

The amendment is required to update the local planning policies in the Yarra Planning Scheme. It facilitates the integration of the new local policy into the PPF. The policies respond to the findings of the Planning Scheme Review undertaken in 2014 and is informed by: consultation with the community; technical reports on acoustics, former industrial and residential heritage and activity centre boundaries; adopted structure plans, local area plans, the strategic work undertaken by Council in the preparation of design and development controls (including new Design and Development Overlays (DDO)) for Yarra's Activity Centres; Council strategies; and *Plan Melbourne*.

#### Planning Policy Framework

Amendment VC148 was introduced as part of the Victorian Government's Smart Planning Program to simplify and modernise Victoria's planning policy and rules to make planning schemes more efficient, accessible and transparent. The amendment implemented changes to the Victoria Planning Provisions (VPP) and planning schemes to clarify, simplify and improve their structure, function and operation, and to remove unnecessary regulation on 31 July 2018. More specifically, the amendment:

- introduced a new Planning Policy Framework (PPF),
- enabled the future introduction of a Municipal Planning Strategy (MPS),
- introduced a new state, regional and local integrated policy structure,
- modified the schedules to some existing zones, overlays and provisions to accommodate additional local content,
- created new operational provisions.

The PPF is the policy content of a planning scheme containing state policy (which includes regional policy) and local policy in a thematically integrated form. The PPF is complemented by an MPS at Clause 02 of the planning scheme. The MPS is a succinct expression of the overarching strategic policy directions of the planning authority. The MPS replaces and updates the Municipal Strategic Statement.

The MPS provides:

- the foundation for the planning scheme's policy based on a municipality's location, regional context, assets and strengths, opportunities and challenges,
- an understanding of the matters that are important to the municipality from a planning perspective,
- the context for the local and relevant state policies in Clauses 10-19,
- an outline of what planning outcomes the municipality seeks to achieve, which are then implemented through controls and policy within the planning scheme.

The amendment adopts the new policy format to ensure the better alignment and integration of local planning policy with state planning policy. Yarra City Council was selected by the Department of

## Attachment 6 - Attachment 6 - Amendment C269yara - Marked-up document

Environment, Land, Water and Planning Smart Planning to be one of the first councils to participate in the Local Planning Policy Framework translation project.

The PPF addresses reduces duplication, clarifies objectives and strategies, updates statistical data and improves the clarity of maps. Content is also proposed to be moved into (or added to) particular and operational provisions, as appropriate.

The amendment content has been drafted in accordance with the principles set out in *A Practitioner's Guide to Victorian Planning Schemes* to ensure policy content is:

- within the scope of the *Planning and Environment Act 1987* and strategically justified,
- clear in its application, proportional to the intended planning outcome and consistent with relevant parent provisions, practice notes, advisory notes and ministerial directions issued by the Minister for Planning, and
- drafted to be clear and unambiguous.

### Yarra Planning Scheme Review

The Yarra Planning Scheme Review was completed in 2014 as required by Section 12B of the *Planning and Environment Act 1987*. Periodic reviews ensure planning schemes provide the necessary framework to achieve a council's land use vision for the municipality. While the review was completed prior to the reforms brought about by Amendment VC148, council considered all recommendations in context of Smart Planning initiatives and the likely changes to create an integrated planning policy framework model that includes:

- Updated data;
- Better drafted policies that address policy gaps;
- Improved mapping; and
- An evidence based narrative of how council intends to accommodate population and employment growth.

### Liveable Yarra

In 2015 Yarra conducted The *Liveable Yarra* process which was a conversation with the community to inform the preparation of draft local policy.

The *Liveable Yarra* process provided clear direction to Council on the key issues under seven key themes: heritage; diversity; adaptability; communal open space; affordable housing; transport and infrastructure; and sustainability and economic development.

### Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy (SEES)

Two key pieces of strategic work that underpin [Amendment C269 the draft local policy](#) are the Housing Strategy and the SEES. Both were adopted by Council on 4 September 2018.

The Housing Strategy provides guidance to:

- direct housing growth to appropriate locations;
- plan for more housing choice to support Yarra's diverse community; and
- facilitate the provision of more affordable housing in Yarra.

The SEES builds on the diverse economic strengths in the municipality and allows Council to respond to future changes. It includes 6 key strategic directions to: support employment growth in Activity Centres; retain and grow Yarra's major employment areas; identify preferred locations for housing growth; support the expansion of Yarra's health precincts; retain Commercial 2 zone precincts and industrial precincts for manufacturing and urban services.

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

## Attachment 6 - Attachment 6 - Amendment C269yara - Marked-up document

The amendment implements the following objectives of planning in Victoria, set out in section 4(1) of the *Planning and Environment Act 1987*:

- (a) *To provide for the fair, orderly, economic and suitable use, and development of the land.*
- (b) *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- (c) *To ensure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- (d) *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.*
- (e) *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.*
- (f) *To facilitate development in accordance with the objectives of planning in Victoria.*

The amendment will provide for the orderly use and development of the municipality consistent with these objectives.

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

#### Environmental

The new local policies have a strong focus on the environment. They aim to make Yarra's built and natural environments more resistant to the impacts of climate change and promote more sustainable development. The policies seek to:

- Direct growth to activity centres and employment areas that are well serviced by public transport.
- Protect and enhance the environments of the Yarra River and Darebin and Merri Creek corridors.
- Increase the quality and quantity of the city's biodiversity.
- Enhance the urban forest and increase greening initiatives.
- Reduce flood risk from intense rainfall events and improve the health of waterways by minimising storm water flows and pollutants.
- Promote environmentally sustainable design of new buildings.
- Promote a transport hierarchy that prioritises walking, cycling and public transport over cars.

#### Social and economic

The new local policies also have a strong social and economic focus. The policies seek to:

- Provide the framework for decision making, which Council will use to strategically accommodate growth in the municipality.
- Promote high quality buildings, public spaces and landscapes.
- Protect valued heritage.
- Encourage diverse and more affordable housing to better respond to housing need.
- Protect employment land and enable job growth to capitalise on Yarra's economic strengths and respond to future change.
- Support and strengthen the vibrancy and local identity of Yarra's network of activity centres.
- Manage interface issues in an inner-city environment where there are sensitive residential uses located close to businesses that generate noise.
- Provide for new, renewal or adaption of social and physical infrastructure to meet the needs of the growing population and employment base.

## Attachment 6 - Attachment 6 - Amendment C269yara - Marked-up document

### Does the amendment address relevant bushfire risk?

The land affected by the amendment is not located within an area of identified bushfire risk.

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

The amendment is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* under Section 7(5) of the *Planning and Environment Act 1987*.

The amendment has been prepared in accordance with the strategic considerations set out in *Ministerial Direction No. 11 Strategic Assessment of Amendment* made under Section 12 of the *Planning and Environment Act 1987*.

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

The amendment introduces a new Municipal Planning Strategy at Clause 02 and local planning policies included at Clauses 11,12,13,15,16,17,18 and 19. The new structure is summarised below:

New Clause	Content
11 Settlement	Introduces policy that defines Yarra's hierarchy of activity centres and sets out the vision for each centre consistent with its capacity.  Redrafts the existing Victoria Street East policy.
12 Environmental and Landscape Values	Retains biodiverse landscapes and promotes development that provides habitats for biodiversity and links between habitats.  <del>Prevents intrusion of development and additional overshadowing of the waterways at the winter solstice.</del>  It includes policy on improving access to the river and providing recreation opportunities and cycle and walking paths
13 Environmental risks and amenity	Introduces policy to ensure new development mitigates and adapts to climate change and reduce flood risks.  Updates existing policy to manage interface issues between residential development and noise generating uses.  Translates existing policy to manage the impacts of licensed premises.
15 Built environment and heritage	Streamlines existing urban design policy and divides it between building design and urban design.  Introduces policy on equitable development.  Strengthens landmark policy by identifying exactly where the key view lines are and which elements of the view to the landmark are to be protected.  Translates and updates environmentally sensitive design policy.

## Attachment 6 - Attachment 6 - Amendment C269yara - Marked-up document

New Clause	Content
	<p>Strengthens existing heritage policy by introducing policy on commercial and former industrial heritage.</p> <p>Translates existing world heritage environs area policy.</p> <p>Updates signs policy and splits heritage signs from general signs <u>and includes heritage signs under the heritage policy.</u></p> <p><u>Prevents intrusion of development and additional overshadowing of the waterways at the winter solstice.</u></p>
16     Housing	<p>Introduces hierarchy of minimal, incremental, moderate and high change areas for housing growth.</p> <p>Seeks diverse housing for families and share households to offer better housing choices.</p> <p>Facilitates provision of new and upgraded social and affordable housing.</p>
17     Economic development	<p>Maintains and grows Cremorne and Gipps Street, Collingwood employment areas.</p> <p>Seeks good amenity for workers and promotes affordable and co-working spaces for the creative industries.</p> <p>Supports high quality retail development that sustains activity centres.</p> <p>Promotes Yarra as a tourism, arts and cultural destination.</p>
18     Transport	<p>Reinforces the need for structure plans to deliver improved safety and connectivity for pedestrians and cyclists and improve access to public transport.</p> <p>Promotes sustainable travel by introducing a transport hierarchy that favours walking, cycling and public transport over car based transport.</p> <p>Identifies in what circumstances a parking reduction and car sharing will be considered.</p>
19     Infrastructure	<p>Identifies St Vincents/ACU and Epworth as Yarra's health and education precincts.</p> <p>Protects existing open space and seeks to increase the quantity and quality of open space that meets existing and future needs.</p> <p>Seeks development contributions to fund the infrastructure and open space needed to meet future demand.</p> <p>Translates existing water sensitive urban design policy.</p> <p>Introduces policy to make provision for waste, recycling and composting in new development.</p>



**Attachment 6 - Attachment 6 - Amendment C269yara - Marked-up document**

New Clause	Content
52.28 Gaming	Translates existing gaming policy. This will sit as a schedule to the particular provision rather than in the PPF.
72.04 Schedule to incorporated documents	Updates and expands the existing schedule.
72.08 Schedule to background documents	Consolidates documents into one schedule and updates the list of documents
74.01 Schedule to application of zones and overlays	Explains the application of zones and overlays

**How does the amendment support or implement the Municipal Planning Strategy?**

The amendment introduces a new Municipal Planning Strategy at Clause 02 of the Yarra Planning Scheme. The new content is summarised below:

New Clause	Content
02.01 Context	Describes the planning scheme's policy foundation, based on the municipality's location and regional context, history, assets, strengths, key attributes and influences. It is based on updated data, adopted council strategies and <i>Plan Melbourne 2017-2050: Metropolitan Planning Strategy</i> (2017).
02.02 Vision	Establishes a vision for Yarra <del>to be a vibrant, liveable and sustainable inner-city that the community can be proud of.</del> The vision sets out the spatial response to the Council Plan <del>and Yarra 2036 Community</del> vision.
02.03 Strategic directions	Derived from adopted strategies across Council and strategic work completed in preparing the draft planning policy.  It provides Yarra's response to the implementation of Plan Melbourne, the metropolitan planning strategy.
02.04 Strategic Framework Plan	A spatial plan that expresses the strategic framework for the municipality

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

The amendment introduces local policy consistent with Amendment VC148 and the *Ministerial Direction - The Form and Content of Planning Schemes*.

Where appropriate, local policy content has been relocated to local schedules. For example, the relevant local policy content relating to gaming (currently at Clause 22.05) has been placed in the Schedule to Clause 52.28 (Gaming); ~~and the relevant local policy content relating to heritage (currently at Clause 22.01) has been placed in the Schedule to Clause 43.01 (Heritage Overlay).~~

Where local schedules have been amended, the form of the schedule has been modified to accord with the current Ministerial Direction.

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



## Attachment 6 - Attachment 6 - Amendment C269yara - Marked-up document

The views of relevant agencies were considered in the preparation of strategic foundation documents including the Housing Strategy and SEES.

All relevant agencies and stakeholders will be consulted during exhibition for the amendment.

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

The amendment will not have a significant impact on the transport system or on the *Transport Integration Act 2010*.

### **Resource and administrative costs**

The amendment is not expected to impose additional resource or administrative costs on the responsible authority.

The burden on the responsible authority will be reduced by introducing a clearer framework that integrates state and local policy and uses clearer language and avoids repetition. The policies provide a greater level of certainty about where growth and change will occur in the municipality and make clear how council will use its discretion when deciding planning permit applications.

### **Where you may inspect this amendment**

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

- Yarra City Council's website at [www.yarracity.vic.gov.au/amendmentC269](http://www.yarracity.vic.gov.au/amendmentC269)
- Department of Environment, Land, Water and Planning's website at [www.planning.vic.gov.au/public-inspection](http://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 20/11/2020.~~

~~A submission must be in writing and sent to:~~

~~Strategic Planning Unit  
Yarra City Council  
PO Box 168  
RICHMOND VIC 3121~~

~~Email: [strategicplanning@yarracity.vic.gov.au](mailto:strategicplanning@yarracity.vic.gov.au)~~

### **Panel hearing dates**

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

- ~~• directions hearing: the week commencing 7/6/2020~~
- ~~• panel hearing: the week commencing 9/8/2020~~

## Attachment 6 - Attachment 6 - Amendment C269yara - Marked-up document

### *Planning and Environment Act 1987*

#### YARRA PLANNING SCHEME

#### AMENDMENT C269yara

#### INSTRUCTION SHEET

The planning authority for this amendment is the Yarra City Council.

The Yarra Planning Scheme is amended as follows:

#### Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In **Purpose and Vision** - insert Clause 02.01 in the form of the attached document.
2. In **Purpose and Vision** - insert Clause 02.02 in the form of the attached document.
3. In **Purpose and Vision** - insert Clause 02.03 in the form of the attached document.
4. In **Purpose and Vision** - insert Clause 02.04 in the form of the attached document.
5. In **Planning Policy Framework** - insert Clause 11.03-1L and 11.03-6L in the form of the attached documents.
6. In **Planning Policy Framework** - insert Clause 12.01-1L and 12.03-1L in the form of the attached documents.
7. In **Planning Policy Framework** - insert Clause 13.03-1L and 13.07-1L in the form of the attached documents.
8. In **Planning Policy Framework** - insert Clause 15.01-1L, 15.01-2L, 15.02-1L and 15.03-1L in the form of the attached documents.
9. In **Planning Policy Framework** - insert Clause 16.01-2L and; 16.01-3L and ~~16.01-4L~~ in the form of the attached documents.
10. In **Planning Policy Framework** - insert Clause 17.01-1L, 17.0~~21~~-12L and 17.04-1L in the form of the attached documents.
11. In **Planning Policy Framework** - insert Clause 18.02-1L, 18.02-3L and 18.02-4L in the form of the attached documents.
- ~~12.~~ In **Planning Policy Framework** - insert Clause 19.02-1L, 19.02-2L, 19.02-6L, 19.03-2L, 19.03-3L and 19.03-5L in the form of the attached documents.
- ~~13.~~ In **Local Planning Policies** – delete Clause 21.00, 21.01, 21.02, 21.03, 21.04, 21.05, 21.06, 21.07, 21.08, 21.09, 21.10, 21.11 and 21.12.
- ~~14.~~ In **Local Planning Policies** – delete Clause 22.00, 22.01, 22.02, 22.03, 22.04, 22.05, 22.06, 22.07, 22.08, 22.09, 22.10, 22.11, 22.12, 22.13, 22.14, 22.15, 22.16 and 22.17.

## Attachment 6 - Attachment 6 - Amendment C269yara - Marked-up document

~~43-15.~~ In **Particular Provisions** - Clause 52.28, replace the Schedule with a new Schedule in the form of the attached document.

~~44-16.~~ In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

~~45-17.~~ In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

~~46-18.~~ In **Operational Provisions** – Clause 74.01, replace the Schedule with a new Schedule in the form of the attached document.

End of document

Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document



Commented [YCC1]: All formatting changes to the report; reason for change: Panel recommendation 35(b) supported by Officers or consequential change arising from recommendation 35

Commented [YCC2]: Reason for change: Panel recommendation 35(a) supported by Officers

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

## 1 Purpose

This document provides guidance for planning scheme related decisions when considering noise impacts from urban development and activity. Acoustic assessment reports issued to Council should consider the various matters discussed in this document as relevant to the application.

**Commented [YCC3]:** Reason for change: Panel recommendation 35(c) supported by Officers

### 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 updated March 2022 by SLR Consulting Australia Pty Ltd.

**Commented [YCC4]:** Reason for change: consequential change as a result of updates to the Discussion Report (and consequential change to date of that report) made in response to the Panel's recommendation 31 and the Panel's further recommendations in section 10.6 of the Panel Report.

## 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.

**Commented [YCC5]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

## 2.3 Road traffic noise

### 2.3.1 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. Planning Practice Note PPN83 Assessing external noise impacts for apartments provides further guidance to these Clauses. 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:

**Commented [YCC6]:** Reason for change: Panel recommendation 35(e) supported by Officers

**Commented [YCC7]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC8]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC9]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

[8269117:32251687\_1] managing noise impacts in urban development

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

- 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 just those 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.

### 2.23.2 Other standards and guidelines

AS/NZS2107:2016 Acoustics – Recommended design sound levels and reverberation 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.

**Commented [YCC10]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC11]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC12]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC13]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC14]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

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 (6 am to 10 pm) in habitable rooms and 35dBA Leq, 8h (10 pm to 6 am) 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).

## 34 Rail noise

### 3.4.1 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 and associated guidance provided in Planning Practice Note PPN83 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, VT(20462017).
- 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 and Planning Panel hearings 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:

**Commented [YCC15]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC16]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC17]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC18]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC19]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC20]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC21]:** Reason for change: Panel recommendation 35(c) supported by Officers

**Commented [YCC22]:** Reason for change: Panel recommendation 35(c) supported by Officers

**Commented [YCC23]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC24]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC25]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version ... [1]

**Commented [YCC26]:** Reason for change: Panel recommendation 35(e) supported by Officers

**Commented [YCC27]:** Reason for change: Panel recommendation 35 in accordance with changes ... [2]

**Commented [YCC28]:** Reason for change: Panel recommendation 35 in accordance with changes ... [3]

**Commented [YCC29]:** Reason for change: Panel recommendation 35 in accordance with changes ... [4]

**Commented [YCC30]:** Reason for change: Panel recommendation 35 in accordance with changes ... [5]

**Commented [YCC31]:** Reason for change: Panel recommendation 35 in accordance with changes ... [6]

**Commented [YCC32]:** Reason for change: Consequential change from Panel recommendation ... [7]

**Commented [YCC33]:** Reason for change: Panel recommendation 35 in accordance with changes ... [8]

**Commented [YCC34]:** Reason for change: Panel recommendation 35 in accordance with changes ... [9]

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

- 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.

### 3.24.2 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.

### 3.34.3 Guideline

New residential development should be designed to meet the following levels to ensure that rail traffic noise does not exceed.

- Clause 58, Apartment Developments, Standard D16 - 40 dBA Leq 16h (6 am to 10 pm) in habitable rooms and 35 dBA Leq 8h (10 pm to 6 am) in bedrooms, and
- Train generated Lmax levels from rail and trams, including horn noise, should not exceed no greater than 60 dBA Lmax in living rooms or 55 dBA 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).

## 45 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.

### 4.45.1 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.

[8269117: 32231690\_1]

City of Yarra 03

**Commented [YCC35]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC36]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC37]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC38]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC39]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC40]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC41]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC42]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC43]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version ... [10]

**Commented [YCC44]:** Reason for change: Panel recommendation 35(c) supported by Officers

**Commented [YCC45]:** Reason for change: Panel recommendation 35(c) supported by Officers

**Commented [YCC46]:** Reason for change: Panel recommendation 35 in accordance with changes ... [11]

**Commented [YCC47]:** Reason for change: Panel recommendation 35(c) supported by Officers

**Commented [YCC48]:** Reason for change: Panel recommendation 35 in accordance with changes ... [12]

**Commented [YCC49]:** Reason for change: Panel recommendation 35 in accordance with changes ... [13]

**Commented [YCC50]:** Reason for change: Panel recommendation 35 in accordance with changes ... [14]

**Commented [YCC51]:** Reason for change: Panel recommendation 35 in accordance with changes ... [15]

**Commented [YCC52]:** Reason for change: Panel recommendation 35 in accordance with changes ... [16]

**Commented [YCC53]:** Reason for change: Panel recommendation 35 in accordance with changes ... [17]

**Commented [YCC54]:** Reason for change: Panel recommendation 35 in accordance with changes ... [18]



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

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.

[8269117:32251680\_1] [E-consulting](#) managing noise impacts in urban development

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

While [SEPP N-1the 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-1with 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-1Noise 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-1the 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

[Planning Scheme Clause 58, Apartment Developments, Standard D16 \(and associated guidance provided in Planning Practice Note PPN83\)](#) Standard D16 also applies to commercial noise however the [targets criteria](#) provided in Standard D16 are likely to be less stringent than [SEPP N-1the 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

#### 4.45.3 Guideline

All residential developments should be designed to ensure that existing commercial uses formally comply with [SEPP N-1the 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 the commercial 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-1Noise 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-1Noise 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-1the 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-1the Noise Protocol, Part I](#).

**Commented [YCC55]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC56]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC57]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC58]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC59]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC60]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC61]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC62]:** Reason for change: Panel recommendation 35 in accordance with changes ... [19]

**Commented [YCC63]:** Reason for change: Panel recommendation 35(e) supported by Officers

**Commented [YCC64]:** Reason for change: Panel recommendation 35 in accordance with changes ... [20]

**Commented [YCC65]:** Reason for change: Panel recommendation 35 in accordance with changes ... [21]

**Commented [YCC66]:** Reason for change: Panel recommendation 35 in accordance with changes ... [22]

**Commented [YCC67]:** Reason for change: Panel recommendation 35 in accordance with changes ... [23]

**Commented [YCC68]:** Reason for change: Panel recommendation 35(b) supported by Officers

**Commented [YCC69]:** Reason for change: Panel recommendation 35 in accordance with changes ... [24]

**Commented [YCC70]:** Reason for change: Panel recommendation 35 in accordance with changes ... [25]

**Commented [YCC71]:** Reason for change: Panel recommendation 35 in accordance with changes ... [26]

**Commented [YCC72]:** Reason for change: Panel recommendation 35 in accordance with changes ... [27]

**Commented [YCC73]:** Reason for change: Panel recommendation 35 in accordance with changes ... [28]

**Commented [YCC74]:** Reason for change: Panel recommendation 35 in accordance with changes ... [29]

**Commented [YCC75]:** Reason for change: Panel recommendation 35 in accordance with changes ... [30]

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

## 56 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](#).

### 5-46.1 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 [52.4353.06](#) – Live Music and Entertainment Noise (previously [VC120/Clause 52.43](#)) and the Planning Practice Note [PPN81 Live Music and Entertainment Noise 2016](#) which provides further technical guidance on the Clause. The Explanatory Report for [Amendment VC120](#) [this is 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 [52.4353.06](#) applies to live music venues only. Many existing music venues are not live music venues, and these are explicitly excluded from consideration under Clause [52.4353.06](#).
- Clause [52.4353.06](#) 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.](#)

#### 5-4-16.1.1 SEPP N-2 cCompliance with the Noise Protocol, Part II indoors

[SEPP N-2 cCompliance 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 target 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 [PPN81, 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](#)

[8269117:3251689\_1] managing noise impacts in urban development

**Commented [YCC76]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC77]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC78]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC79]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC80]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC81]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC82]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC83]:** Reason for change: Panel recommendation 35(e) supported by Officers

**Commented [YCC84]:** Reason for change: Panel recommendation 35(d) supported by Officers

**Commented [YCC85]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC86]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version ... [31]

**Commented [YCC87]:** Reason for change: Panel recommendation 35 in accordance with changes ... [32]

**Commented [YCC88]:** Reason for change: Panel recommendation 35 in accordance with changes ... [33]

**Commented [YCC89]:** Reason for change: Panel recommendation 35 in accordance with changes ... [34]

**Commented [YCC90]:** Reason for all changes in paragraph shown in track change: Panel ... [35]

**Commented [YCC91]:** Reason for change: Panel recommendation 35 in accordance with changes ... [36]

**Commented [YCC92]:** Reason for change: Panel recommendation 35(e) supported by Officers

**Commented [YCC93]:** Reason for change: Panel recommendation 35 in accordance with changes ... [37]

**Commented [YCC94]:** Reason for change: Panel recommendation 35 in accordance with changes ... [38]

**Commented [YCC95]:** Reason for change: Panel recommendation 35 in accordance with changes ... [39]

Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

masking should preferably not be controlled or varied by the user.

**Commented [YCC96]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

## 5.26.2 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](#) high 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.

## 5.36.3 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<sub>eq</sub> and the Leq of the masking to no greater than NC20 L<sub>eq</sub> + 5 dB.
- [Where noise masking is 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).

## 67 Patron noise

This section deals with:

- New outdoor patron areas
- New residential development near existing outdoor patron areas

## 6.4.7.1 Patron noise – new outdoor patron areas

## 6.4.7.1.1 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.

## 6.4.7.1.2 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 L<sub>max</sub> [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

[8269117:32251687\_1] managing noise impacts in urban development

**Commented [YCC97]:** Reason for change: Panel recommendation 35(b) supported by Officers

**Commented [YCC98]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC99]:** Reason for change: Panel recommendation 35(b) supported by Officers

**Commented [YCC100]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC101]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC102]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC103]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC104]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC105]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC106]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC107]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC108]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC109]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

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 1](#) - while the [SEPP-N-1 Noise Protocol](#) does not strictly apply to patron noise, [the policy](#) 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.

**Commented [YCC110]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC111]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC112]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC113]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

- Sleep disturbance recommended maximum noise level targets of 55 dBA L<sub>max</sub> in bedrooms with windows open (usually assessed as 65 dBA L<sub>max</sub> externally, outside openable windows).
- Marshall Day Acoustics (MDA) have developed their own patron noise targets criteria based on background noise levels 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 target recommended 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 from going 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.

#### 6.4.37.1.3 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.

#### 7.1.4 Policy Requirements

##### Policy requirements

There are no policy requirements for patron noise.

#### 7.1.4 Other standards and guidelines

None.

#### 6.4.47.1.5 Guideline

Assessment of patron noise areas is to be based on:

- Noise P-Protocol SEPP-N-4 or
- MDA Background noise based assessment approach 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 can be demonstrated to be reasonable, and where they align with the SEPP-N-4 with definitions of 'evening' in accordance with the Environment Noise Regulations 2021, Part 5.3, paragraph 125 Division 3, subregulation (2) paragraph 116 evening (that is, including all day Saturday afternoon and Sunday as evening daytimes).
  - 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 L<sub>max</sub> in bedrooms with windows open (65 dBA L<sub>max</sub> externally, outside openable windows).

**Commented [YCC114]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC115]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC116]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC117]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC118]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC119]:** Reason for change: Panel recommendation 35(b) supported by Officers

**Commented [YCC120]:** Reason for change: Panel recommendation 35(b) supported by Officers

**Commented [YCC121]:** Reason for change: Panel recommendation 35(b) supported by Officers

**Commented [YCC122]:** Reason for all changes in paragraph shown in track change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC123]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

## 6.2.2 Patron noise – new residential development near existing outdoor patron areas

## 6.2.4.7.2.1 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.

## 6.2.4.7.2.1.1 Noise targets Recommended maximum 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 AAC 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 facades 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).

## 6.2.4.7.2.1.2 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 facade. 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.

## 6.2.2.2 Policy requirements

There are no policy requirements for patron noise.

## 6.2.3.2.3 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.

The **SEPP-N-1 Noise Protocol, Part 1** 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.

## 6.2.4.7.2.4 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

**Commented [YCC124]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC125]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC126]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC127]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC128]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC129]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC130]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC131]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC132]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC133]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC134]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

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)

### 7.18.1 Noise from apartment developments to existing dwellings

#### 7.4.18.1.1 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.

#### 7.4.18.1.2 Sleep Disturbance

Noise from operation of car-park equipment should be designed to comply with sleep disturbance [criteria targets](#) outside openable windows of bedrooms of nearby dwellings. Noise levels should not be in excess of 65 dBA L<sub>max</sub>.

#### 7.4.18.1.3 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).

### 7.28.2 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.

[8269117:32251680\_1] managing noise impacts in urban development

**Commented [YCC135]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC136]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC137]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC138]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC139]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC140]:** Reason for change: Panel recommendation 35(f) supported by Officers

**Commented [YCC141]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

**7.2.18.2.1 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.

**7.2.28.2.2 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 mat 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.

**7.2.38.2.3 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.

**7.2.48.2.4 Carpark entrance gates and car stackers**

These items are potential sources of airborne noise, structure-borne noise and vibration.

**7.2.4.18.2.4.1 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 indoor limits (where noise is transmitted through the building structure) and should also be designed to achieve appropriate L<sub>max</sub> 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.

**Commented [YCC142]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC143]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

When assessing sleep disturbance, as a minimum, the 3 star AAAC Acoustic Star Rating design **targets levels** for L<sub>max</sub> levels should be met with windows closed (45 dBA L<sub>max</sub> in living rooms and 40 dBA L<sub>max</sub> 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).

#### 7.2.4.28.2.4.2 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.

### 7.38.3 AAAC Guideline for acoustical star ratings for apartments and townhouses

The AAAC Acoustic Star Rating design **targets levels** (*Association of Australasian Acoustical Consultants Guideline for 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 'L<sub>max</sub>' 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.

#### 7.3.48.3.1 External noise intrusion

Examples of external L<sub>max</sub> 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), L<sub>max</sub> 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

#### 7.3.28.3.2 Internal Noise Intrusion

Examples of internal L<sub>max</sub> 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), L<sub>max</sub> 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

**Commented [YCC144]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC145]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC146]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC147]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC148]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC149]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC150]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC151]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC152]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

## 89 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 52.4353.06 – 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

*Assessing external noise impacts for apartments*, Victorian Government, Department of Environment, Land, Water and Planning (DELWP), Planning Practice Note 83, August 2017

*State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPP N-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

*Kilker Pty Ltd v Stonnington CC* [2004] VCAT 341

*Pomeroy Pacific Pty Ltd v Moreland CC* No. 2 [2011] VCAT 475

*Richmond Icon Pty Ltd v Yarra CC* [2011] VCAT 2175

*Amendment C82 Hobsons Bay Planning Scheme, Planning Panels Victoria 2012*

**Commented [YCC153]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC154]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC155]:** Reason for change: Consequential change from Panel recommendation 35(e) supported by Officers

**Commented [YCC156]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC157]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Commented [YCC158]:** Reason for change: Panel recommendation 35(g) supported by Officers

**Commented [YCC159]:** Reason for change: Consequential change from Panel recommendation 35(g) supported by Officers

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

## Terminology

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 <sub>50</sub> , L <sub>50</sub> , etc.	Statistical exceedance levels, where LN is the sound pressure level exceeded for N% of a given measurement period.
Leq (dB) or Leq(dBA)	The 'A' weighted equivalent noise level, measured in decibels. <del>The equivalent noise level is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.</del>
L <sub>max</sub> (dB) or L <sub>max</sub> (dBA)	The 'A' weighted maximum sound pressure level of an event.
Low frequency	Noise containing energy in the low frequency range.
L <sub>p</sub> or SPL	Sound Pressure Level
L <sub>w</sub> or SWL	Sound Power Level
Noise Curves - NR, NC, RC, Noise rating curve, NR, NC or RC	A set of reference curves used to rate the noise level taking into account the frequency content of the noise across the audible spectrum. The curves allow for the determination of a single number rating. The most commonly used curves are the Noise Rating (NR), Noise Criterion (NC), and Room Criteria (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	An octave is the interval between one frequency and its double or its half. Octave-band analysis is implemented in sound level measurements and assessment to allow for division of the audible frequency range into smaller defined regions or 'bands'. This provides for a more detailed and targeted analysis that is more effective in capturing the spectral characteristics of a sound source than the overall A-weighted level. Division of the frequency range used for the purpose 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 <sub>st</sub> ) 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.

**Commented [YCC160]:** Reason for change: Introduction of Terminology table is consistent with Panel recommendation 35 to amend the Guidelines in accordance with the changes proposed by Council post-exhibition version of the document (Document 70) supported by officers. The changes to the Table are changes required based on technical advice and to improve legibility. The changes to the description of noise curves and octave band are consistent with officers' final version of document advocated for at Panel (Part C).

APPENDIX B

**Commented [YCC161]:** Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

**Page 4: [1] Commented [YCC25] Yarra Council Officers 24/03/2022 4:52:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 4: [2] Commented [YCC27] Yarra Council Officers 24/03/2022 4:54:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 4: [3] Commented [YCC28] Yarra Council Officers 24/03/2022 4:54:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 4: [4] Commented [YCC29] Yarra Council Officers 24/03/2022 4:54:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 4: [5] Commented [YCC30] Yarra Council Officers 24/03/2022 4:54:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 4: [6] Commented [YCC31] Yarra Council Officers 24/03/2022 4:54:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 4: [7] Commented [YCC32] Yarra Council Officers 24/03/2022 4:55:00 PM**

Reason for change: Consequential change from Panel recommendation 35(g) supported by Officers

**Page 4: [8] Commented [YCC33] Yarra Council Officers 24/03/2022 4:55:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 4: [9] Commented [YCC34] Yarra Council Officers 24/03/2022 4:55:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 5: [10] Commented [YCC43] Yarra Council Officers 24/03/2022 4:57:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 5: [11] Commented [YCC46] Yarra Council Officers 24/03/2022 4:58:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 5: [12] Commented [YCC48] Yarra Council Officers 24/03/2022 4:59:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 5: [13] Commented [YCC49] Yarra Council Officers 24/03/2022 5:03:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 5: [14] Commented [YCC50] Yarra Council Officers 24/03/2022 5:04:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 5: [15] Commented [YCC51] Yarra Council Officers 24/03/2022 5:04:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 5: [16] Commented [YCC52] Yarra Council Officers 24/03/2022 5:04:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

post exhibition version (Document 70) supported by Officers

**Page 5: [17] Commented [YCC53]      Yarra Council Officers      24/03/2022 5:05:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 5: [18] Commented [YCC54]      Yarra Council Officers      24/03/2022 5:05:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 7: [19] Commented [YCC62]      Yarra Council Officers      24/03/2022 5:08:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 7: [20] Commented [YCC64]      Yarra Council Officers      24/03/2022 5:08:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 7: [21] Commented [YCC65]      Yarra Council Officers      6/04/2022 11:53:00 AM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 7: [22] Commented [YCC66]      Yarra Council Officers      6/04/2022 11:53:00 AM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 7: [23] Commented [YCC67]      Yarra Council Officers      6/04/2022 11:54:00 AM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 7: [24] Commented [YCC69]      Yarra Council Officers      6/04/2022 11:55:00 AM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 7: [25] Commented [YCC70]      Yarra Council Officers      6/04/2022 11:55:00 AM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 7: [26] Commented [YCC71]      Yarra Council Officers      6/04/2022 11:55:00 AM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 7: [27] Commented [YCC72]      Yarra Council Officers      6/04/2022 11:55:00 AM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 7: [28] Commented [YCC73]      Yarra Council Officers      6/04/2022 11:56:00 AM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 7: [29] Commented [YCC74]      Yarra Council Officers      6/04/2022 11:56:00 AM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

**Page 7: [30] Commented [YCC75]      Yarra Council Officers      6/04/2022 11:56:00 AM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers

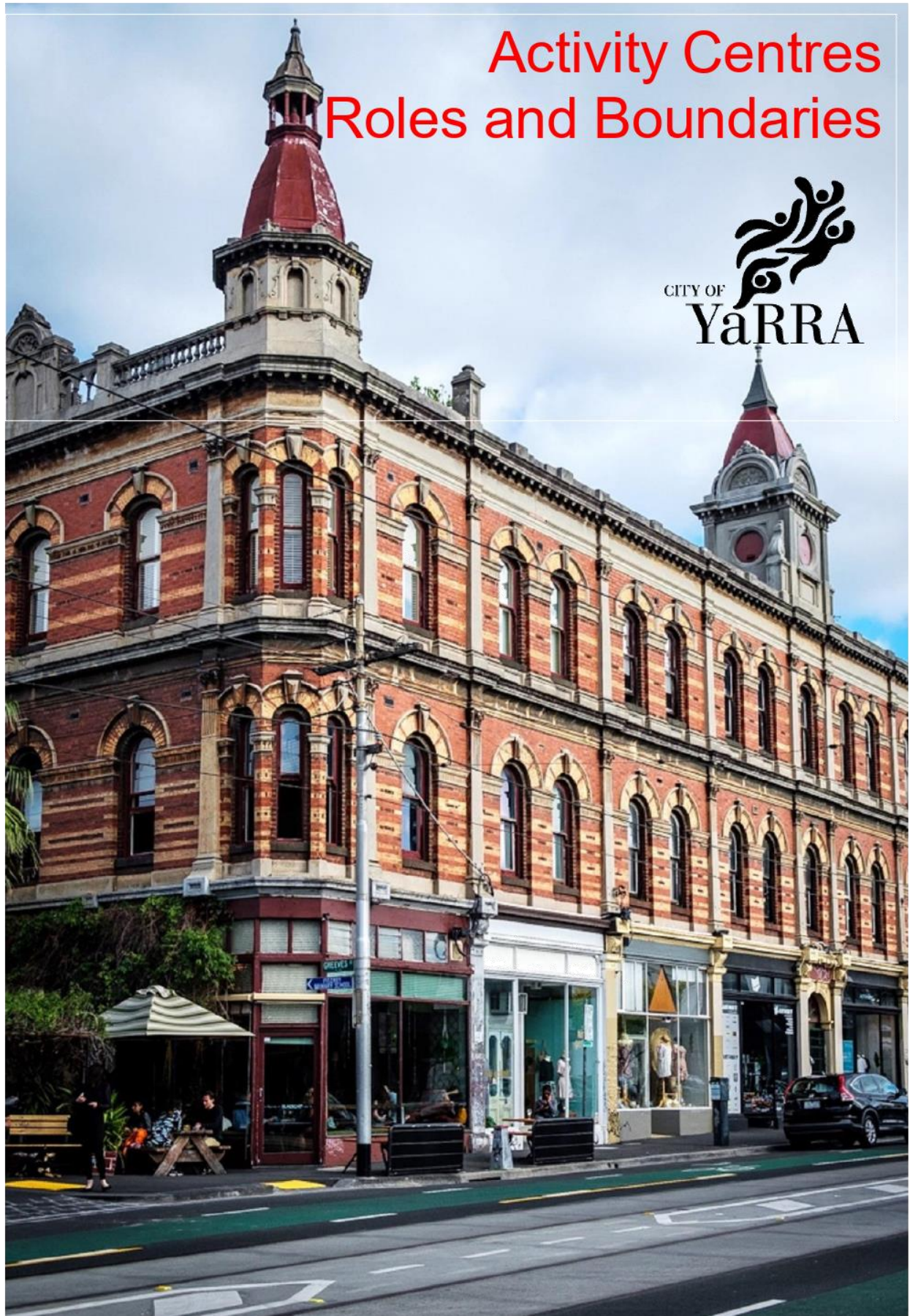
**Page 8: [31] Commented [YCC86]      Yarra Council Officers      6/04/2022 12:13:00 PM**

Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers



**Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document**

<b>Page 8: [32] Commented [YCC87]</b>	<b>Yarra Council Officers</b>	<b>6/04/2022 12:13:00 PM</b>
Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers		
<b>Page 8: [33] Commented [YCC88]</b>	<b>Yarra Council Officers</b>	<b>6/04/2022 12:13:00 PM</b>
Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers		
<b>Page 8: [34] Commented [YCC89]</b>	<b>Yarra Council Officers</b>	<b>6/04/2022 12:13:00 PM</b>
Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers		
<b>Page 8: [35] Commented [YCC90]</b>	<b>Yarra Council Officers</b>	<b>6/04/2022 12:14:00 PM</b>
Reason for all changes in paragraph shown in track change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers		
<b>Page 8: [36] Commented [YCC91]</b>	<b>Yarra Council Officers</b>	<b>6/04/2022 12:14:00 PM</b>
Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers		
<b>Page 8: [37] Commented [YCC93]</b>	<b>Yarra Council Officers</b>	<b>6/04/2022 12:15:00 PM</b>
Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers		
<b>Page 8: [38] Commented [YCC94]</b>	<b>Yarra Council Officers</b>	<b>6/04/2022 12:16:00 PM</b>
Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers		
<b>Page 8: [39] Commented [YCC95]</b>	<b>Yarra Council Officers</b>	<b>6/04/2022 12:16:00 PM</b>
Reason for change: Panel recommendation 35 in accordance with changes proposed by Council in its post exhibition version (Document 70) supported by Officers		



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

### Abstract

This report assesses the policy context for the system of activity centres in the City of Yarra. It reviews the current planning scheme provisions and analyses the roles, extent and boundaries of all the activity centres. It provides the basis for revisions in the Planning Scheme re-write and adds explicit boundaries to local policy. The report also addresses the level of change and new development anticipated in the Major, Neighborhood and Local activity centres.

**Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document****Contents**

1. Introduction .....	3
1.1 Purpose .....	3
2. Our Activity Centres .....	4
3. Approach and Method .....	4
4. Policy Framework .....	6
4.1 Plan Melbourne 2017-2050 .....	6
4.2 Existing Yarra Planning Scheme .....	7
4.3 Review of Yarra Planning Scheme 2014 .....	10
4.4 Current Council Structure Plans and Local Area Plans .....	10
5. Yarra's Activity Centre Network .....	11
5.1 Major Activity centres .....	11
Brunswick and Smith Streets .....	11
Victoria Street .....	12
Bridge Road .....	13
Swan Street .....	13
5.2 Neighbourhood Centres .....	14
6. The Role of the Activity Centre Network .....	15
6.1 Employment Land Capacity .....	15
6.2 Retail floor-space .....	16
6.3 Supporting employment growth in activity centres .....	16
6.4 Housing capacity and population change .....	17
6.5 Implications of employment and population growth for activity centres .....	17
7. Major activity centres – boundaries and categories .....	19
7.1 Bridge Road .....	20
7.2 Victoria Street .....	27
7.3 Smith Street and Brunswick Street .....	33
7.4 Swan Street .....	40
8. Neighbourhood activity centres – boundaries and categories .....	46
8.1 Johnston Street – Collingwood/Abbotsford .....	47
8.2 Queens Parade – North Fitzroy/ Clifton Hill .....	53
8.3 Nicholson Street – North Fitzroy/North Carlton .....	59
8.4 Rathdowne Street – North Carlton .....	65
8.5 St Georges Road – North Fitzroy .....	70
8.6 Heidelberg Road – Alphington .....	75
8.7 Gertrude Street – Fitzroy .....	81
9. Local centres – boundaries and categories .....	86



**Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document**

9.1	Lygon Street – North Carlton / Princes Hill.....	87
9.2	Rathdowne Street – North Carlton .....	88
9.3	Nicholson Street (south) – North Carlton .....	89
9.4	Spensley Street – Clifton Hill.....	91
9.5	Berry Street / Ramsden Street – Clifton Hill .....	92

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

### Table of Maps

Map 1 Bridge Road .....	20
Map 2 Victoria Street.....	27
Map 3 Smith Street and Brunswick Street.....	33
Map 4 Swan Street.....	40
Map 5 Johnston Street .....	47
Map 6 Queens Parade - St Georges Road – Spensley Street – Berry Street – Ramsden Street.....	53
Map 7 Nicholson Street - Rathdowne Street and Lygon Street .....	59
Map 8 Heidelberg Road.....	75

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

### 1. Introduction

#### 1.1 Purpose

Yarra has a network of activity centres, each with their own role and function, including:

- Major activity centres (MACs): these centres 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): these centres 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.
- Local centre (LCs): these centres provide a limited range of goods, services and employment to adjoining communities. They are identified in the existing Yarra Planning Scheme (YPS).

Yarra's major and neighbourhood activity centres are predominantly along and around the main retail shopping streets (Yarra's high streets). They feature highly intact heritage streetscapes and heritage places, key landmark signs and buildings, larger commercial sites, and vibrant communities. Activity centres have been the focus of Yarra's growth in recent years, and have seen the addition of mid-rise commercial development and apartments. They will continue to accommodate most of the city's growth because their transport infrastructure, shops and services make them the most suitable locations for development.

Managing growth and change in activity centres aligns with the State Government's vision for a network of major activity centres that are critical to metropolitan economic performance and provide a focal point for services, employment, housing, public transport and social interaction.

The purpose of this report is to define the network of activity centres in the City of Yarra. In particular, it provides a rationale for the boundaries and role for Major and Neighbourhood activity centres and the smaller Local centres. This report also includes clearer mapping of the activity centre boundaries and identifies the categories of precincts in each centre.

This report is structured as follows:

- Section 2 lists Yarra's activity centres
- Section 3 sets out the method and approach used to define the activity centres
- Section 4 sets out the planning policy context
- Section 5 sets out the characteristics of the major activity centres
- Section 6 describes the role and function of the activity centres in delivering housing and employment growth
- Section 7 categorises the land that is included and excluded from the activity centres.



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

### 1.2 Yarra's Activity Centres

Yarra's activity centres host a vibrant and constantly evolving range of retail, entertainment, hospitality and commercial services.

Our major activity centres listed in Plan Melbourne are:

- Swan Street – Richmond
- Bridge Road – Richmond
- Victoria Street – Richmond
- Smith Street – Collingwood/Fitzroy
- Brunswick Street – Fitzroy

Our neighbourhood centres that provide access to local goods, services and employment opportunities and serve the needs of the surrounding community, include:

- Johnston Street – Collingwood/Abbotsford
- Queens Parade – Fitzroy North/ Clifton Hill
- Gertrude Street - Fitzroy
- Heidelberg Road – Alphington
- St Georges Road – Fitzroy North
- Nicholson Street – Carlton North and Fitzroy North

Yarra also has smaller, local centres which serve the adjoining local community. They are also appropriate locations for employment growth however the scope and opportunities for growth are more nuanced and constrained in these smaller centres.

Our local centres:

- Berry Street/Ramsden Street – Clifton Hill
- Lygon Street – Carlton North/Princes Hill
- Nicholson Street (south) – Carlton North
- Rathdowne Street – Carlton North
- Spensley Street – Clifton Hill

### 1.3 Approach and Method

Population and economic growth and housing diversity can be facilitated by establishing a boundary for each centre based on a consistent set of criteria. The capacity to accommodate growth is determined by land area, potential development densities and other factors including the amount of land available for redevelopment in each centre. The approach in establishing boundaries in Yarra is based on the *Activity Centres Boundary Criteria* in Planning Practice Note 58 (PN58). An assessment against each criteria is included for each activity centre in this report.

The method undertaken to define the boundaries is set out below.

#### 1. Background research

- Desktop review of the Yarra Planning Scheme – zones; overlays; amendments
- Desktop review of land ownership; lot size; main road frontage; uses; permits; public transport routes
- Review of planning strategies – Housing Strategy; Spatial Economic and Employment Strategy

Page 7 of 94

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

- Site visits to understand existing built form, land uses, pedestrian connections and open space.

### 2. Categories defined

Council defined categories to order land that is to be included in a boundary. It is based on Planning Practice Note 58 *Structure Planning for Activity Centres* (PPN58), which 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 directs the further expansion of these services into activity centres, and 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.*

PPN58 includes a set of criteria / issues to consider *in determining the potential location of an activity centre boundary*:

- *the location of existing commercial areas and land uses*
- *the location of existing government and institutional areas and land uses*
- *the location of existing areas of public open space*
- *commercial and residential needs*
- *environmental and flooding constraints*
- *heritage constraints*
- *availability of strategic redevelopment sites, both existing and potential*
- *the location of residential areas, including whether they provide significant redevelopment opportunities or constraints for the centre*
- *consideration of physical barriers and opportunities for their improvement*
- *proximity to public transport, especially fixed rail (train or tram)*
- *the location of existing and potential transport infrastructure including fixed rail, buses, bicycle paths, car parking areas and modal interchanges*
- *walkability – opportunities to provide for and improve walkability within 400 to 800 metres from the core of the centre (depending on topography and connectivity)*
- *consistency with State policy*
- *consistency with local policy and Municipal Strategic Statement (MSS)*
- *impacts of the boundary on other activity centre boundaries*

### 3. Analysis

Land along and around activity centres, included in Plan Melbourne 2017-2050 and the current YPS has been analysed to consider whether there is:

- sufficient land to provide for the commercial (retailing, office, fringe retailing and support activities such as entertainment) activities needed over a 15 to 20 year time frame and then into the 30-year horizon
- residential land that is integrated into the activity centre or surrounded by other uses that have a strong functional inter-relationship with the activity centre even where limited development opportunities exist
- key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre even where there are no or limited redevelopment opportunities

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

- public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre.

Residential land encumbered by significant constraints (such as a Heritage Overlay) was generally excluded from activity centres.

## 2. Policy Framework

### 2.1 Plan Melbourne 2017-2050

Plan Melbourne 2017-2050 maps the location of larger activity centres and includes the five major activity centres in the City of Yarra - listed in section 1.1 above. It also includes policy about neighbourhood activity centres as part of a wider network of centres. Planning policy makes these centres the best location for medium and higher density development. Activity centres provide potential to attract investment and will be a major focus for change in metropolitan Melbourne.

- Direction 1.2 *Improve access to jobs across Melbourne and closer to where people live* supports investment and job creation across the city
- Policy 1.2.1 *Support the development of a network of activity centres linked by transport* discusses activity centres which 'fill diverse roles—including housing, retail, commercial and civic services—and are a focus for services, employment and social interaction. In recent times some activity centres have become a focus for higher-density development'.
- Direction 2.2 *Deliver more housing closer to jobs and public transport* aims to locate medium and higher density development near services, jobs and public transport supports the objectives of consolidation and housing choice.
- Policy 2.2.3 *Supports new housing in activity centres and other places that offer good access to jobs, services and public transport.*

Plan Melbourne 2017-2050 makes reference to specific major activity centres (Direction 2.2 *Deliver more housing closer to jobs and public transport – list of activity centres*) including five in Yarra and more general references to neighbourhood activity centres as locations for increased jobs and housing.

In Direction 5.1 - Create a city of 20-minute neighbourhoods Plan Melbourne 2017-2050 gives particular emphasis to neighbourhood activity centres.

Neighbourhood activity centres are an integral part of the city's vibrant community life and critical to the creation of 20-minute neighbourhoods. These high streets and specialised strips of shops, cafes, small supermarkets, service businesses, community services and public spaces serve the needs of the surrounding community and provide a focus not only for local jobs but also for social interaction and community participation.

.....

Policy 5.1.2 *Support a network of vibrant neighbourhood activity centres*

**Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document**

Activity centres – roles and boundaries – ~~October 2019~~April 2022

The attributes of and opportunities for neighbourhood activity centres at the local level vary across Melbourne. That is why local communities should lead the planning of their own centres.

Where centres are well established or communities are seeking to protect the unique character of their centres (such as protecting heritage buildings or access to public land or open space to achieve community benefit), they should be assisted in determining the desired built form outcomes.

Local governments will be supported to prepare structure plans for their neighbourhood activity centres to help deliver 20-minute neighbourhoods.

In Yarra the major activity centres will play an important role as locations for additional housing and jobs. The level of change in the activity centres will be determined by the context of each centre. The neighbourhood centres will play a more nuanced role which will vary depending on the nature of each centre and the constraints or opportunities of their context. The local centres will play a limited role in providing for housing and local employment.

## 2.2 Yarra Planning Scheme

The Yarra Planning Scheme (YPS) sets out a number of activity centres (refer to Table 1 and Figure 1). The centres are along main road or in smaller pockets in North Carlton, Clifton Hill and Alphington. The current YPS does not distinguish between the larger neighbourhood centres which serve significant local catchments and the small local centres discussed in this report.

**Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document**

Activity centres – roles and boundaries – ~~October 2019~~April 2022

FIGURE 1. STRATEGIC FRAMEWORK PLAN



Source: Yarra Planning Scheme

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

Clause 21.04-2 of the YPS states that *Activity centres in Yarra have a retail, hospitality, and service focus. Because of the pattern of development in the municipality, almost all residents are within 400m of an activity centre. The provision of local services is therefore important for maintaining the character of activity centres as local destinations.*

**Table 1:** Activity Centres in the Yarra Planning Scheme

Major Activity Centre (Neighbourhood Map in YPS)	Neighbourhood Activity Centre (Neighbourhood Map in YPS)
<ul style="list-style-type: none"> <li>Richmond – Swan Street (Figures 7 and 23: Burnley, Cremorne, South Richmond + Central Richmond)</li> <li>Richmond – Bridge Road (Figures 21 and 23: North and Central Richmond)</li> <li>Richmond – Victoria Street (Figure 5: Abbotsford)</li> <li>Fitzroy – Brunswick Street (Figure 17: Fitzroy)</li> <li>Fitzroy – Smith Street (Figure 13: Collingwood)</li> </ul>	<ul style="list-style-type: none"> <li>Alphington – Heidelberg Road b/n Parkview Road and Como Street (Figure 15: Fairfield / Alphington)</li> <li>Carlton North – Rathdowne Street, at the Richardson Street Junction (Figure 9: Carlton/ Princes Hill)</li> <li>Carlton North – Lygon St, south of Pigdon Street (Figure 9: Carlton/ Princes Hill)</li> <li>Carlton North / Fitzroy North – Nicholson St, north of Richardson Street, north of Curtain Street and at the junction of Lee St (Figure 9: Carlton/ Princes Hill)</li> <li>Collingwood / Abbotsford – Johnston Street (Figures 5: Abbotsford and 13: Collingwood)</li> <li>Fitzroy North – St Georges Road (Figure 19: North Fitzroy)</li> <li>Fitzroy North / Clifton Hill – Queens Parade (Figure 11: Clifton Hill)</li> <li>Fitzroy – Gertrude Street (shown as part of Brunswick MAC in Figure 13, however referred to a neighbourhood centre in policy, clause 21.08-7)</li> <li>Clifton Hill – Spensely Street at the intersection with Berry Street (Figure 11: Clifton Hill)</li> <li>Clifton Hill - Berry Street at the junction with Ramsden Street (Figure 11: Clifton Hill)</li> </ul>

As part of the process to assess the boundaries and roles of the centres in the current Yarra Planning Scheme a number of the small centres designated as Neighbourhood centres were considered to play a lower order and more local role in the network. These have been recognised as local centres and include:

- Carlton North – Rathdowne Street
- Carlton North – Lygon St, south of Pigdon Street
- Carlton North / Fitzroy North – Nicholson St, , north of Curtain Street and at the junction of Lee St



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

- Clifton Hill – Spensely Street at the intersection with Berry Street
- Clifton Hill - Berry Street at the junction with Ramsden Street

### 2.3 Review of Yarra Planning Scheme 2014

A review of the Yarra Planning Scheme in 2014 suggested that the current YPS lacked an overarching, evidence-based narrative for projected housing and employment growth in the municipality. As growth of both housing and employment continues, it is expected that there will be competition for land and other assets in Yarra. The review noted that it is important to carefully manage and protect certain assets and land, and facilitate growth in locations that will provide benefit for current generations but also be sustainable into the future.

The review identified a lack of spatial plans for major activity and neighbourhood centres and further suggested that the roles and strengths of activity centres in particular need to be better defined, and strategies to meet the projected demand for retail and other facilities need to be identified.

Council has been implementing spatial plans (Swan Street Structure Plan, Johnston Street Local Area Plan) through separate amendments that introduce Design and Development Overlays. In addition Council has been implementing built form frameworks for Bridge Road, Queens Parade, Victoria Street, Brunswick Street, Smith and Gertrude Streets Activity Centres to guide decision making on built form outcomes. These have been pursued through separate amendments.

The review also identified the need for clear maps. This report will assist to clearly illustrate draft policy in the Yarra Planning Scheme.

### 2.4 Current Council Structure Plans and Local Area Plans

Council has previously prepared and adopted a series of structure plans and local areas plans to guide and manage growth within Yarra's key activity centres. These plans were developed to manage the future of the centres and provide direction on preferred land use, built form, movement (vehicle and pedestrian), and identify zones and other planning controls required.

There are currently five structure and local area plans in Yarra with varying status levels:

- The Smith Street Structure Plan was adopted by Council 2008 but the subsequent Design and Development Overlay was abandoned June 2012;
- The Swan Street Structure Plan was adopted by Council in December 2013 and is being implemented through Planning Scheme Amendments C191 and C236;
- The Victoria Street Structure Plan was adopted by Council in 2010; and
- The Johnston Street Local Area Plan was adopted in December 2015 and is being implemented through a Planning Scheme Amendment C220.

### 2.5 Built form Frameworks

As outline earlier, Plan Melbourne and State policy seek directs the growth of Melbourne in sustainable manner in locations that has strong access to existing public transport and services. This however, needs to be at a scale appropriate to the role and capacity of each centre and support each centre's unique character. To ensure the values of Yarra's retail strips and adjoining mixed use / commercial areas are protected, Council has commenced a programme of preparing built form frameworks. The frameworks guide the future form and



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

design of development and have (or will) inform planning controls in the Yarra Planning Scheme through the Design and Development Overlay.

Built form Frameworks have been prepared for:

- Smith and Brunswick Streets
- Gertrude St and Johnston St (east)
- Queens Parade
- Heidelberg Road
- Bridge Road
- Victoria Streets

### 3. . Yarra's Activity Centre Network

#### 3.1 Major Activity centres

The Major Activity Centres have their own distinct character and mix of activity. Future growth of the centres would have regard for these characteristics.

The Major Activity Centres are:

- Bridge Road – Richmond
- Victoria Street – Richmond
- Smith Street – Collingwood/Fitzroy
- Brunswick Street – Fitzroy
- Swan Street – Richmond

#### Brunswick and Smith Streets

Brunswick and Smith Streets (along with the neighbourhood centres of Gertrude and Johnston Streets) function as a single highly accessible network. This network includes the major north-south retail strip centres connected by the neighbourhood centres of Gertrude Street and Johnston Street which is categorised, east of Smith Street.

Local streets play a significant role as walking and cycle routes or connections in this network. This area has a strong hospitality focus and night-time economy, drawing from a metropolitan catchment. It has historically been a place that attracts artists and alternative lifestyle creative types.

The urban characteristics vary throughout these Activity centres, which includes:

- Retail spines with fine grain shop fronts with distinct heritage character
- More moderate grain shop fronts with a mix of contemporary and heritage character along the northern and southern ends of Smith Street, the northern end of Brunswick Street, Johnston Street between Brunswick and Smith Streets and a portion along Nicholson Street
- Older industrial sites, such as the MacRobertson industrial buildings in Fitzroy and Foy and Gibson in Collingwood, which are defined by the original industrial forms and factories and were the cornerstone for the development of Collingwood and Fitzroy at that time
- Small pockets of traditional residential precincts with heritage terrace housing behind the retail strips.
- Opulent heritage homes

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

- A variety of industrial and contemporary built form with pockets of traditional residential scattered within mixed use areas behind the retail strips.

These retail strips are associated with substantial areas of Mixed Use Zone land which covers former mixed industrial / residential areas behind the retail strips. They include large former industrial buildings and warehouses and nineteenth century housing.

These centres also include the health and education precincts around St Vincent's Hospital and Australian Catholic University on Victoria Parade. This is likely to see growth as part of a wider inner city trend for growth in health and education services.

These centres also connect to major cultural nodes and open space at the Exhibition Building / Melbourne Museum at the west end of Gertrude Street and Collingwood Arts Precinct on Johnston Street.

### Victoria Street

Victoria Street includes contrasting components. The western end between Hoddle Street and Church Street is characterised by Chinese and Vietnamese goods and food with a wide range of cafes and restaurants, specialty shops and a more recent supermarket. This serves a significant local Vietnamese / Chinese community and adjoining public housing. The main shopping strip is predominantly fine grained low rise shops.

The eastern end of Victoria Street is dominated by the Victoria Gardens enclosed shopping centre and recent higher density housing along the northern end of Burnley Street and along Victoria Street east of Grosvenor Street. Victoria Gardens serves a substantial local and regional catchment. This end of Victoria Street also connects to the Yarra River with recent major redevelopment along the south bank of the River. Redevelopment of former industrial land has been on larger scale lots and in the range of four to eight storeys. On some larger sites apartment buildings have approached or exceeded ten storeys.

The central section of Victoria Street includes a mix of retail, service business and industry. It adjoins the Carlton and United Breweries complex and associated industrial area. The scale of development is generally low rise but buildings in the CUB complex are bulkier and taller. Redevelopment of this area constrained by and linked to the future of the CUB complex. If CUB was redeveloped it could become a major node for activity, as has happened with the Alphington paper-mill site.

The Skipping Girl sign at 651 Victoria Street is a valued Yarra landmark.

A large proportion of floor space in Victoria Street is accounted for within the Victoria Gardens and Hive shopping centres, which accommodate 52,000 and 8,000 square metres of floor space respectively. Victoria Gardens is more like a traditional suburban shopping centre with a large car park and minimal activation at ground level to the main road frontages. Conversely, the Hive, which was developed more recently, provides opportunities for centre retailers to engage at the street level, providing a focus for local retail activity on this part of Victoria Street. The remainder of the precinct hosts a mix of retail types with a focus on food and hospitality, and is home to one of Melbourne's most renowned Vietnamese food precincts. There is significant capacity for the precinct to further develop and provide additional employment opportunities.

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

### Bridge Road

Bridge Road is changing from an outlet, fashion oriented retailing strip, particular west of Church St. Recently, the south side of the strip between Church and Burnley Streets, has begun to develop a vibrant hospitality offer.

Epworth Hospital is a regional health facility with an associated precinct of medical specialists and other health services around Erin Street. The hospital and associated health sector businesses is a dominant feature of the Bridge Road employment market. Epworth Hospital is designated as a health precinct in Plan Melbourne 2017-2050. Future expansion of the hospital and related health uses is constrained by a lack of capacity, and it is unclear how expansion of medical activities can be accommodated in the precinct. One option may be to identify opportunities to provide capacity at the western end of Bridge Road as part of broader work to define the health precinct. Expansion of health-related activities on Bridge Road would also generate demand for associated commercial services and support the local retail sector.

Buildings in Bridge Road are predominantly low rise but recent development at Epworth Hospital and apartment buildings on the north side of Bridge Road, between Lennox Street and Church Street, have been in the range of four to six storeys.

The Pelaco sign as 21 Goodwood Street, Richmond is a Yarra landmark visible from Bridge Road.

The eastern end of Bridge Road has developed as a mix of discount furniture, homewares, office supplies, other larger floor-space outlets with café and other food outlets in finer grained shops. The centre adjoins the Yarra River but has very limited orientation to the River corridor and the Main Yarra Trail.

The centre section of Bridge Road has a civic, recreational and educational focus near Gleadell Street with the Richmond Town Hall, a new high school and Citizens Park adjoining Highett Street.

### Swan Street

Swan Street's diverse range of entertainment and retail activities, public transport options and close proximity to Melbourne's Central Business District and Sports and Entertainment Precinct have attracted residents, visitors and workers to the Activity Centre for well over a 100 years.

The character of the Swan Street varies significantly along the length of Swan Street, moving from a cohesive and highly intact, turn of the century 'High Street' with a prominent fine grain subdivision pattern, to larger bulky goods retailing (furniture and high end vehicles), to a diverse and less historically intact retail and residential area towards the eastern end. It contains a number of landmark heritage commercial buildings, including the Dimmeyes Clock Tower and prominent corner hotels.

The western end of Swan Street is home to a vibrant mix of retail activities including hospitality, entertainment, and a new full line supermarket. Redevelopment of the former Dimmey's site, which includes an expanded Coles supermarket, has helped to revitalise the convenience retail offer. The eastern end of the strip is partly zoned C2Z and supports restricted retail and commercial functions. Based on capacity analysis, Swan Street was identified as having a latent capacity under the current zoning provisions. Amendment C191 implements the directions in the Swan Street Structure Plan to re zone land to allow for residential and commercial development. This allows for intensification of development around Burnley Station, potentially leading to further growth in capacity at the street's eastern end.

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

### 3.2 Neighbourhood Centres

The neighbourhood centres vary considerably in the range of shopping and services provided and in the capacity for growth. Johnston Street for example has some characteristics similar to a Major Activity Centre, including major road frontages and capacity for growth and redevelopment. Gertrude Street, unlike Johnston Street however has limited capacity for growth based on the heritage significance of buildings and the streetscape. Johnston Street and Gertrude Street centres are connected to Brunswick Street and Smith Street forming a network of retail precincts.

Most of Yarra's neighbourhood centres are constrained by their context, including: small land parcels close to low scale residential areas; landscape character; zoning restrictions; and intact heritage streetscapes and places covered by the heritage overlay. Rathdowne Street, North Carlton centre is a good example of these limitations with parts of the centre in the Neighbourhood Residential Zone and most of it covered by the heritage overlay. It is surrounded by low scale residential area. The character of this centre is also influenced by the strong landscape character in Rathdowne Street defined by mature deciduous street trees.

Queens Parade includes a retail node east of Wellington Street / Delbridge Street, which is a highly valued high street with heritage significance. There is potential for a new node of activity and redevelopment associated with the former gasworks site and other former industrial and commercial areas along the south side of Queens Parade.

Queens Parade (west of Grant and Smith Streets) is characterised by the double avenue street trees including the heritage listed Dutch Elms, framing views along Queens Parade between Brunswick Street and Smith Street. Key heritage places along Queens Parade includes St John's Church, former ANZ Bank at 370 Queens Parade, and the former United Kingdom Hotel located at the junction of Queens Parade and Dummett Crescent / Heidelberg Road. The full width of Queens Parade (60m) and views to the St John's Church spire can be appreciated west of Grant and Smith Streets.

The redevelopment of the Alphington paper mill will see the existing Heidelberg Road retail centre play a somewhat different role in the future. The paper mill redevelopment will see substantial growth in commercial, retail and community facility floor-space, west of the existing small centre, thereby moving its focal point. There will also be significant higher and medium density housing adjoining this new centre.

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

### 4. The Role of the Activity Centre Network

Yarra's activity centres operate as a significant element of the economic and social functioning of the municipality. The activity centre network plays an important role as a focus for retail activity, employment and increasingly for growth in higher density housing. Projected growth in the number of jobs and population means the activity centres must have the capacity to accommodate new commercial and apartment development at a scale which meets projections.

#### 4.1 Employment Land Capacity

Council's adopted Yarra Spatial Economic and Employment Strategy (SEES), 2018, provides guidance on managing growth and change in employment and economic activity.

In Yarra, economic activity is arranged spatially in different types of employment precincts: activity centres, specialised medical facilities, industrial precincts, mixed employment precincts, educational institutions, and areas where the Comprehensive Development and Priority Development zones have been applied.

Across Yarra's employment precincts, there is sufficient aggregate opportunity to accommodate projected growth to 2031. Employment in Yarra is projected to increase by 50,000 jobs to 2031. Analysis in the SEES indicates that there is around 3.6 million square metres of employment floor space in Yarra. To meet forecasts, Yarra will require an additional 270,000 square metres of employment floor space by 2031. Based on a series of assumptions on development potential under current planning zones there is theoretical capacity for about 4.9 million square metres of employment floor space. This suggests the current commercial / industrial zoned land in Yarra has capacity for additional floor space of around 1.31 million square metres, exceeding the forecast demand for employment floor space.

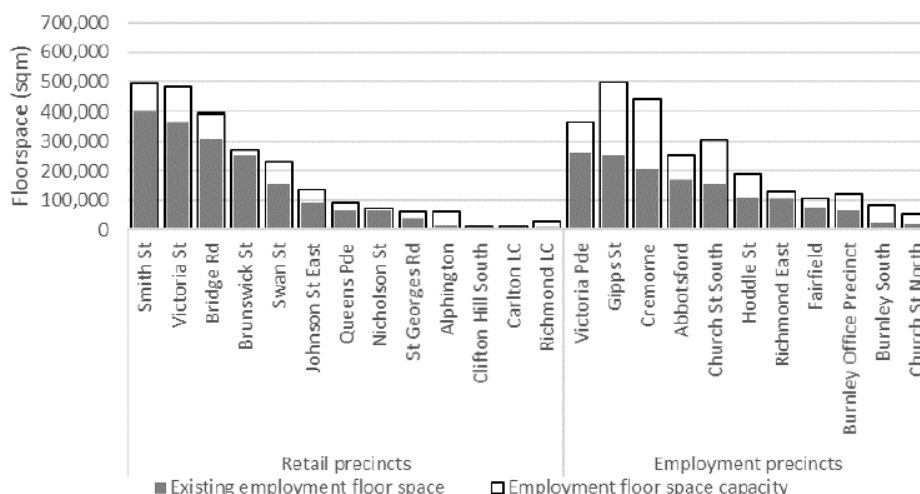
Figure 2 illustrates employment floor space estimates. It suggests that of the retail precincts, Smith Street, Victoria Street, Bridge Road and Swan Street have the most potential for growth. Brunswick Street appears to have limited capacity, which suggests there might be constraints to realising additional floor space. Alphington on the other hand has significant capacity which will be realised through the redevelopment of the former AMCOR Papermill site.

Figure 2: Employment Floor Space Estimates; Existing vs Capacity



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022



Source: SEES, 2018

### 4.2 Retail floor-space

Yarra currently supports 910,000sqm of retail floor space. The SEES estimates demand for a further 89,000sqm of additional retail floor space within Yarra to 2031. The majority of retail floor space growth in Yarra can be seen to come from small scale retail developments with 95% of new retail developments between 50sqm and 300sqm.

### 4.3 Supporting employment growth in activity centres

The SEES includes 6 directions to manage Yarra's employment land over the next 10-15 years, which includes:

*Support employment growth in Yarra's Activity Centres: Activity Centres are areas that provide a focus for services, employment, housing, transport and social interaction. In Yarra, major activity centres set out in Plan Melbourne include: Bridge Road, Brunswick, Smith, Swan and Victoria Streets. Neighbourhood activity centres include: Johnston Street (east), Queens Parade, Nicholson Street St Georges Road and Alphington. Yarra's local centres, such as Rathdowne Village and Lygon Street will support modest growth*

Yarra's activity centres are likely to accommodate significant growth in retail, commercial and institutional floor space. It is anticipated that an estimated 134,000 sqm of additional floor space will be added to Yarra's larger activity centres between 2016 and 2031 for commercial, retail and institutional uses (an increase of around 10%). Based on the capacity assessment set out earlier, the extent of Yarra's activity centres currently zoned for employment is likely to be sufficient to accommodate this growth. A diverse cross section of employment activities should be supported in centres, including health related businesses in centres that overlap with and adjoin the designated health precincts (Plan Melbourne 2017 – 2050).

Yarra's smaller neighbourhood and local centres are likely to accommodate modest growth in retail and commercial floor-space largely linked to local population growth. The land

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

currently zoned for employment within these smaller centres is considered sufficient to accommodate projected growth to 2031.

The SEES also proposes to accommodate projected residential growth in activity centres and mixed use precincts to help relieve pressure for residential redevelopment in employment precincts.

### 4.4 Housing capacity and population change

Analysis for the Yarra Housing Strategy indicated that in 2016 the resident population of Yarra was approximately 91,300. Yarra has experienced rapid population and housing growth in the past 5 years with an increase of 17,208 people between 2011 and 2016. This represents a 3.7% yearly increase and corresponds with a peak in housing development completions. This is an unprecedented growth rate for Yarra but is forecast to reduce to a yearly growth rate of approximately 2.1%. Over the next 15 years Yarra will need to accommodate a growing and diverse population.

The Victoria in the Future 2019 (VIF2019) population and housing projections indicate there will be 32,970 new residents and 16,540 new dwellings required in Yarra, by 2031.

The additional 32,970 new residents will likely form households that are:

- 31% Family households (including single parent families): This proportion translates to 5,093 new households of this type
- 25% Couples households: This proportion translates to 4,177 new households of this type
- 38% Lone person households: This proportion translates to 6,242 new households of this type

*Source Victoria in the Future 2019*

The Yarra Housing Strategy proposes that residential growth should be directed to the Major activity centres and parts of the Neighbourhood activity centres which can accommodate growth. This approach, directing growth to activity centres; is consistent with state policy, provides housing close to employment, transport and services and is generally consistent with concepts such as the 20 minute city proposed in Plan Melbourne 2017 – 2050. This approach also helps to protect the neighbourhood character of established residential areas in the municipality, in particular those areas with heritage significance.

Recent capacity monitoring for Yarra by SGS Economics as part of expert evidence for Amendment C231 (August 2019) found there is ample dwelling capacity in Yarra's activity centres. Based on planning controls proposed in current amendments there is a total potential capacity of 32,730 dwellings across Yarra's activity centres. This far exceeds the predicted dwelling demand for 16,540 dwellings in all of Yarra to 2031 (VIF2019).

The level of housing growth in these areas will need to vary depending on the individual context and suitability for accommodating housing growth. Directions for guiding future residential growth in these areas will be informed by the current heritage significance, detailed heritage reviews and urban design analysis being undertaken for Yarra's activity centres and will provide guidance on the levels of growth appropriate in each precinct. (Yarra Housing Strategy, 2018).

### 6.5 Implications of employment and population growth for activity centres

The analysis in the Housing Strategy and the SEES confirms the role of activity centres as a location for commercial and residential development to accommodate jobs and population



**Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document**

Activity centres – roles and boundaries – ~~October 2019~~April 2022

growth. The combined analysis as well as capacity monitoring by SGS Economics indicates that the centres have sufficient capacity to accommodate growth within the areas of currently zoned land.

The role played by each centre and by the different types of centres can be summarised as follows:

**Employment**

- The Major activity centres will play an important role in accommodating employment floor-space growth.
- The retail precincts of, Smith Street, Victoria Street, Bridge Road and Swan Street all have potential for growth in commercial space with the largest employment floor space capacities.
- Brunswick Street appears to have limited capacity and less scope for growth.
- The former Alphington Paper Mill redevelopment will accommodate substantial new commercial and retail floor space.
- The neighbourhood and local centres are likely to accommodate only modest growth in retail and commercial floor-space.
- The activity centres will be part of a mix of locations and precincts which accommodate growth in employment, with other locations including employment precincts at Gipps Street precinct and in Cremorne and other former industrial areas.

**Housing**

- The majority of housing growth will be accommodated in activity centres or mixed use areas adjoining the activity centres.
- The Major activity centres will see the most significant growth and major change, particularly in those precincts less constrained by heritage or other design constraints.
- Some of the Neighbourhood activity centres have capacity to accommodate growth in identified precincts.
- The activity centre network will play an important role by accommodating housing development relieving pressure for encroachment into other employment areas.

**Building form and scale**

The location, design and scale of development in each activity centre will be influenced by and in some cases constrained by heritage and local character considerations. This will be addressed by existing structure plans or local area plans and proposed building form analysis and associated Planning Scheme provisions such as the Design and Development Overlay.

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

| Activity centres – roles and boundaries – ~~October 2019~~April 2022

### 7 Major activity centres –defining boundaries

- Bridge Road – Richmond
- Victoria Street – Richmond
- Smith Street – Collingwood/Fitzroy and Brunswick Street – Fitzroy
- Swan Street – Richmond

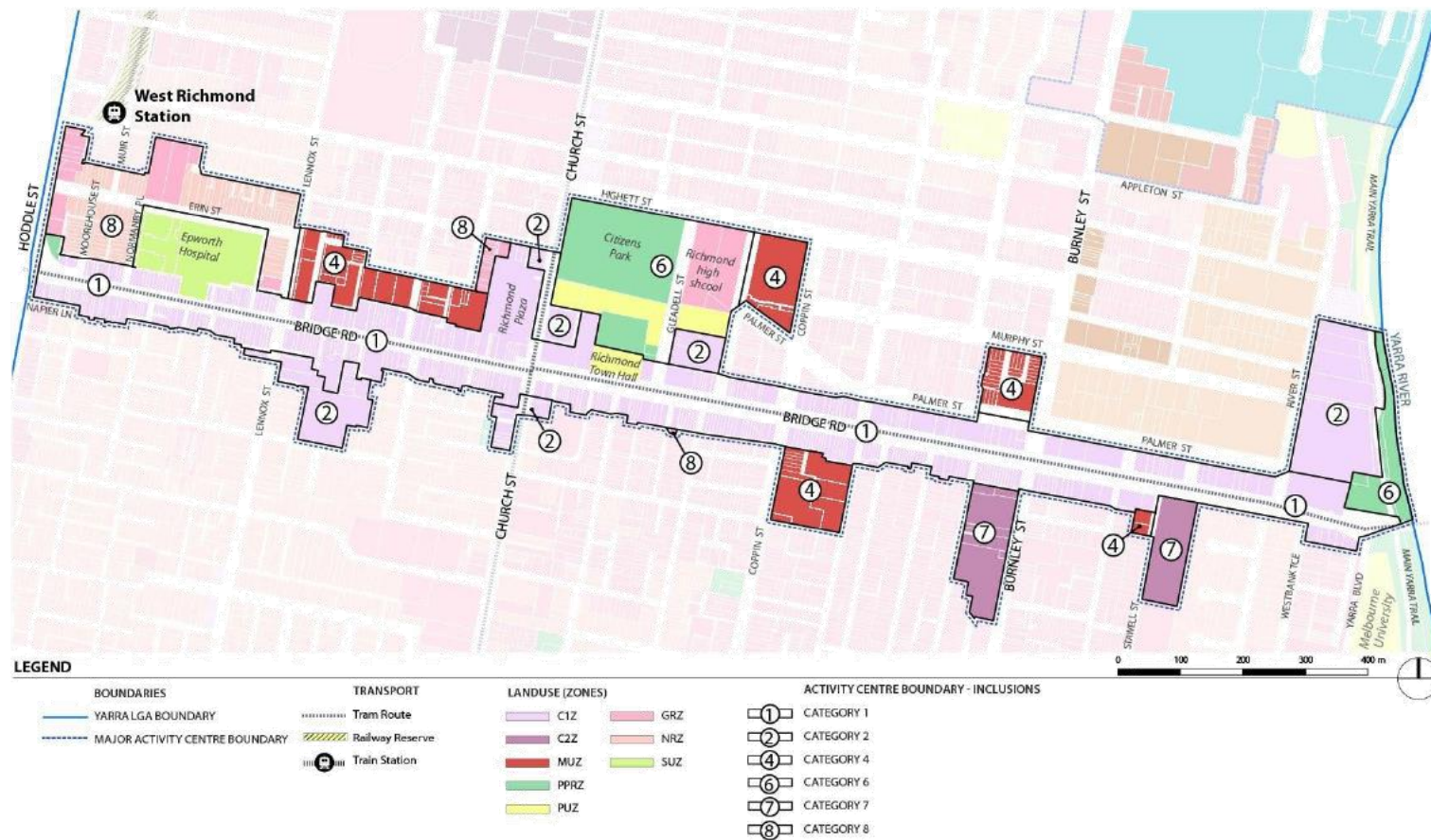
The boundary for each centre is mapped and then analysed, based on Planning Practice Note 58 *Structure Planning for Activity Centres*. The tables in this section set out categories defined by Council as a basis on which to assess whether land is included or excluded from the activity centres. The reasons for excluding some land are also discussed.

# Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

## 7.1 Bridge Road

Map 1 Bridge Road



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• All properties front Bridge Road</li> <li>• Properties close to jobs and the tram line along Bridge Road – <i>walkability; proximity to fixed transport; location of existing commercial areas and land uses</i></li> <li>• C1 zones allow for higher density than residential zones – contribute to providing for <i>sufficient land use for commercial and residential activities</i></li> <li>• Epworth Hospital – <i>a key public land use</i>. It is an identified Health Precinct in Plan Melbourne, and forms a sub-precinct to the Activity Centre</li> <li>• Richmond town hall – <i>a key public land use</i></li> <li>• Open space at the west and eastern ends of Bridge Road – <i>Key public open space</i></li> <li>• Officeworks – SEES recommends site to remain for commercial use – <i>contribute to commercial activities over a 15-20 year timeframe</i></li> <li>• No impact on the boundaries of other activity centres.</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>• Properties close to jobs and the tram line along Bridge Road – <i>walkability; proximity to fixed transport; location of existing commercial areas and land uses</i></li> <li>• C1 Zone allows for higher density than residential zones - contribute to providing for <i>sufficient land use for commercial and residential activities</i></li> <li>• Pelaco site; Church St – north and south of Bridge Road, Gleadell St – recognition of <i>location of existing commercial areas and land uses; proximity to fixed transport; walkability</i></li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<ul style="list-style-type: none"> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p>Include:</p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>C1 - River Street sites have been developed - <i>contribute to providing for commercial activities needed over a 15 – 20 year timeframe + then 30 year horizon.</i></li> <li>The NHP Electrical site (River St) includes a large car park - potential for redevelopment – <i>recognise the location of existing commercial areas and land uses; proximity to fixed transport; walkability</i></li> <li>No impact on the boundaries of other activity centres</li> <li>Gleadell St – recognises the non-residential use and zoning in proximity to the civic precinct</li> </ul>
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p>Relevant PPN58 criteria: consider</p> <ul style="list-style-type: none"> <li>Location of existing commercial areas and land uses</li> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p>Include:</p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>No land in this category.</li> </ul>
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p>	<ul style="list-style-type: none"> <li>Jacques site; north side Bridge Road; Burnley St – north side of Bridge Road; and Stawell St recognises that the zone allows for higher density than NRZ / GRZ. Recognises the higher density that has been</li> </ul>



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

	<p><i>Relevant PPN58 criteria:</i> consider</p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<p>developed – <i>contribute to providing for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon</i></p>
5	<p>Health</p> <p><i>Relevant PPN58 criteria:</i> Consider</p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> </ul>	<p>Epworth Hospital – see Category 1</p>
6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i> Consider</p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Civic Precinct around the Richmond Town Hall – town hall; bowls club; Citizen Park; future Richmond High School site; Council leisure centre.</li> <li>• Public open space at the eastern end connects Bridge Road to the Yarra River.</li> <li>• Main Yarra Trail – potential to develop a stronger link between the Activity Centre and River corridor.</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i> Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>• C2 - Burnley Street (south of Bridge Road) the SEES has indicated that this land be retained as C2 zone.</li> <li>• C1 – Church Street (north and south of Bridge Road). Reflects existing uses</li> </ul>
8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</li> </ul>	<ul style="list-style-type: none"> <li>• Land around Epworth Hospital which is an identified health precinct in Plan Melbourne</li> <li>• Reflects existing land use pattern along Erin Street, which is predominantly consulting rooms or medical related.</li> <li>• Includes the Elms Rehabilitation Centre</li> <li>• Land fronting Hoddle Street includes a mix of accommodation types.</li> <li>• This land is covered by HO338 however, including this land in the activity centre is based on promoting the health related land uses rather than intensification of development.</li> <li>• Muir Street, Normanby Place and Moorehouse Street provide direct pedestrian access to west Richmond Station and the tram along Bridge Road.</li> </ul>



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider:</i> <i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
---	--	---

### Excluded land

The following table sets out reasons for excluding land that is proximate to the proposed activity centre boundaries. The reasons consider the criteria of PPN58, in particular: environmental and flooding constraints; and residential land encumbered by significant constraints (eg Heritage Overlay\_ located at the edge of the activity centre.

Type	Reason
All NRZ and GRZ	This land covers residential areas which are covered by an HO or developed for established lower density housing
Richmond East industrial precinct (adjacent to Burnley / Murphy Streets)	<p>The SEES includes this area of almost 10 hectares generally between Palmer and Appleton Streets and adjacent to land zoned Residential, Mixed Use and Commercial 1. The precinct has access to Bridge Road, Victoria Gardens and the Yarra River. Compared to the Burnley South precinct the existing industrial uses are more local population serving in their orientation, providing an important service role. Lot sizes in this precincts are generally much smaller than those in the Burnley and Abbotsford precincts and would benefit from amalgamation to maximise development potential.</p> <p>The earlier capacity analysis suggests there is no immediate need for industrial zoned land to be converted to accommodate demand for alternative employment uses,</p> <p>The industrial precincts will remain, and not be considered for zone change, until further strategic work is completed.</p>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

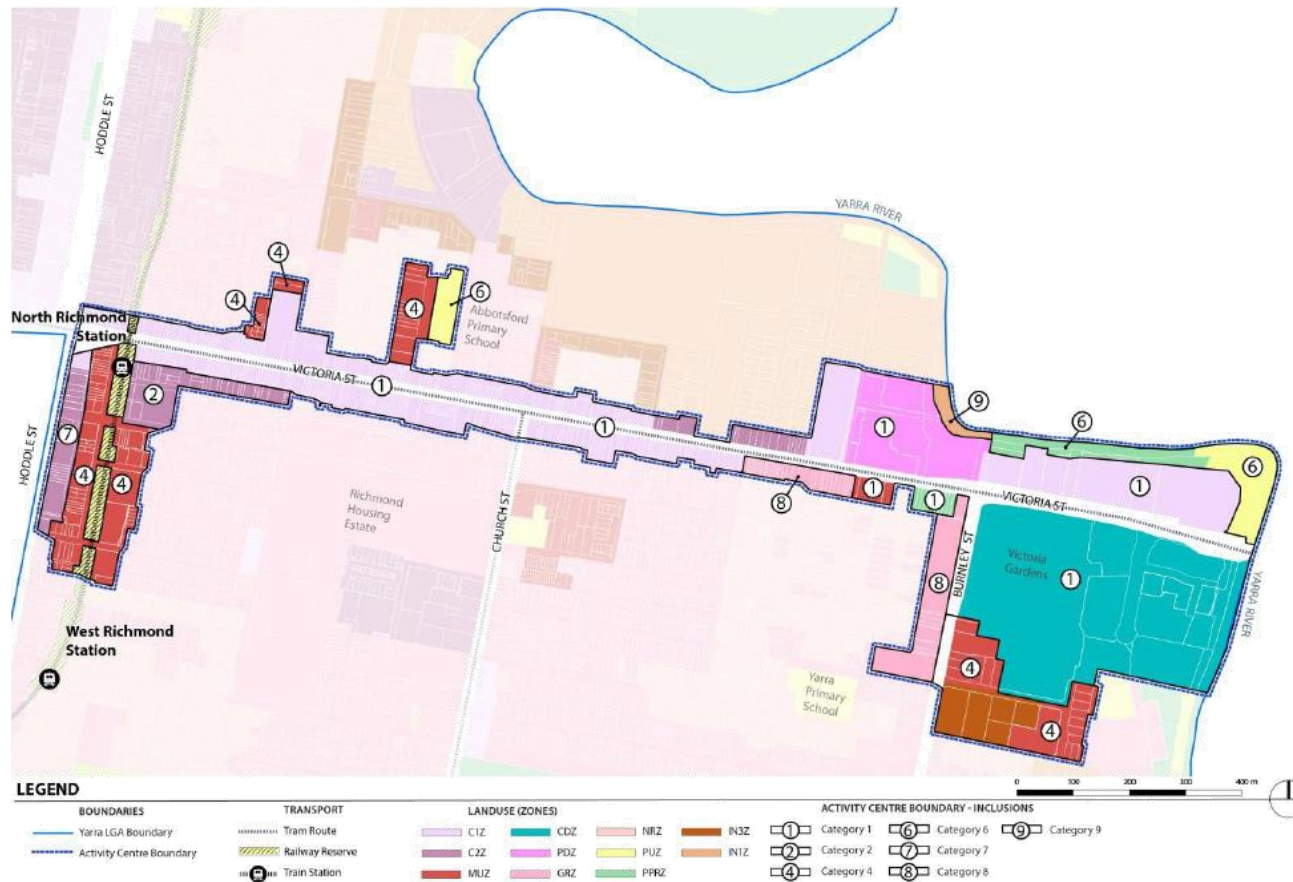
Land adjacent to West Richmond Station	This land is predominantly low scale residential development and use. It is not related to the health land uses occurring along Erin Street. It is covered by HO 338.
Carpark in Napier Lane (south of Bridge Road)	This land is subject to cluster plan. Redevelopment of the land may be constrained legal agreements about the car park use.
NRZ land between Stawell Street and West Bank Terrace	Buildings are part of the Racecourse, Heritage Overlay Area (HO 331). This Area is significant as: <ul style="list-style-type: none"> <li>• the first public housing estate to be built in Richmond and as an estate developed by Richmond Council.</li> <li>• a symbol of the site of John Wren's popular trotting track, Richmond Racecourse</li> <li>• Visual homogenous collection of dwellings in a simplified English cottage style</li> <li>• Cul-de-sac planning</li> </ul>
Church St (north of Highett Street)	<ul style="list-style-type: none"> <li>• This may form part of a local centre with the Commercial 2 Zone land further north. This area also relates to the Victoria Street activity centre. The Victoria Street Structure Plan 2010 identifies some of this land as employment land.</li> </ul>
Melbourne Girls College	<ul style="list-style-type: none"> <li>• The connection between the College and the activity centre is very limited, and its exclusion, does not impact on the potential for the activity centre to accommodate residential or employment capacity.</li> </ul>

# Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

## 7.2 Victoria Street

Map 2 Victoria Street



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Properties front Victoria Street and include Comprehensive Development Zone and Priority Development Zone which allow for higher density development</li> <li>• Properties close to jobs and the tram line along Victoria Street</li> <li>• C1 zone allows for higher density than residential zones</li> <li>• C2 supports commercial growth / opportunities</li> <li>• Williams Reserve – public parkland with a strong relationship with the activity centre</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria:</i></p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<p><i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p>	<ul style="list-style-type: none"> <li>• C2 – Adjacent to North Richmond Station –proximity to fixed transport; walkability</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>Location of existing commercial areas and land uses</li> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>Burnley Street – Appleton / Doonside Streets. Remaining Industrial land (81-95 Burnley Street and 25 Doonside Street) is currently the subject of a rezoning to MUZ. This land is in Precinct 11 of the <i>Victoria Street Structure Plan</i>, adopted 2010, which is identified as a substantial change area and having the potential for mixed use development.</li> <li>Adjacent to the North Richmond Train station. Reflects opportunities for sustainable land use and development close to public transport – proximity to fixed transport</li> <li>Properties close to jobs and the tram line along Victoria Street</li> <li>MUZ – Church Street north of Victoria St; Lithgow Street; Little Charles Street recognises that the zone allows for higher density than NRZ / GRZ</li> </ul>
5	<p>Health Precinct</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>Location of existing government and institutional areas and land uses</li> </ul>	N/A
6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i></p>	<ul style="list-style-type: none"> <li>Abbotsford Primary School Lithgow Street</li> <li>Open space along the Yarra - forms part of the Main Yarra Trail with the potential for a strong link to activity centre</li> <li>PUZ land adjoining the Yarra River immediately north of Victoria Street / Barkers Road bridge</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<p><i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i> Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>• Land along Hoddle Street which is contiguous to the mixed use land around the north Richmond Station - Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Contributing to economic and commercial activities in the centre</li> </ul>
8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria: Consider</i></p>	<ul style="list-style-type: none"> <li>• GRZ2 land fronting Victoria Street and is not covered by a Heritage Overlay (408 – 496 Victoria St). 408-422 Victoria Street – existing townhouse development. Number of properties occupied by a mix of uses (retail, hairdresser, residential)</li> <li>• Burnley Street – from 522 Victoria Street to 34 Burnley Street to reflect the existing higher density built form (part of Victoria St East Urban Design)</li> </ul>



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<ul style="list-style-type: none"> <li>Location of existing government and institutional areas and land uses</li> <li>Location of existing areas of public open space</li> </ul> <p>Include:</p> <ul style="list-style-type: none"> <li>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</li> </ul>	Framework which identifies the land as <i>potential for higher intensity housing to consolidate the Burnley Street edge of the Residential 1 Zone</i> )
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p>Relevant PPN58 criteria:</p> <p>Consider:</p> <p>Strategic Redevelopment Sites</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>

### Excluded land

The following table sets out reasons for excluding land that is proximate to the proposed activity centre boundaries. The reasons consider the criteria of PPN58, in particular: environmental and flooding constraints; and residential land encumbered by significant constraints (eg Heritage Overlay\_ located at the edge of the activity centre.

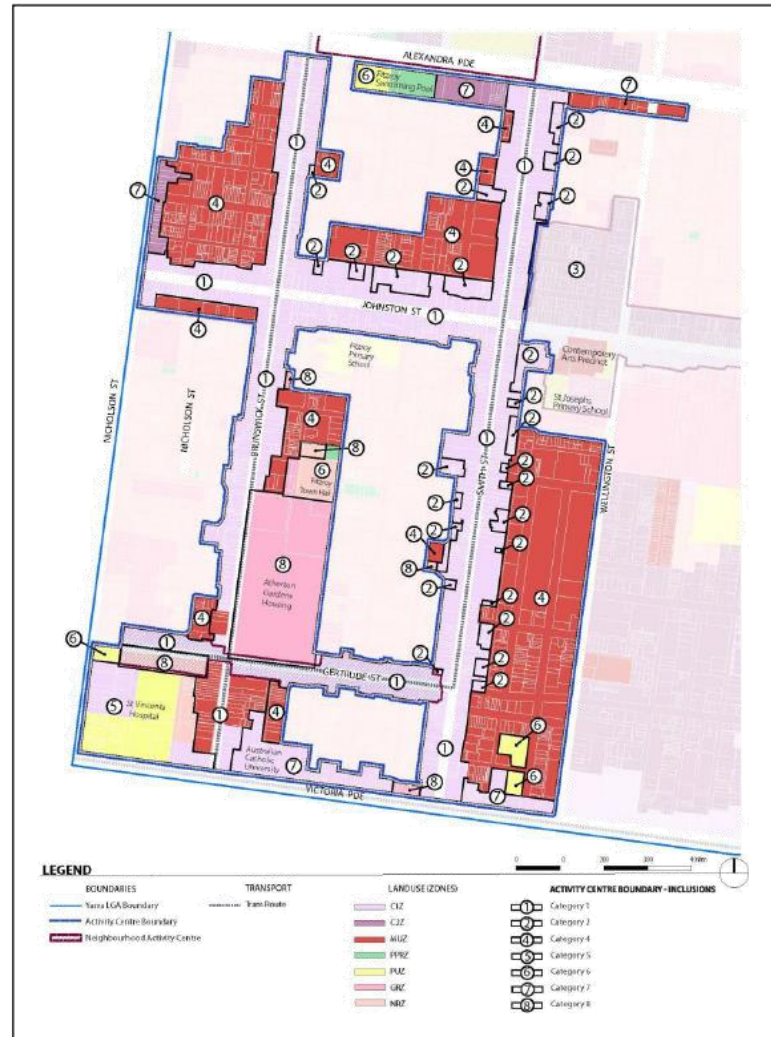
Type	Reason
2 – 8 Davison St (corner of Victoria St and Davison)	<ul style="list-style-type: none"> <li>Land is within HO 363 and zoned NRZ.</li> </ul>
CUB and surrounding industrial land	<ul style="list-style-type: none"> <li>The SEES identified that the future of this precinct is largely dependent on the presence of the CUB which occupies about half the precinct.</li> <li>If CUB moved it would be subject to a separate strategic planning process to accommodate employment, housing and community uses. Integration with Victoria Street Activity Centre would be a further consideration.</li> </ul>
River Street – land south of the CDZ / open space / housing along River Street	<ul style="list-style-type: none"> <li>Acts as a residential enclave with tree lined streets</li> <li>Currently only pedestrian access from CDZ to this area</li> </ul>

# Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

## 7.3 Smith Street and Brunswick Street

Map 3 Smith Street and Brunswick Street



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Properties front Smith Street– All C1Z</li> <li>• MUZ, C1Z fronting Brunswick Street</li> <li>• Reflects existing commercial uses, recognises walkability and proximity to tram</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p>	<ul style="list-style-type: none"> <li>• Warehouses, former industrial and commercial properties along Bedford Street – location of existing commercial use, proximity to transport.</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p>	<ul style="list-style-type: none"> <li>• This land is likely to remain C2Z and provide opportunities for redevelopment for office land uses and growth in employment floor-space</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

	<ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>Location of existing commercial areas and land uses</li> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>MUZ – between Smith and Wellington Streets</li> <li>MUZ between Brunswick and Smith, reflecting mixed built form</li> <li>MUZ – between Nicholson and Brunswick,</li> <li>Provides for higher density development than residential areas in the NRZ and GRZ. The heritage overlay does constrain opportunities in parts of this area.</li> <li>Recognises walkability and proximity to trams</li> </ul>
5	<p>Health Precinct not fronting the main street of the retail core, but contiguous with Category 1 or 2</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>Location of existing government and institutional areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>St Vincent Hospital is identified in Plan Melbourne 2017-2050 as a Health and Education Precinct. It forms a sub precinct within the AC - – <i>recognising location of institutional areas</i></li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Fitzroy Town Hall – <i>recognising location of institutional areas</i></li> <li>• Fitzroy Pool and adjoining open space</li> <li>• Local primary school in Cambridge Street</li> <li>• Former Tram engine house Gertrude Street at the corner of Nicholson Street</li> <li>• Public land with a range of institutional, educational and civic land uses</li> </ul>
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria:</i> <i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i> Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>• Land along Alexandra Parade</li> <li>• Victoria Parade between Napier St and Wellington Street</li> <li>• Nicholson St adjoining C1Z and MUZ</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</li> </ul>	<ul style="list-style-type: none"> <li>• Atherton Gardens public housing estate to recognise the density and importance of the site if it is re-developed in the future</li> </ul>
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider:</i> <i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

### Excluded land

The following table sets out reasons for excluding land that is proximate to the proposed activity centre boundaries. The reasons consider the criteria of PPN58, in particular: environmental and flooding constraints; and residential land encumbered by significant constraints (eg Heritage Overlay\_ located at the edge of the activity centre.

Type	Reason
Former industrial sites along Rose St (inc McRobertson)	<ul style="list-style-type: none"> <li>• Zoned NRZ1</li> <li>• Former industrial sites surrounded by finer grain residential development</li> </ul>
Fitzroy Primary School	<ul style="list-style-type: none"> <li>• It is separated by a laneway from the C1Z land</li> </ul>



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

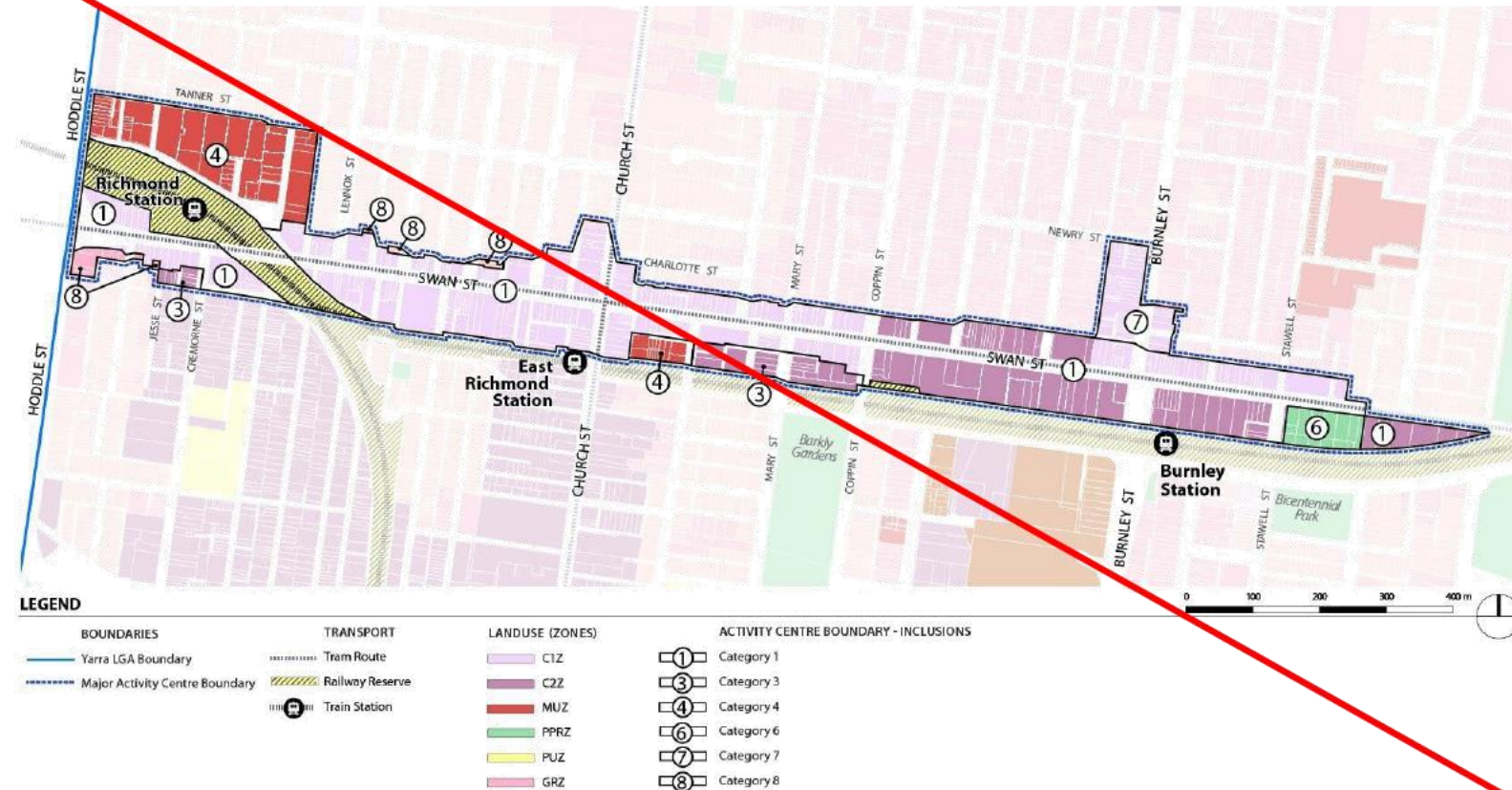
	<ul style="list-style-type: none"> <li>• It extends into the NRZ1 land – which is surrounded by lower density dwellings</li> </ul>
MUZ land Mater Street	<ul style="list-style-type: none"> <li>• Not contiguous with AC</li> <li>• Already developed as 3 storey townhouses</li> </ul>

# Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

## 7.4 — Swan Street

Map 4 Swan Street

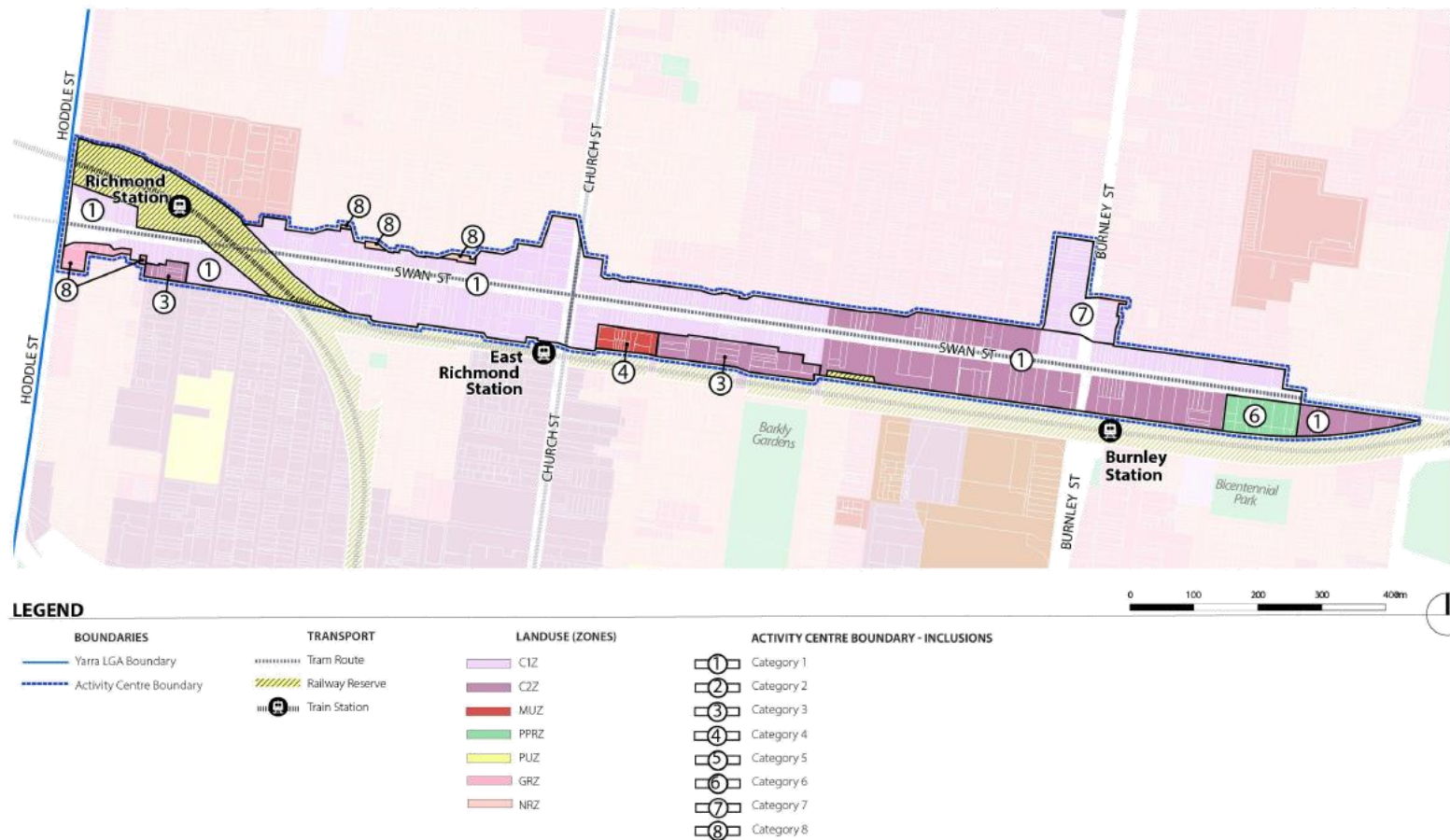


# Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

## 7.4 Swan Street

### Map 4 Swan Street



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Properties front Swan St recognising existing commercial areas and land uses, proximity to fixed public transport, walkability and access to services</li> <li>• C1Z zone allows for higher density than MUZ, NRZ and GRZ</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<ul style="list-style-type: none"> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Recognising commercial uses between Swan St and railway (east of Church St) near Mary and Coppin Street</li> <li>• Include C2Z adjacent north of Stephenson St / Jesse St as it is logical to include the block north of Jesse St and west of Cremorne Street.</li> <li>• Recognises different land uses, proximity to Richmond Station, walkability</li> <li>• Opportunity for higher development adjacent to a non-sensitive interface – railway line, east of Church St</li> <li>• Provides for a broader range of commercial activity</li> </ul>



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>• Recognises proximity to Richmond Station and East Richmond Station</li> <li>• Recognises existing apartment development</li> <li>• Recognises a mix of uses</li> <li>• Opportunity for higher development adjacent to a non-sensitive interface – railway line</li> </ul>
5	<p>Health Precinct</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> </ul>	N/A
6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>• Ryans Reserve – public land with a strong relationship with the activity centre</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<ul style="list-style-type: none"> <li>Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>Location of existing commercial areas and land uses</li> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i> Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>CIZ land along Burnley Street north from Swan Street</li> <li>Relates to the node of retail and other activity around the junction of Burnley and Swan Streets</li> </ul>
8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>Location of existing government and institutional areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>GRZ1 land - Inclusion in the activity centre recognises: <ul style="list-style-type: none"> <li>the opportunities as a gateway to Swan Street</li> <li>6 storey building at 381 Punt Road</li> </ul> </li> <li>Series of smaller zones are anomalies and will be corrected through a rezoning as part of Amendment C191.</li> </ul>



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

	<ul style="list-style-type: none"> <li>Location of existing areas of public open space</li> </ul> <p>Include:</p> <ul style="list-style-type: none"> <li>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</li> </ul>	
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p>Relevant PPN58 criteria:</p> <p>Consider:</p> <p>Strategic Redevelopment Sites</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

### 8 Neighbourhood activity centres – boundaries and categories

- Johnston Street – Collingwood/Abbotsford
- Queens Parade – North Fitzroy/ Clifton Hill
- Nicholson Street – North Fitzroy/North Carlton
- Rathdowne Street – North Carlton
- St Georges Road – North Fitzroy
- Heidelberg Road – Alphington
- Gertrude Street - Fitzroy

The boundary for each centre is mapped and then analysed, based on the criteria and categories discussed earlier in this report. The reasons for excluding some land are also discussed.

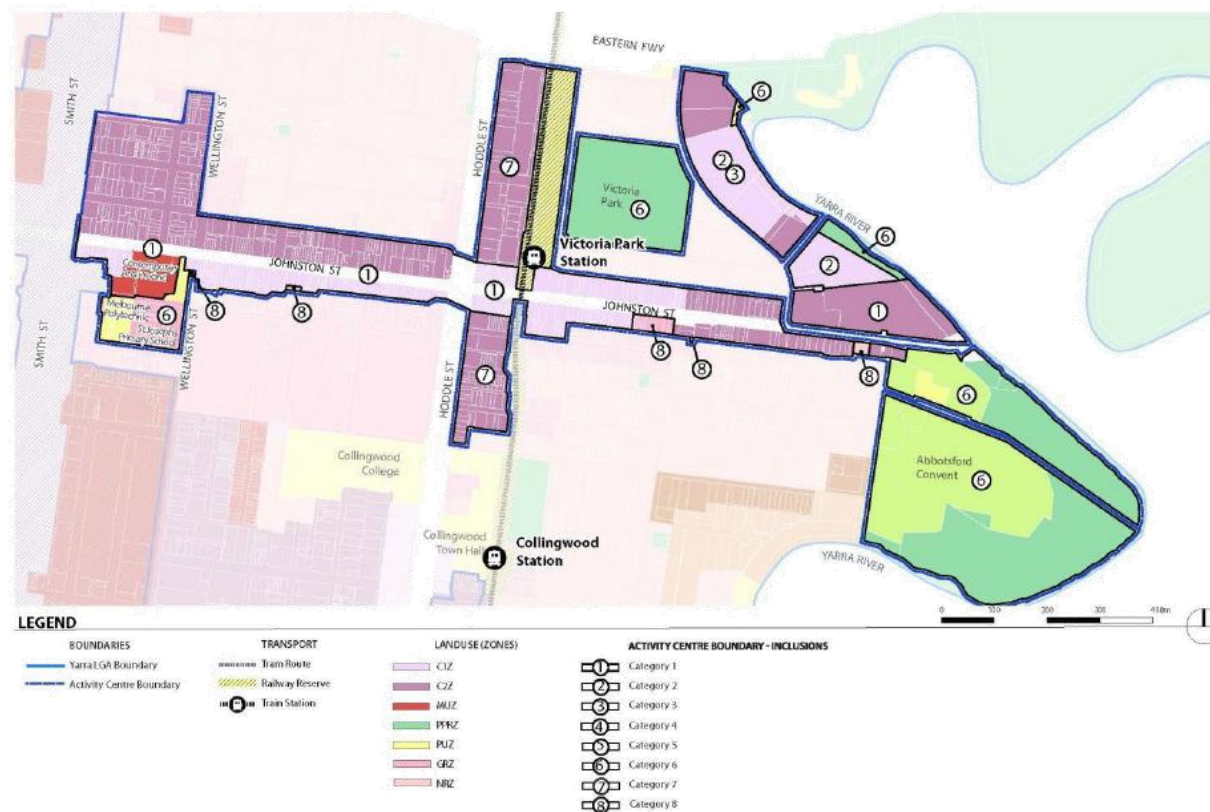


# Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

## 8.1 Johnston Street – Collingwood/Abbotsford

Map 5 Johnston Street



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• The land identified as the main strip shopping centre precincts in the recent Johnston Street Local Area Plan <ul style="list-style-type: none"> <li>○ Properties fronting Johnston Street– a mix of C1Z and C2Z from the Yarra River in the east to Smith Street</li> <li>○ Properties on the south side of Sackville Street between Hoddle Street and Wellington Street</li> </ul> </li> <li>• This includes a mix of industrial, office and retail activity</li> <li>• Provides for future growth in retail, residential and office space along or adjoining the main street</li> <li>• Includes C2Z land around Easey Street to provide opportunities for redevelopment for office land uses and growth in employment floor-space</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria:</i></p>	<ul style="list-style-type: none"> <li>• Land between Trenerry Crescent and the Yarra River has been mostly converted from former industrial uses to a mix of office and higher density residential use. It has and will in the future provide for growth in these sectors. This area also provides a connection to and potentially stronger orientation to the River corridor and landscape.</li> <li>• This includes the sites subject to rezoning (either MUZ or C1)</li> <li>• This area has been included in the JSLAP</li> </ul>

**Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document**

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<p><i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p>	<ul style="list-style-type: none"> <li>• Includes land along Sackville Street in Category 1</li> <li>• Trennery Crescent included in the JSLAP</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>Location of existing commercial areas and land uses</li> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
5	<p>Health Precinct not fronting the main street of the retail core, but contiguous with Category 1 or 2</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>Location of existing government and institutional areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Victoria Park football ground provides an important open space with a cultural and community focus. It is located between Victoria Park Station, Trenerry Crescent and Turner Street.</li> <li>• Melbourne Polytechnic (Collingwood Campus), Otter St Collingwood</li> <li>• St Joseph's Primary School, Otter St Collingwood</li> <li>• The Collingwood Arts Precinct between Perry Street, Otter Street, Wellington Street and Smith Street is identified in the JSLAP. It includes Collingwood TAFE and Circus Oz. It will provide a focus for arts, community and cultural activities.</li> <li>• Abbotsford Convent and Collingwood Children's Farm are east of Clarke Street and have a long frontage to the Yarra River. They provide a local and regional attraction for cultural and recreational activity</li> </ul>
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria:</i> <i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i> Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>• 2 precincts in the JSLAP are along the east side of Hoddle Street in the C2Z these areas provide opportunity for uses that complement the commercial activity along Johnston St:             <ul style="list-style-type: none"> <li>- Land north of Johnston Street to the Eastern Freeway and including land on both the west and east side of the railway corridor through to Lulie Street</li> <li>- Land south of Johnston Street between Hoddle Street and the railway to Vere Street</li> </ul> </li> </ul>



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

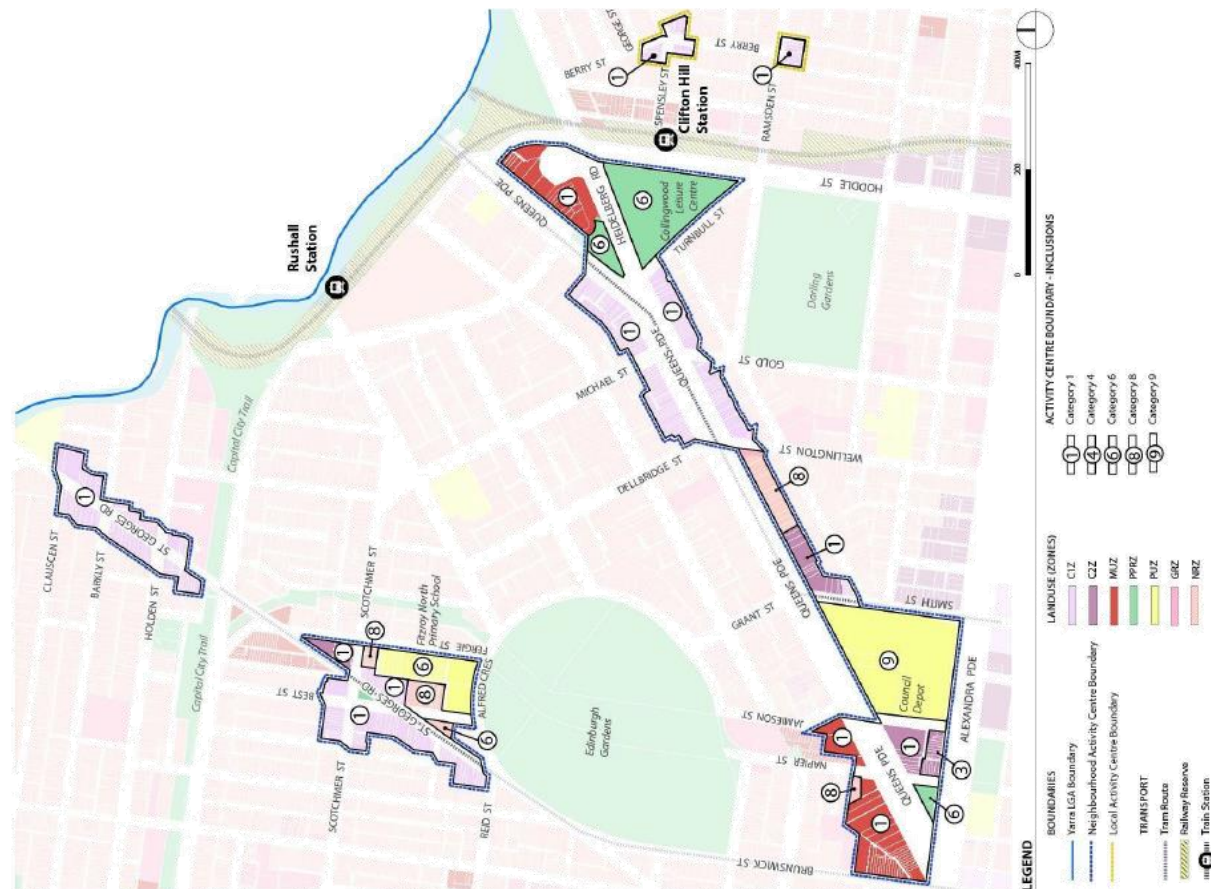
8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	<ul style="list-style-type: none"> <li>• Two parcels fronting the south side of Johnston Street immediately east of Paterson Street in the NRZ</li> <li>• An area west of Nicholson Street fronting the south side of Johnston Street on the GRZ</li> <li>• A number of minor boundary anomalies where land in the GRZ or NRZ is within the AC boundary</li> </ul>
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider:</i> <i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

# Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

## 8.2 Queens Parade – North Fitzroy/ Clifton Hill

Map 6 Queens Parade - St Georges Road (Local Activity Centres: Spensley Street – Berry Street – Ramsden Street)



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• The main retail centre is located in C1Z land on both the north and south sides of Queens Parade between Wellington Street / Delbridge Street and the junction of Queens Parade and Heidelberg Road.</li> <li>• Convenience retail and food offerings are stronger on the north side.</li> <li>• Significant residential redevelopment either exists or is proposed for areas of MUZ between Jamieson Street and Brunswick Street on the north side of Queens Parade</li> <li>• These areas are remote from the retail centre but close to the redevelopment opportunities of the former gasworks land on the opposite (south) side of Queens Parade. This area is likely to see educational, commercial and civic activities.</li> <li>• Land between Queens Parade, Heidelberg Road and Hoddle Street in the MUZ will be redeveloped for a mix of activities including higher density housing</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p>Include:</p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p>Relevant PPN58 criteria: consider</p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p>Include:</p>	<ul style="list-style-type: none"> <li>• Land fronting Alexandra Parade – opportunities associate with land to the north and to amalgamate with other land in the block of C2Z land</li> </ul>

# Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

	<ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>Location of existing commercial areas and land uses</li> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>No areas in this category</li> </ul>
5	<p>Health Precinct not fronting the main street of the retail core, but contiguous with Category 1 or 2</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>Location of existing government and institutional areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>No areas in this category</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Land between Turnbull Street, Heidelberg Road and Hoddle Street is public open space with tennis courts and the Collingwood Leisure Centre. It provides a significant focus for recreational activities.</li> <li>• A small pocket of open space at the west end of the Queens Parade has a direct link with the Activity Centre.</li> </ul>
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria:</i> <i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i> Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	<ul style="list-style-type: none"> <li>• A small area in the NRZ on the south side of Queens Parade between Wellington Street and Smith Street provides a link between the retail centre east of Wellington Street and the future commercial and educational redevelopment around the former gasworks land.</li> <li>• Includes land occupied by the Church and school</li> <li>• 497 Napier Street - a site inspection shows that this site has been developed as part of land at 58 Queens Parade. The AC boundary makes a logical line along the northern boundary of this property with fine grained housing to the north.</li> </ul>
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider:</i></p> <p><i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• The former gasworks (PUZ1 and PUZ6) land between Smith Street and George Street with frontages to both Queens Parade and Alexandra Parade is likely to provide opportunities for educational, cultural and leisure activities. Subject to a Government Standing Land Advisory Committee (GSLAC) process.</li> </ul>



# Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

~~8.3 — Nicholson Street — North Fitzroy/North Carlton~~

Map 7 Nicholson Street - Rathdowne Street and Lygon Street

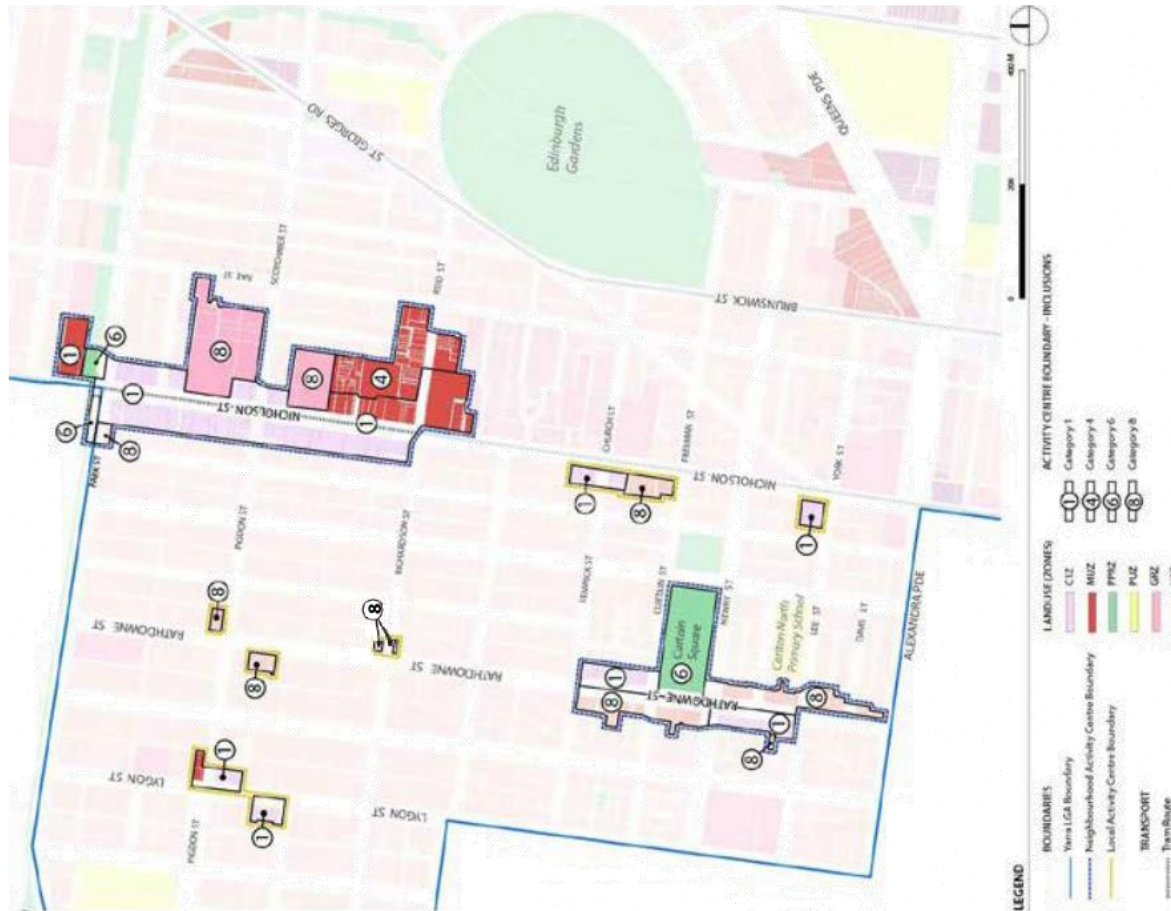


# Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

## 8.3 Nicholson Street – North Fitzroy/North Carlton

### Map 7 Nicholson Street - Rathdowne Street and Lygon Street



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Properties fronting Nicholson Street– all C1Z and MUZ</li> <li>• Primary retail core at and north of Pigdon Street on the west side of Nicholson Street</li> <li>• C1Z south of Pigdon Street includes a mix of retail, office and residential use</li> <li>• MUZ on the east side of Nicholson Street, immediately north of Park Street and Inner Circle parklands. This area includes a designated Strategic Development site in the MSS.</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>Location of existing commercial areas and land uses</li> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>MUZ – east Nicholson Street, north and south of Reid Street and extending to Rae Street, with a mix of parcel sizes and building forms. Provides some scope for more intensive mixed use development but is constrained by proximity to GRZ and NRZ land and interface considerations.</li> </ul>
5	<p>Health Precinct not fronting the main street of the retail core, but contiguous with Category 1 or 2</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>Location of existing government and institutional areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>No areas in this category</li> </ul>



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Public open space adjoining mixed use and commercial zones. This includes land adjoining the north side of Park Street which is part of the Inner Circle railway parklands.</li> <li>• This land has a strong inter-relationship with the centre and includes a café and cycle shop adjoining the parkland immediately west of Nicholson Street. The linear parkland serves a range of recreational purposes and links to other local and neighbourhood centres.</li> </ul>
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria:</i> <i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i> Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	<ul style="list-style-type: none"> <li>• GRZ2 area on the east side of Nicholson Street – just south of Scotchmer Street, adjoins and is opposite Category 1 and retail core. This land has been developed for medium density housing and is unlikely to be redeveloped in the foreseeable future.</li> <li>• NRZ1 land on the south side of Park Street, between Nicholson Street and Station Street. This land is occupied by small shops which face the parkland, a café and playground on the north side of Park Street. The shops complement the activities along the street and parkland.</li> <li>• GRZ3 area on the east side of Nicholson Street and immediately north of Scotchmer Street. This area is a designated Strategic Development site in the MSS. This land faces the retail core and could be redeveloped to strengthen the retail function and character of the centre. It is occupied by a bus depot.</li> </ul>
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider:</i></p> <p><i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

### 8.38.4 Rathdowne Street – North Carlton

See Map 7

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Properties front Rathdowne Street– all C1Z</li> <li>• Primary retail core areas are in two small blocks <ul style="list-style-type: none"> <li>○ East side of Rathdowne between Fenwick Street and Curtain Street</li> <li>○ West side of Rathdowne between Newry Street and Lee Street</li> </ul> </li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong</p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

**Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document**

Activity centres – roles and boundaries – ~~October 2019~~April 2022

	<p>physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> </ul>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

# Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

	<ul style="list-style-type: none"> <li>Strategic Redevelopment Sites</li> </ul> <p>Include:</p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p>Relevant PPN58 criteria: consider</p> <ul style="list-style-type: none"> <li>Location of existing commercial areas and land uses</li> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p>Include:</p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>No areas in this category</li> </ul>
5	<p>Health Precinct not fronting the main street of the retail core, but contiguous with Category 1 or 2</p> <p>Relevant PPN58 criteria: Consider</p> <ul style="list-style-type: none"> <li>Location of existing government and institutional areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>No areas in this category</li> </ul>

**Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document**

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i>  <i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</i></li> </ul>	<ul style="list-style-type: none"> <li>• Curtain Square is parkland which adjoins the retail core of this centre and adds to the attractiveness, function and character of the centre</li> </ul>
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria:</i>  <i>consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i>	
8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	<ul style="list-style-type: none"> <li>• Two areas in the NRZ1 adjoin or are opposite the retail areas in Category 1. <ul style="list-style-type: none"> <li>○ Land on the west side of Rathdowne Street between Fenwick Street and Newry Street includes a mix of cafes, shops, dwellings and the North Carlton Library. The café and shop activities complement the more intense retail and Curtain Square on the opposite frontage</li> <li>○ Land on the east side of Rathdowne Street between Newry Street and Princes Street includes a mix of cafes, shops and dwellings. The café and shop activities complement the more intense retail and Curtain Square on the opposite frontage, north of Lee Street</li> </ul> </li> <li>• One small section of NRZ1 is located immediately west of the C1Z just north of Lee Street. This land is part of two lots which extend across the zone boundary and front Rathdowne Street in the C1Z.</li> </ul>
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider:</i></p> <p><i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

### 8.48.5 St Georges Road – North Fitzroy

See Map 6

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• There are two main retail nodes <ul style="list-style-type: none"> <li>○ The southern area extends from Reid Street to Fergie Street along St Georges Road and extends east and west along Scotchmer Street. Most of this land is in the C1Z but a small section north of Scotchmer Street is C2Z. The focus of activity is near the junction of Scotchmer Street with St Georges Road and the Piedimontes supermarket</li> <li>○ The northern area extends from the Inner Circle parkland north to Clauscen Street. This area is separated from the other area around Scotchmer Street by about 600m</li> </ul> </li> </ul>
2	Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<p>physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> </ul>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>



# Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

	<ul style="list-style-type: none"> <li>Strategic Redevelopment Sites</li> </ul> <p>Include:</p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p>Relevant PPN58 criteria: consider</p> <ul style="list-style-type: none"> <li>Location of existing commercial areas and land uses</li> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p>Include:</p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>No areas in this category</li> </ul>
5	<p>Health Precinct not fronting the main street of the retail core, but contiguous with Category 1 or 2</p> <p>Relevant PPN58 criteria: Consider</p> <ul style="list-style-type: none"> <li>Location of existing government and institutional areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>No areas in this category</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i>  <i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</i></li> </ul>	<ul style="list-style-type: none"> <li>• The Government Fitzroy North primary school is located on land bounded by Fergie Street, Alfred Crescent and Best Street. This school adjoins the new community centre and library at the junction of St Georges Road and Best Street and Edinburgh Gardens to the south.</li> <li>• The site of the new Bargoonga Nganjin, North Fitzroy Library, at the corner of Best Street and St Georges Road is in the NRZ1. It is an important addition to the community facilities in the centre.</li> </ul>
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria:</i>  <i>consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

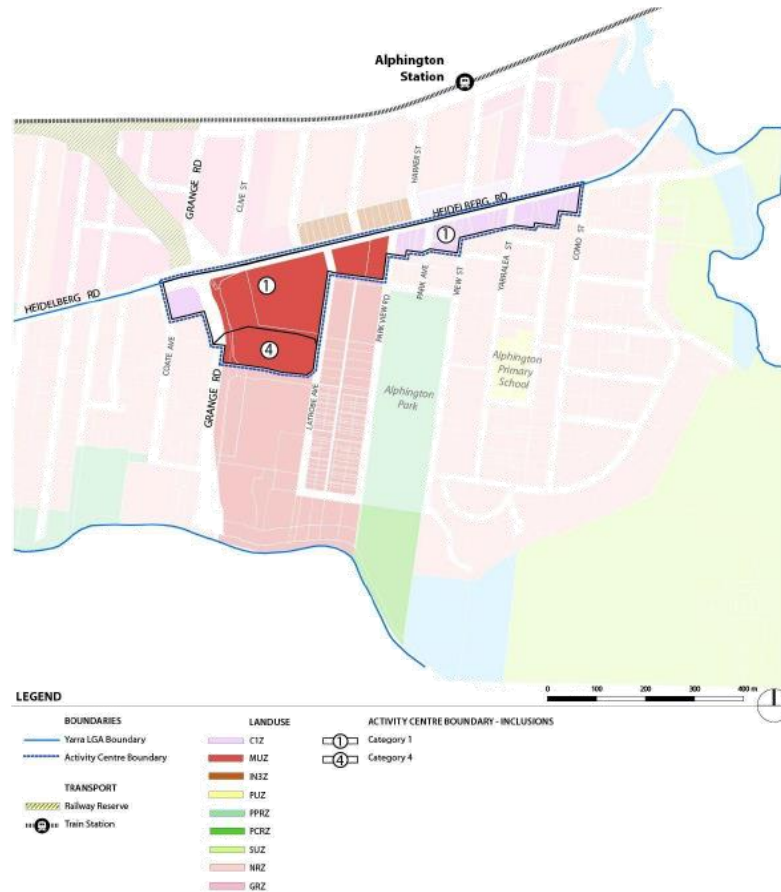
	<i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i>	
8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	<ul style="list-style-type: none"> <li>• One small area in the NRZ1 on the south side of Scotchmer Street between St Georges Road and Fergie Street is a mix of shops and dwellings. This land faces commercial and retail activity in the C2Z. It complements the adjoining retail activity and is close to the retail core.</li> <li>• NRZ in Bent St is between the school, library and commercial land and is occupied by converted warehouses.</li> </ul>
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider:</i></p> <p><i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

# Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

8.58.6 Heidelberg Road – Alphington

Map 8 Heidelberg Road



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• This centre is very small with few retail businesses and very little weekly shopping. The existing C1Z land is in two parts: <ul style="list-style-type: none"> <li>○ Land on the south side of Heidelberg Road between Parkview Road and Como Street</li> <li>○ Land on the north side of Heidelberg Road between Harker Street and Yarralea Street. This is in the City of Darebin and outside the scope of the YPS re-write.</li> </ul> </li> <li>• Future development in this centre is likely to be strongly influenced by the Alphington Paper Mill redevelopment (former AMCOR site)</li> <li>• A parcel of land between Coate Avenue and Grange Road on the south side of Heidelberg Road is zoned C1Z and will become part of the larger centre as Alphington Paper Mill develops.</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>Location of existing commercial areas and land uses</li> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>Parts of the Alphington Paper Mill redevelopment will in the future become a new activity centre or extension of the current small centre. The Alphington Paper Mill redevelopment will be staged over 7-12 years with the retail and commercial components potentially built from around 2024 to 2030. This will see a new neighbourhood centre established with non-residential activities including office, community and retail which will total 24,050m<sup>2</sup> – 33,450m<sup>2</sup> with retail as a sub-set of about 13 – 15,000m<sup>2</sup>.</li> <li>The extent of the land in this new centre is defined in the approved Development Plan and is generally bounded by Parkview Road, La Trobe Avenue and future internal roads within the redevelopment.</li> </ul>
5	<p>Health Precinct not fronting the main street of the retail core, but contiguous with Category 1 or 2</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>Location of existing government and institutional areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>No areas in this category</li> </ul>



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria:</i> <i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i> Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider:</i> <i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

### 8.68.7 Gertrude Street – Fitzroy

See Map 3

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• C1Z land fronting Gertrude Street between Smith Street and Nicholson Street</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul>	<ul style="list-style-type: none"> <li>• No land in this category</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

	<p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	<ul style="list-style-type: none"> <li>• No land in this category</li> </ul>
5	<p>Health, civic and cultural precincts not fronting the main street of the retail core, but contiguous with Category 1 or 2</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> </ul>	<ul style="list-style-type: none"> <li>• No land in this category</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• No land in this category</li> </ul>
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria:</i> <i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i> Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

**Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document**

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	<ul style="list-style-type: none"> <li>• NRZ1 land on the south side of Gertrude Street between Nicholson and Brunswick Streets</li> </ul>
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider:</i> <i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

### 9 Local centres – boundaries and categories

These small local centres offer a limited range of local services such as cafes, restaurants, milk bar or newsagent. In many cases the amount of local weekly shopping has declined in these centres as this type of shopping has shifted to supermarkets in larger centres.

- Lygon Street – North Carlton / Princes Hill
- Rathdowne Street – North Carlton
- Nicholson Street – North Carlton
- Spensely Street - Clifton Hill
- Berry Street - Clifton Hill

#### Analysis and categories in tables

The Local Centres include a much more limited mix of the categories set out in earlier parts of this report. The tables below apply only category 1 and 8.



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

### 9.1 Lygon Street – North Carlton / Princes Hill

See Map 7

This centre is located at and south of the junction of Pigdon Street and Lygon Street. It includes two groups of properties in the C1Z and land north of Pigdon Street in the MUZ. The extent is shown on the map below.

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• C1Z land fronting Lygon Street at the junction with Pigdon Street and extending south to Paterson Street, Princes Hill</li> <li>• A parcel of MUZ land immediately north of Pigdon Street</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

### 9.2 Rathdowne Street – North Carlton

See Map 7

This 'centre' is in three parts, located between Pigdon Street and Richardson Street. It includes two groups of shops or former shops and a hotel north of Pigdon Street. All these properties are in the NRZ1. The areas between the groups of shops or former shops are consistently residential. The extent of these areas is shown on the map below.

Category	Descriptions	Reasoning
8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	<ul style="list-style-type: none"> <li>• NRZ1 land on both the east and west side of Rathdowne Street between Pigdon and Richardson Streets. The properties include the Great Northern Hotel at the NE corner of Pigdon Street and clusters of shops and former shops. The activities include cafes and other food outlets and small businesses providing a range of services.</li> <li>• There are few if any shops providing for local weekly shopping.</li> <li>• The clusters of shops are separated by consistent housing development.</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

### 9.3 Nicholson Street (south) – North Carlton

See Map 7

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• C1Z land fronting Nicholson Street in two areas: <ul style="list-style-type: none"> <li>○ North and south of Fenwick Street</li> <li>○ North of Lee Street</li> </ul> </li> <li>• The land north of Lee Street is occupied by the San Remo Ballroom and associated activities including a music store.</li> <li>• The land north and south of Fenwick Street is occupied by a mix of activities including restaurants, laundromat and service businesses.</li> <li>• There are no local weekly shopping retail businesses (apart from the 24hr convenience shop to the south in the NRZ1 NW cnr Curtain Street)</li> </ul>
8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria: Consider</i></p>	<ul style="list-style-type: none"> <li>• NRZ1 land extends south of the C1Z land at Fenwick Street to Curtain Street and includes a 24hr convenience shop at the NW corner of Curtain Street and a few shops or former shops mixed in with dwellings</li> <li>• The 24hr convenience shop at the NW corner of Curtain Street is the only significant weekly convenience shopping in the centre and serves the high volume traffic in Nicholson Street. It provides off street parking.</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

	<ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	
--	--	--

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~April 2022

### 9.4 Spensley Street – Clifton Hill

See Map 6

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• C1Z land fronting Spensley Street and Berry Street around the junction generally coincides with the extent of this local centre</li> <li>• The C1Z includes the large three storey Royal Hotel at the SW corner.</li> <li>• The activities include the hotel, cafes, fish and chip shop and a medical centre.</li> <li>• Local weekly convenience shopping is minimal.</li> </ul>

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

Activity centres – roles and boundaries – ~~October 2019~~ April 2022

### 9.5 Berry Street / Ramsden Street – Clifton Hill

See Map 6

This centre is located at the junction of Berry Street and Ramsden Street. It includes shops, apartments and commercial properties in the C1Z around this junction.

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• C1Z land fronting the south side of Ramsden Street at the intersection with Berry Street generally coincides with the extent of this local centre</li> <li>• The C1Z includes five or six shops on the south side of Ramsden Street.</li> <li>• The activities include a cafe and service businesses.</li> <li>• There is no local weekly convenience shopping.</li> <li>• One site at the east end of the centre has been redeveloped for two level apartments and some of the shops may be used as dwellings.</li> </ul>



## NOISE AND VIBRATION CONSIDERATIONS DISCUSSION REPORT

City of Yarra

Prepared for:

City of Yarra

[PO BOX 168](#)

[Richmond VIC 3121](#)

[Richmond VIC 3121](#)

**Commented [VCCL]:** Reason for all changes shown in track changes in this document, unless otherwise stated: Panel's recommendation 31 supported by Officers and Panel's further recommendation in section 10.6 of the Panel Report supported by Officers, which states:

*Amend the Noise and Vibration Considerations Discussion Report in accordance with the changes proposed by Mr Antonopoulos and to include:*

- an explanation of the relevance and relationship with Planning Practice Notes 81 and 83*
- a reference to relevant Victorian and Civil Administrative Tribunal cases being relied on to establish standards or appropriate noise levels in the bibliography.*

SLR Ref: 640.10090.99990-R01  
Version No: -v0.6  
[8269117: 32230927\_1] March 2022

SLR 

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: Noise Discussion Paper March 2022\_Track changes.DOCX  
March 2022

## PREPARED BY

SLR Consulting Australia Pty Ltd SLR Consulting Australia Pty Ltd  
ABN 29 001 584 612 ABN 29 001 584 612  
Level 11, 176 Wellington Parade Level 11, 176 Wellington Parade  
East Melbourne VIC 3002 Australia East Melbourne VIC 3002 Australia

T: +61 3 9249 9400 +61 3 9249 9400

E: [melbourne@slrconsulting.com](mailto:melbourne@slrconsulting.com) [melbourne@slrconsulting.com](mailto:melbourne@slrconsulting.com)  
[www.slrconsulting.com](http://www.slrconsulting.com) [www.slrconsulting.com](http://www.slrconsulting.com)

## BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with City of Yarra (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

## DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
640.10090.99990 Planning Review - R01-v0.6-v0.5	24 March 2022 20 September 2021	Dianne Williams	Jim Antonopoulos	Jim Antonopoulos Jim Antonopoulos

# Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: Noise Discussion Paper March 2022\_Track changes.DOCX  
March 2022

## CONTENTS

<b>1</b>	<b>INTRODUCTION.....</b>	<b>7</b>
<b>1</b>	<b>ROAD TRAFFIC NOISE.....</b>	<b>1</b>
1.1	Background Information.....	1
1.2	Mandatory Requirements.....	1
1.3	Other Potentially Useful Standards and Guidelines.....	1
1.4	SLR Recommendations.....	2
<b>2</b>	<b>RAIL NOISE.....</b>	<b>3</b>
2.1	Background Information.....	3
2.2	Mandatory Requirements.....	4
2.3	Other Potentially Useful Standards and Guidelines.....	4
2.4	SLR Recommendations.....	4
<b>3</b>	<b>RAIL VIBRATION – TRAINS AND TRAMS.....</b>	<b>5</b>
3.1	Background Information.....	5
3.2	Other Potentially Useful Standards and Guidelines.....	5
3.3	SLR Summary and Recommendations.....	6
<b>4</b>	<b>COMMERCIAL AND INDUSTRIAL PLANT AND EQUIPMENT NOISE.....</b>	<b>8</b>
4.1	Background Information.....	8
4.2	Mandatory Requirements.....	8
4.3	Other Potentially Useful Standards and Guidelines.....	9
4.4	SLR Recommendations.....	9
<b>5</b>	<b>MUSIC NOISE.....</b>	<b>10</b>
5.1	Background Information.....	10
5.1.1	Music Noise Compliance Indoors.....	10
5.1.2	What Needs to be Done.....	11
5.2	Mandatory Requirements.....	11
5.3	Other Potentially Useful Standards and Guidelines.....	11
5.4	SLR Recommendations.....	12
<b>6</b>	<b>PATRON NOISE – NEW OUTDOOR PATRON AREAS.....</b>	<b>13</b>
6.1	Background.....	13
6.1.1	Noise Targets.....	13
6.1.2	Predicting Patron Noise Levels.....	14
6.2	Mandatory Requirements.....	14
6.3	Other Potentially Useful Standards and Guidelines.....	14

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: Noise Discussion Paper March 2022\_Track changes.DOCX  
March 2022

## CONTENTS

6.4	SLR Recommendations .....	14
7	<b>PATRON NOISE – NEW RESIDENTIAL DEVELOPMENT NEAR EXISTING OUTDOOR PATRON AREAS .....</b>	<b>15</b>
7.1	Background .....	15
7.1.1	Noise Targets .....	15
7.1.2	Predicting Patron Noise Levels .....	15
7.2	Mandatory Requirements .....	15
7.3	Other Potentially Useful Standards and Guidelines .....	16
7.4	SLR Recommendations .....	16
8	<b>NOISE FROM APARTMENT DEVELOPMENTS TO EXISTING DWELINGS .....</b>	<b>17</b>
8.1	Noise Protocol, Part I Assessable Noise .....	17
8.2	Sleep Disturbance .....	17
8.3	Apartment Common Areas .....	17
9	<b>NOISE FROM APARTMENT COMMON AREAS TO APARTMENTS WITHIN THE DEVELOPMENT .....</b>	<b>18</b>
9.1	Communal outdoor areas, including decks, outdoor pools, gardens, carpark entrance etc. ....	18
9.2	Communal enclosed areas, including cinemas, gyms, indoor pools etc. ....	18
9.3	Noise transfer between apartments via lightwells. ....	18
9.4	Carpark entrance gates and car stackers. ....	19
10	AAAC Guideline for Acoustical Star Ratings for Apartments and Townhouses .....	20
10.1	External noise intrusion .....	20
10.2	Internal Noise Intrusion .....	20
10	<b>BIBLIOGRAPHY .....</b>	<b>22</b>
1	<b>INTRODUCTION .....</b>	<b>6</b>
1	<b>ROAD TRAFFIC NOISE .....</b>	<b>1</b>
1.1	Background Information .....	1
1.2	Mandatory Requirements .....	1
1.3	Other Potentially Useful Standards and Guidelines .....	1
1.4	SLR Recommendations .....	2
2	<b>RAIL NOISE .....</b>	<b>3</b>
2.1	Background Information .....	3
2.2	Mandatory Requirements .....	4
2.3	Other Potentially Useful Standards and Guidelines .....	4

Formatted: Default Paragraph Font, Font: Bold, All caps

Formatted: Default Paragraph Font, Font: Bold, All caps

Formatted: Default Paragraph Font

Formatted: Default Paragraph Font

Formatted: Default Paragraph Font

Formatted: Default Paragraph Font

Formatted: Default Paragraph Font, Font: Bold, All caps

Formatted: Default Paragraph Font

Formatted: Default Paragraph Font

Formatted: Default Paragraph Font

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: Noise Discussion Paper March 2022\_Track changes.DOCX  
March 2022

## CONTENTS

2.4	SLR Recommendations	4	Formatted: Default Paragraph Font
3	<b>RAIL VIBRATION – TRAINS AND TRAMS</b>	5	Formatted: Default Paragraph Font, Font: Bold, All caps
3.1	Background Information	5	Formatted: Default Paragraph Font
3.2	Other Potentially Useful Standards and Guidelines	5	Formatted: Default Paragraph Font
3.3	SLR Summary and Recommendations	6	Formatted: Default Paragraph Font
4	<b>COMMERCIAL AND INDUSTRIAL PLANT AND EQUIPMENT NOISE</b>	8	Formatted: Default Paragraph Font, Font: Bold, All caps
4.1	Background Information	8	Formatted: Default Paragraph Font
4.2	Mandatory Requirements	8	Formatted: Default Paragraph Font
4.3	Other Potentially Useful Standards and Guidelines	9	Formatted: Default Paragraph Font
4.4	SLR Recommendations	9	Formatted: Default Paragraph Font
5	<b>MUSIC NOISE</b>	10	Formatted: Default Paragraph Font, Font: Bold, All caps
5.1	Background Information	10	Formatted: Default Paragraph Font
5.1.1	Music Noise Compliance Indoors	10	Formatted: Default Paragraph Font
5.1.2	What Needs to be Done	11	Formatted: Default Paragraph Font
5.2	Mandatory Requirements	11	Formatted: Default Paragraph Font
5.3	Other Potentially Useful Standards and Guidelines	11	Formatted: Default Paragraph Font
5.4	SLR Recommendations	12	Formatted: Default Paragraph Font
6	<b>PATRON NOISE – NEW OUTDOOR PATRON AREAS</b>	13	Formatted: Default Paragraph Font, Font: Bold, All caps
6.1	Background	13	Formatted: Default Paragraph Font
6.1.1	Noise Targets	13	Formatted: Default Paragraph Font
6.1.2	Predicting Patron Noise Levels	14	Formatted: Default Paragraph Font
6.2	Mandatory Requirements	14	Formatted: Default Paragraph Font
6.3	Other Potentially Useful Standards and Guidelines	14	Formatted: Default Paragraph Font
6.4	SLR Recommendations	14	Formatted: Default Paragraph Font
7	<b>PATRON NOISE – NEW RESIDENTIAL DEVELOPMENT NEAR EXISTING OUTDOOR PATRON AREAS</b>	15	Formatted: Default Paragraph Font, Font: Bold, All caps
7.1	Background	15	Formatted: Default Paragraph Font
7.1.1	Noise Targets	15	Formatted: Default Paragraph Font
7.1.2	Predicting Patron Noise Levels	15	Formatted: Default Paragraph Font
7.2	Mandatory Requirements	15	Formatted: Default Paragraph Font
7.3	Other Potentially Useful Standards and Guidelines	16	Formatted: Default Paragraph Font
7.4	SLR Recommendations	16	Formatted: Default Paragraph Font
8	<b>NOISE FROM APARTMENT DEVELOPMENTS TO EXISTING DWELLINGS</b>	17	Formatted: Default Paragraph Font, Font: Bold, All caps
8.1	Noise Protocol, Part I Assessable Noise	17	Formatted: Default Paragraph Font

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: Noise Discussion Paper March 2022\_Track changes.DOCX  
March 2022

## CONTENTS

8.2	Sleep Disturbance	17	Formatted: Default Paragraph Font
8.3	Apartment Common Areas	17	Formatted: Default Paragraph Font
9	<b>NOISE FROM APARTMENT COMMON AREAS TO APARTMENTS WITHIN THE DEVELOPMENT</b>	18	Formatted: Default Paragraph Font, Font: Bold, All caps
9.1	Communal outdoor areas, including decks, outdoor pools, gardens, carpark entrance etc.	18	Formatted: Default Paragraph Font
9.2	Communal enclosed areas, including cinemas, gyms, indoor pools etc.	18	Formatted: Default Paragraph Font
9.3	Noise transfer between apartments via lightwells	18	Formatted: Default Paragraph Font
9.4	Carpark entrance gates and car stackers	19	Formatted: Default Paragraph Font
10	AAAC Guideline for Acoustical Star Ratings for Apartments and Townhouses	20	Formatted: Default Paragraph Font
10.1	External noise intrusion	20	Formatted: Default Paragraph Font
10.2	Internal Noise Intrusion	20	Formatted: Default Paragraph Font
10	<b>BIBLIOGRAPHY</b>	22	Formatted: Default Paragraph Font, Font: Bold, All caps

## DOCUMENT REFERENCES

### TABLES

Table 1	External Noise Intrusion Design Levels (AAAC Star Rating Guide), Lmax levels	20	
Table 2	External Noise Intrusion Design Levels (AAAC Star Rating Guide), Leq day and night levels	20	
Table 3	Internal Noise Intrusion Design Targets (AAAC Star Rating Guide), Lmax day and night levels	20	
Table 4	Internal Noise Intrusion Design Targets (AAAC Star Rating Guide), Leq day and night levels	21	
Table 1	External Noise Intrusion Design Levels (AAAC Star Rating Guide), Lmax levels	20	Formatted: Default Paragraph Font
Table 2	External Noise Intrusion Design Levels (AAAC Star Rating Guide), Leq day and night levels	20	Formatted: Default Paragraph Font
Table 3	Internal Noise Intrusion Design Targets (AAAC Star Rating Guide), Lmax day and night levels	20	Formatted: Default Paragraph Font
Table 4	Internal Noise Intrusion Design Targets (AAAC Star Rating Guide), Leq day and night levels	21	Formatted: Default Paragraph Font

### FIGURES

Figure 1	NSW Interim Guideline Rail Vibration Assessment Zones	5	
Figure 1	NSW Interim Guideline Rail Vibration Assessment Zones	5	Formatted: Default Paragraph Font

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

### 1 Introduction

This report provides a technical discussion and summary of previously provided advice to City of Yarra on planning related noise and vibration issues and forms the basis of the *Guidelines – managing noise impacts in urban development, Guidance for planning permit and related decisions under the Yarra Planning Scheme 2021*.



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

## 1 Road Traffic Noise

### 1.1 Background Information

Road traffic is a significant and major source of noise impact to dwellings on 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. Planning Practice Note PPN83 Assessing external noise impacts for apartments provides further guidance to these Clauses.](#) ~~The issue has been acknowledged and addressed in new Better Apartments Design Standards, 2016.~~ The document provides provisions nominate decibel targets for day and night average road traffic noise levels, and applies to apartment developments on roads carrying more than 40,000 vehicles, or within 300 m from a freeway. The design targets are 40 dBA Leq,16h for all habitable rooms and 35 dBA Leq,8h for bedrooms.

It is of note that the time classifications used in *Better Apartments* document place the 6 am to 7 am period in the 'day' rather than the 'night' category. This classification is not consistent with those we have been applying to City of Yarra projects, and is not consistent with the classifications usually used in Victoria (e.g., [the Vic EPA 'Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues'](#) (Publication 1826) and the Vic EPA 'Noise control guidelines' [SEPP N-1 and the Vic EPA Noise Control Guidelines](#) (Publication 1254)).

In our opinion the *Better Apartments* document should be modified as follows:

- the 6 am to 7 am period should be included in the 'night' period rather than the 'day' period;
  - application of the targets should be extended to all developments affected by road traffic noise (not just those near freeways or on roads carrying more than 40,000 vehicles), and
  - the targets should be applied to all residential developments, not just apartments.

### 1.2 Mandatory Requirements

The Victorian Planning Provisions were amended in March 2017 with Clause 58, Apartment Developments, objectives and Standard D16 which adopted the *Better Apartments Design Standards*. This introduced the design targets of 40 dBA Leq,16h for living rooms and 35 dBA Leq,8h for bedrooms in developments within 300 m of a freeway on roads carrying more than 40,000 vehicles.

### 1.3 Other Potentially Useful 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 traditionally been called up in planning permits to address road traffic noise impacts. However the provision in the Standard of a decibel range instead of a specific design target has led to uncertainty with regard to actual design targets (most consultants design to the upper end of the range). Furthermore the assessment methodology is not defined (it is unclear whether traffic noise should be quantified as an average or worst case level, e.g. the loudest hour of traffic noise). In our reviews of acoustic reports for the City of Yarra, and in our own planning noise assessments, we have interpreted the AS/NZS2107 design levels to be as follows: the day and night average noise levels are assessed to the lower end of the AS/NZS2107 range (35 dBA bedrooms and 40 dBA living rooms), and the loudest hour of road traffic noise during the day and night periods are assessed to the upper end of the AS/NZS2107 range (40 dBA bedrooms and 45 dBA living rooms).

[8269117: 32230927\_1]

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

The NSW *Road Noise Policy*, 2011 provides internal targets for road traffic noise of 35 dBA in bedrooms at night and 40 dBA in all habitable rooms during the day period (NSW Road Noise Policy, 2011, C10). These targets are elaborated in the NSW guideline document *Development Near Rail Corridors and Busy Roads - Interim Guideline*, 2008. The NSW targets are generally consistent with the *Better Apartments Design Standards* (with the exception that the 6 am to 7 am period is classified as 'night' in the NSW Road Noise Policy – as per our preference and consistent with the time intervals used in the assessment of commercial noise SEPPs).

*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 guidelines documents for road and rail noise.

#### 1.4 SLR Recommendations

Our office recommends designing to the following levels for road traffic noise:

- 40 dBA Leq, 16h (6 am to 10 pm) to all habitable rooms and 35 dBA Leq, 8h (10 pm 6 am) in bedrooms, and
- Loudest hour of road traffic noise is 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 following morning. The basis for the loudest hour targets 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 Better Apartment Design Standards.
- These targets-recommended maximum design noise levels should apply to all residential development where there is a reasonable expectation that traffic noise may impact the land (i.e. not just those formally triggered by Clause 58 of the planning scheme).

Reporting should generally be in accordance with NSW guideline document *Development Near Rail Corridors and Busy Roads - Interim Guideline* Appendix D – Acoustic Consultant Reports, Methodology for Testing and Compliance Reporting.

**Commented [YCC2]:** Reason for change: consequential change as a result of recommendation 7(b) and 35(c) to ensure consistency with changes made to the Noise Guidelines.

**Commented [YCC3]:** Reason for change: consequential change as a result of recommendation 7(b) and 35(c) to ensure consistency with changes made to the Noise Guidelines.

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

## 2 Rail Noise

### 2.1 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. However if the threshold levels are not exceeded, rail noise impacts may still need to be considered as a 'secondary matter'. In the context of a proposed residential development, we understand this to mean that the issue of rail noise should be dealt with by the individual developer and local government.

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 ~~(and associated Planning Practice Note PPN83)~~ 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. The design targets to be met are the same as those for road traffic noise: 40 dBA Leq,16h and 35 dBA Leq,8h.

Prior to the release of the Apartment Developments, Standard D16, a common approach has been to assess rail noise to L<sub>max</sub> targets of 60 dBA in living rooms and either 50 or 55 dBA L<sub>max</sub> 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 (20162017)
- 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 for rail noise, in the Apartment Developments Standard D16 provides a clear standard. There is, however, benefit in also incorporating L<sub>max</sub> ~~targets-criteria~~ for rail noise for the following reasons:

- Leq is primarily a noise descriptor used to quantify steady or quasi-steady state noise. So 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 / regular as traffic noise. While there are no trains passing by, the occupant experiences little or no noise, yet while the train passes, there is a short term high noise event which can only be quantified via an L<sub>max</sub> descriptor; to clarify, the L<sub>max</sub> is the actual highest level that someone experiences as the train goes past. In contrast, the long term Leq's are not easily related to the actual objective experience of an occupant when the train passes by.
- L<sub>max</sub> levels are often used to address sleep disturbance ~~targets~~.

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

- On suburban rail corridors where there may only be one line in each direction, relatively infrequent trains and no trains during some of the night period, the  $L_{max}$  ~~targets~~ criteria become more important and are likely to drive the assessment. If these targets are not in place it is possible for the  $L_{eq}$  targets to be met, and rail noise to exceed sleep disturbance  $L_{max}$  targets by appreciable amounts.
- Very short term noise events, such as train horns, are not well quantified using long term  $L_{eq}$  ~~targets~~ criteria.

It may be of consideration that in the City of Yarra, where all rail lines carry significant numbers of trains, it is less likely that the assessment will be driven by the  $L_{max}$  ~~targets~~ criteria.

## 2.2 Mandatory Requirements

Clause 58, Apartment Developments, objectives and Standard D16 has been incorporated into the planning scheme.

## 2.3 Other Potentially Useful Standards and Guidelines

The NSW guideline document *Development Near Rail Corridors and Busy Roads - Interim Guideline*, 2008 provides average day and night targets for road and rail noise that are similar to the levels included in Apartment Developments, Standard D16.

## 2.4 SLR Recommendations

Our office recommends designing to the following levels for road traffic noise:

- Clause 58, Apartment Developments, Standard D16 - 40 dBA  $L_{eq,16h}$  (6 am to 10 pm) in habitable rooms and 35 dBA  $L_{eq,8h}$  (10 pm to 6 am) in bedrooms, and
- Train and Tram generated  $L_{max}$  levels, including horn noise, should not exceed 60 dBA  $L_{max}$  in living rooms or 55 dBA  $L_{max}$  in bedrooms.  $L_{max}$  levels to be achieved for 95% of train pass-by events (a minimum of 20 trains to be measured).

Reporting should generally be in accordance with NSW guideline document *Development Near Rail Corridors and Busy Roads - Interim Guideline* Appendix D – Acoustic consultant Reports, Methodology for Testing and Compliance Reporting.

**Commented [YCC4]:** Reason for change: consequential change as a result of recommendation 7 (b) and 35(c) to ensure consistency with changes made to the Noise Guidelines.

**Commented [YCC5]:** Reason for change: consequential change as a result of recommendation 7 (b) and 35(c) to ensure consistency with changes made to the Noise Guidelines.

**Commented [YCC6]:** Reason for change: consequential change as a result of recommendation 7 (b) and 35(c) to ensure consistency with changes made to the Noise Guidelines.

### 3 Rail Vibration – Trains and Trams

#### 3.1 Background Information

In Victoria, there are no guidelines, standards or policies that address transportation vibration impacts.

The only time that vibration assessments are typically undertaken is when a local council perceives there may be a vibration issue and calls up a vibration assessment in a permit condition, or larger scale projects where a Planning Panel or VCAT may require consideration of the issue.

The lack of guidelines and policy leads to enormous variability and inconsistency in addressing vibration in Victoria.

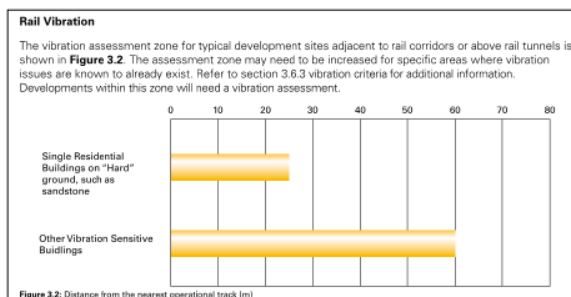
#### 3.2 Other Potentially Useful Standards and Guidelines

NSW has significantly more noise and vibration related planning guidance documents than Victoria does.

Their main planning guideline document relating to new developments is the *Development Near Rail Corridors and Busy Roads – Interim Guideline* (Department of Planning, State Government of NSW, 2008) and provides some guidance on vibration assessment methodology, including a basic preliminary screening process.

Section 3.5.1 of the NSW Interim Guideline provides a basic buffer distance within which a rail vibration assessment should be undertaken, and is reproduced below:

Figure 1 NSW Interim Guideline Rail Vibration Assessment Zones



So from the above any multi-level development within 60 m of a railway line will require a vibration assessment. This is a particularly large assessment zone. It should be noted that this relates to railway lines, not trams (which we discuss further below).

The NSW Interim Guideline does not provide the technical requirements of the assessment; it instead refers to another NSW Technical Guideline; *Assessing Vibration: a technical guideline* (DECC 2006).

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

The Technical Guideline includes all necessary details of the testing / or prediction of vibration and also provides the assessment targets. The assessment methodology and targets are based on British Standard BS6472 which uses the 'Vibration Dose Value' measurement (VDV) for intermittent vibration assessment.

The VDV is a long term averaged 'dose' based parameter (a little like a long term Leq), and is a relatively new measurement parameter. The equipment used to measure VDV is more advanced than traditional vibration measuring equipment, however, is readily available and most of the larger acoustical consulting firms have the necessary equipment.

The VDV is assessed for the day (16 h) and night (9 hour) with different criteria applicable for each period and for different uses. The following excerpt from the NSW Technical Guideline shows the criteria:

**Table 2.4 Acceptable vibration dose values for intermittent vibration ( $\text{m/s}^{1.75}$ )**

Location	Daytime <sup>1</sup>		Night-time <sup>1</sup>	
	Preferred value	Maximum value	Preferred value	Maximum value
Critical areas <sup>2</sup>	0.10	0.20	0.10	0.20
Residences	0.20	0.40	0.13	0.26
Offices, schools, educational institutions and places of worship	0.40	0.80	0.40	0.80
Workshops	0.80	1.60	0.80	1.60

<sup>1</sup> Daytime is 7.00 am to 10.00 pm and night-time is 10.00 pm to 7.00 am.  
<sup>2</sup> Examples include hospital operating theatres and precision laboratories where sensitive operations are occurring. These criteria are only indicative, and there may be a need to assess intermittent values against the continuous or impulsive criteria for critical areas.  
 Source: BS 6472-1992

It is normally necessary to monitor for at least a 24 hour period to obtain the VDV value (although it is possible to estimate using shorter measurements). There are also some further complicated calculations necessary when the vibration transmits to the upper floors of a building.

One of the most significant issues relating to the assessment is what to do if the criteria are exceeded. There are really only two options – do not build the building in that location, or design in complicated building vibration isolation into the footings. Both are of major concern to any application / developer.

#### Trams

There is a large gap in knowledge and information on tram vibration impacts, primarily because it has not been considered historically in any assessments.

We have minimal reference data upon which to draw indicative buffer distance triggers, however, from our experience in CoV, it is clear that trams operate in very close proximity to existing and proposed residential / office buildings. In addition, there are many additional variables such as track condition, joint locations in the track, and the speed of pass-bys, that would affect the vibration level in the building.

### 3.3 SLR Summary and Recommendations

Rail and tram vibration presents one of the most difficult challenges in relation to planning assessments.

There are no Victorian policy or guideline documents, and no precedent for assessing vibration (with many historical and new developments constructed in close proximity to rail with no formal assessment undertaken).

**Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document**

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

The further complicating issue is that if vibration impacts are found to exceed the British Standard BS 6472 criteria at a particular building, it has drastic implications; either further setback is required, or the building is required to be designed with vibration isolation within the footings – potentially making the development financially not-viable.

Overall, due to the lack of formal guidance in any Victorian policy or guideline and the large extent of variables that can affect a vibration assessment, it is ~~considered that this issues is not specifically addressed at this point in time~~ not considered appropriate for these issues to be addressed in the Yarra Planning Scheme at this time.



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

#### 4 ~~SEPP N-1 Assessable Commercial Noise~~ Commercial and Industrial Plant and Equipment Noise

Commercial and industrial noise assessable to ~~the Victorian EPA Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, Part 1: Commercial, industrial and trade premises (Noise Protocol), Part 1)~~ ~~SEPP N-1~~ is considered in the following section.

##### 4.1 Background Information

This is a critical 'tier one' planning issue from our perspective. 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 occupants is addressed.

The main issue with ~~SEPP N-1 assessable commercial and industrial~~ industrial noise pertains to whether or not the noise should be assessed at the façade of the proposed residential development, or within the residence with windows and doors closed. The latter approach is not strictly in accordance with the ~~SEPP Noise Protocol~~ Noise Protocol, which requires noise to be assessed externally unless noise enters the dwelling via a non-openable section of the façade (solid wall, fixed window etc.).

Whereas ~~SEPP N-1~~ the Noise Protocol 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.

Our approach has been largely consistent with the City of Yarra's, however we have encouraged the following exceptions / modifications:

- Where commercial noise is to be assessed internally, we recommend that the targets are equal to the lower of:
  - The effective ~~SEPP N-1~~ Noise Protocol internal noise limit, taking into consideration any relevant corrections for noise character (corrections for character are required under ~~SEPP N-1~~ the Noise Protocol), and
  - The lower end of the original AS/NZS2107:2000 ranges, which was 35 dBA in living rooms and 30 dBA in bedrooms. However, in the 2016 release of AS/NZS2107, the lower end of the allowable ranges for apartments near major roads has increased to 35 dBA in all rooms

##### 4.2 Mandatory Requirements

Compliance with ~~SEPP N-1~~ is ~~mandated~~ the Noise Protocol is required, ~~atory~~; however strictly speaking the onus of compliance is on the business, rather than the developer.

~~The Better Apartments Design Standards~~ - Clause 58, Apartment Developments, Standard D16 (and associated Planning Practice Note PPN83) also ~~potentially also~~ applies to commercial noise however the targets provided in this document are generally likely to be less stringent than ~~SEPP N-1~~ the Noise Protocol indoor limits.

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

### 4.3 Other Potentially Useful Standards and Guidelines

The Association of Australian Acoustical Consultants (AAAC) *Guideline for Acoustical Star Ratings for Apartments and Townhouses* provides indoor design targets for commercial noise. Assuming 'three star' (i.e. average) apartments the targets would be:

- Bedrooms: 35 dBA Leq and 50 dBA Lmax
- Living rooms: 40 dBA Leq and 55 dBA Lmax

### 4.4 SLR Recommendations

All residential developments should be designed to ensure that existing commercial uses formally comply with [SEPP-N-1the 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 the commercial operator, an internal assessment may be considered. The following internal targets for commercial / industrial noise (windows closed) are to be met if noise is assessed internally:

- [Noise Protocol, Part ISEPP-N-1](#) indoor limits, being the outdoor limits less [15-20](#) dB, and
- Not more than 30 dBA Leq in bedrooms and 35 dBA Leq in living rooms, and
- Not more than 45 dBA Lmax in bedrooms 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-1Noise 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-1the Noise Protocol, Part I](#) procedure.

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-1the Noise Protocol](#).

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

## 5 Music Noise

The following 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 straightforward one, and need 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 Background Information

This is a critical 'tier one' planning issue for acoustics, with existing music venues being at risk of [ing of 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 [VC183 28/09/2020 Clause 53.06 Live Music and Entertainment Venues \(previously VC120 4 September 2014 Clause 52.43\) – Live Music and Entertainment Noise](#). [Planning Practice Note PPN81 Live Music and Entertainment Noise](#) provides further technical guidance on the planning scheme clause.

Formatted: Font: Italic

Formatted: Font: Not Italic

The [amendment clause](#) 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 (i.e. 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 the following

- Clause [52.4353.06](#) applies to live music venues only. Many existing music venues are not live music venues, and these are explicitly excluded from consideration under Clause [52.4353.06](#).
- Clause [52.4353.06](#) only applies to venues within 50 m from a proposed residential development.

The amendment requires new dwellings at which a [SEPP-N-2 music noise](#) 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 in doors has not, in our opinion, been thought through. A brief outline of the issues is provided below.

#### 5.1.1 [SEPP-N-2 Music Noise - Compliance Indoors](#)

[SEPP-N-2](#) compliance [with the Noise Protocol, Part II](#) is achieved by either designing for a 'background + margin' target (as defined in the Policy), or the [SEPP-N-2](#) 'base noise limits'. The issues are that the 'background + margin' target can rarely be reached when a dwelling's façade is upgraded – the same upgrades that control music noise ingress also work to reduce the ambient noise and effectively lower the noise targets.

By contrast, the 'base noise limits' are fixed targets. However 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 generally exceeds the base noise limits the most (i.e. in the 63 Hz and 125 Hz octave bands).

The planning practice note provides options for upgrading a noise sensitive dwelling on page 3 of the May 2016 revision, however the options are inadequate in the context of controlling significant levels of bass music noise.

In practice, to achieve compliance [with SEPP-N-2](#) indoors when music levels are 10 dB or more above the [SEPP-N-2](#) external limit, the following [approaches would be necessary methods or combinations of them can be required](#):

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

- 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 wintergardens to all balconies and windows – this is effectively 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.

As the SEPP currently stands we expect consultants to adopt one or more of the above approaches to ensure that music within an apartment does not exceed SEPP N-2 limits.

### 5.1.2 What Needs to be Done

In our opinion there is still a lot of work to do before Clause 52.4353.06 is workable.

#### Review of SEPP N-2 indoor limits

- Are the base noise limits appropriate for all environments? It may be reasonable to apply higher limits in an inner urban environment and particularly in one that is acknowledged as an entertainment district or on a very busy road.

#### And specifically with regard to noise making:

- What level of noise masking is acceptable? The masking should not cause occupants discomfort (ideally it should not even be noticed).
- What level of music is acceptable above the noise masking? i.e. should the masking be equal in level to the music, or should the masking be treated as the background noise level, and higher levels of music allowed in accordance with the SEPP N-2 'background +' targets.
- Could 'user controlled' masking systems be used? As the SEPP N-2 legislation currently stands, masking would need to be continuous and centrally controlled if it is part of a solution to ensure compliance with the SEPP Clause 53.06 allows user control of the acoustic environment by permitting noise limits to be met in dwellings with openable windows closed. It could be argued that the same use control could be extended to noise masking.

The above questions cannot be simply answered, and should ideally be explored in the context of a wider review of SEPP N-2.

### 5.2 Mandatory Requirements

Compliance with SEPP N-2 the Noise Protocol, Part II is mandatory, however strictly speaking the onus of compliance is on the venue rather than the developer.

Compliance with Clause 52.4353.06 is also mandatory, but only for developments within 50 m of a live music venue.

### 5.3 Other Potentially Useful Standards and Guidelines

Acoustic rating curves (NR, RC or NC) are provided in acoustic literature for quantifying noise intrusion. The curves define acceptable levels of noise in octave measurement bands, not dissimilar to the SEPP N-2 Noise Protocol octave band night noise limits.

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

From recent experience on projects incorporating masking for music noise, use of 'Noise Criteria' or NC curves is considered the most appropriate for domestic use.

#### 5.4 SLR Recommendations

Until such time that the SEPP is reviewed and updated, ~~We~~ we recommend that formal compliance with SEPP N-2 the Noise Protocol, Part II noise limits is demonstrated, using any of the methods described in Section 5.1.1 of this review. Effectively this means achieving:

- ~~SEPP N-2 b~~ Base noise limits within apartment habitable rooms with doors and windows closed, OR
- ~~SEPP N-2~~ The Noise Protocol '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  $L_{eq}$  of the masking to no greater than NC20  $L_{90}$  + 5 dB.
- Where noise masking is used to achieve compliance:
  - The masking system should 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 should 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 should not be relied on as the sole measure to address music noise exceedances. If implemented on a project, it should be used in conjunction with other reasonable and practical façade upgrades.
- These indoor targets for music noise should be applied to all existing sources of music, not just live music.
- The requirements should be met at apartments dwellings where any significant music noise impacts are identified, not just due to venues within 50 m of the proposed residential use.

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

## 6 Patron Noise – New Outdoor Patron Areas

### 6.1 Background

~~SEPP-N-1~~ and ~~SEPP-N-2~~ ~~The Noise Protocol Parts I and II~~ specifically exclude patron noise, but with the significant increase in outdoor patron area applications, there have been major noise issues associated with this source.

While there are still no mandatory 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.

#### 6.1.1 Noise Targets

As part of any planning application for an outdoor patron area we expect an assessment of patron noise to 'Leq' and L<sub>max</sub> targets. 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 L<sub>max</sub> targets 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~~ ~~The Noise Protocol, Part I~~ – while the ~~SEPP-N-1~~ ~~policy~~ ~~Noise Protocol~~ does not strictly apply to patron noise, ~~the policy~~ ~~it can~~ nevertheless provides a useful assessment methodology and we find it valuable for quantifying 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 we have found that the day and evening limits can be impractically low.
- Sleep disturbance targets of 55 dBA L<sub>max</sub> in bedrooms with windows open (usually assessed as 65 dBA L<sub>max</sub> externally, outside openable windows).
- Marshall Day in-house targets for patron noise. MDA have developed patron noise targets based on background noise levels plus a variable margin, being:
  - Background + 10 dB during the day and evening period (including weekends)
  - Background + 5 dB at night (after 10 pm)

The MDA approach is generally supported however the following is noted:

- The evening noise target 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 will be exceeded represent a risk of nuisance rather than grounds for stopping a project from going 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.

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

### 6.1.2 Predicting Patron Noise Levels

Unless the application 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.
- 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 can be appropriate to use a 3D computer noise modelling program to predict noise to receiver locations.

There is enormous variability in how acoustical consultants predict patron noise and we have been particularly disturbed by the recent use of patron sound power data derived from restaurants and non-drinking venues to beer garden environments. Most patron noise assessment we review are delayed during the review process due to differences in opinion with regard to the amount of noise produced in outdoor patron areas.

### 6.2 Mandatory Requirements

There are no mandatory requirements for patron noise.

### 6.3 Other Potentially Useful Standards and Guidelines

None.

### 6.4 SLR Recommendations

Regarding noise limits, or targets for patron noise, we support the following:

- ~~SEPP-N-1~~Noise Protocol, Part I
- OR
- ~~MDA Background~~ based assessment approach of:
  - 'night' targets (background + 5 dB)
  - 'evening' and 'day' targets (background + 10 dB) where they can be demonstrated to be reasonable, and where they align with the ~~SEPP-N-1~~Noise Protocol definition of evening (that is including ~~Saturday afternoon and all day~~ Sunday daytimes).
  - 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 of 55 dBA Lmax in bedrooms with windows open (65 dBA Lmax externally, outside openable windows).



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

## 7 Patron Noise – New Residential Development Near Existing Outdoor Patron Areas

### 7.1 Background

The issue of existing noise from outdoor patrons areas to new developments should be assessed in any planning application to protect future residents from noise. Due to the fact that there are no mandatory requirements for patron noise, we are generally comfortable with the developer designing to meet appropriate patron noise targets indoors with windows closed. Some consideration should also be given to patron noise to balconies.

#### 7.1.1 Noise Targets

Our approach to date has been to require patron noise to be designed to meet the 'satisfactory' levels provided in AS/NZS2107:2000. These were 35 dBA in living rooms and 30 dBA in bedrooms near major roads. The recently reissued version of the Standard proposes higher minimum noise levels in bedrooms (35 dBA). In our opinion these are not appropriate for voice noise and we recommend adoption of the 30 dBA target in bedrooms which also aligns with the WHO recommendations for sleep disturbance during the night (WHO 1996). Patron noise is a very distinctive, potentially annoying and variable noise source. Patron noise levels equal to 35 dBA Leq will include frequent levels of over 40 dBA Lmax, which we believe are unacceptable in sleeping areas.

With regard to acceptable patron noise levels to balconies, this is a complicated issue given that:

- By adopting indoor targets we are effectively accepting high levels of noise externally, and in many cases these will occur on balconies
- It can be difficult to avoid having balconies overlooking the noise source (many apartment developments only have one external façade).
- Unavoidably high levels of noise on balconies can occur in the context of road traffic noise.
- Patron noise levels on balconies above 60-65 dBA Leq would, in our opinion make the outdoor space unusable for most 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 (small reduction in noise level to seated position on balcony).

#### 7.1.2 Predicting Patron Noise Levels

Patron noise from existing venues should ideally be measured at a location representative of 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, however, still take into consideration the actual patron noise levels at the venue during worst case operating conditions. This may involve monitoring noise over a busy weekend period, with a logger located above the outdoor patron area. In our opinion it is not appropriate to use theoretical patron noise data to predict patron levels from an existing outdoor area

### 7.2 Mandatory Requirements

None.

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

### 7.3 Other Potentially Useful Standards and Guidelines

The *Better Apartments Design Standards, 2016* provides indoor targets of 40  $L_{Aeq,16h}$  and 35  $L_{Aeq,8h}$ . As indicated above, we believe these are too high for patron noise. The long term averaging component (16h and 8h) is also not relevant. To provide for a reasonable level of amenity we would expect patron noise to meet the nominated targets at all times, not just over a long averaged period.

The [SEPP-N-1 Noise Protocol](#) effective indoor limits (external [SEPP-N-1](#) noise limit less 15-20 dB) can be used as indoor targets for patron noise however there is a risk that the resultant limits will be unreasonably high in some instances.

### 7.4 SLR Recommendations

We recommend that new residential developments exposed to noise from outdoor patron areas be designed to achieve the following [internal](#) targets:

- 35  $L_{Aeq,30mins-15mins}$  in [living rooms/habitable rooms](#)
- 30  $L_{Aeq,30-15 mins}$  in bedrooms [at night](#)
- 45 dBA,  $L_{max}$  in bedrooms at night
- 60-65  $L_{Aeq,30-15 mins}$  to balconies, 1.2 m high [\(We are still considering exact target for this issue\)](#)

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.

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

## 8 Noise from Apartment Developments to Existing Dwellings

### 8.1 ~~SEPP N-1~~ Noise Protocol, Part I Assessable Noise

Communal mechanical plant, car stackers, carpark entrance gates and the like are required to comply with ~~SEPP N-1~~ the Noise Protocol, Part I at existing and proposed dwellings.

In our opinion as much advice as practical should be provided by the consultant at 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 setdowns to accommodate vibration isolation mounts.

Noise from mechanical plant cannot usually 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, we recommend that more guidance be provided for achieving ~~SEPP N-1~~ compliance. 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 ratings for air conditioning condenser units.

### 8.2 Sleep Disturbance

Noise from operation of carpark equipment should also be designed to comply with sleep disturbance targets outside openable windows of nearby dwellings. Noise levels should not be in excess of 65 dBA L<sub>max</sub>.

### 8.3 Apartment Common Areas

There are no mandatory limits for voice noise from apartment common areas such as communal decks, gardens, pools and spas. In our opinion these should be assessed similarly to any other patron noise (see Section 6 of this document).

**Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document**

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

## 9 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. We consider this a 'second tier' planning issue because, theoretically, any issues due to noise within the development can be addressed in the future by the Body Corporate. However, it is preferable to address these items during the planning stage particularly as they can be costly and difficult to rectify post construction.

The following is a summary of the relevant potential impacts. City of Yarra should consider if their planning documents should require assessment of these '2<sup>nd</sup> tier' issues.

### 9.1 Communal outdoor areas, including decks, outdoor pools, gardens, carpark entrance etc.

Facade upgrades should be provided to apartments within the development that are potentially impacted by noise from voice and vehicles in communal outdoor areas. From our perspective moderate glazing upgrades, as opposed to a full patron noise assessment, are appropriate in the context of outdoor communal areas. If, after reasonable upgrades, occupants are still annoyed by voice noise, the Body Corporate should manage impacts through restricted access to the communal facilities.

Appropriate moderate upgrades may include, for example, calling up double glazing comprising 10.38 mm thick laminated glass, 12 mm airgap, 6 mm glass to the most affected windows.

### 9.2 Communal enclosed areas, including cinemas, gyms, indoor pools etc.

The main issue with regard to gyms and pools is vibration and structure-borne noise due to running machines, free weights, and weight machines.

The degree of vibration control appropriate for a development will depend on the size of the gym, the proximity of the closest apartments, and the equipment proposed for use. For small gyms, it may be sufficient to install a 50 mm thick dense rubber matt throughout the gym and to restrict the use of free weights and running machines. For more elaborate gyms a full acoustic floating floor may be required.

### 9.3 Noise transfer between apartments via lightwells

Noise transfer between apartments that share a lightwell should be addressed in the acoustic report as this issue is not covered under the National Construction Code (NCC).

Noise transfer can be a particular problem in instances where the lightwell is enclosed on all sides, as the ambient noise within the lightwell is low, and sound attenuation within the lightwell is minimal. Sound emanating from one apartment (which may have their windows open) will reflect off the walls and windows of the lightwell, potentially causing nuisance to other occupants.

There are two basic scenarios:

- a. Lightwells that contain non-openable windows to habitable rooms, and openable windows to bathrooms / toilets only
- b. Lightwells that have openable window from habitable room.

Noise Discussion Paper March 2022\_Track  
changes.DOCX  
[8269117: 32230927\_1]

Page 18 of 22

SLR

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

**Scenario A** is not a major concern, because, provided reasonable 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  $R_w = 30$  dB (eg. 6 mm thick glass to windows of all habitable rooms onto the lightwell).

**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. We recommend glazing to habitable rooms be rated not less than  $R_w = 38$  dB in this situation (e.g. double glazing comprising 10.38 mm thick laminated glass, 12 mm airgap, 6 mm glass).

The above advice will not be optimum for all situations – very large lightwells or light courts, for example, may be less critical because more sound attenuation will take place between apartments. A lesser upgrade would be reasonable in these areas.

#### 9.4 Carpark entrance gates and car stackers

These items are potential sources of airborne noise, structure-borne noise and vibration.

##### Noise

Carpark entrance gates and carstackers need to comply with [SEPP-N-1the Noise Protocol, Part 1](#) effective indoor limits within apartments and should also be designed to achieve appropriate  $L_{max}$  levels indoors for sleep disturbance and general annoyance.

The [SEPP-N-1Noise 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. In our measurements of car stackers we have found that a 5 dB impulsive correction always applies; a 2 dB correction for tonality is often appropriate and intermittency corrections apply to the day and evening periods.

Regarding sleep disturbance, as a minimum, we recommend that the AAAC internal targets for  $L_{max}$  levels in three star apartments are met with windows closed (40 dBA  $L_{max}$  in living rooms and 35 dBA  $L_{max}$  in bedrooms). Lower noise levels should be targeted by the developer if they classify the apartment as moderately high to high quality.

Controls to apartments potentially affected by noise from the carpark typically include glazing upgrades and / or floor ceiling upgrades (particularly for lightweight/non-masonry floor construction).

##### Structure-borne Sound and Vibration

Car stackers and carpark entrance gates should be vibration isolated to ensure that the noise targets are met in potentially affected apartments.

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

## 10 AAAC Guideline for Acoustical Star Ratings for Apartments and Townhouses

SLR have often advised on the use of the AAAC Acoustic Star Rating design targets because these address many sources of noise in apartments that are not always captured or assessable under existing guidelines, standards and policies.

The AAAC recommended indoor targets for internal and external noise, and for discrete events (quantified using the 'Lmax' acoustical descriptor) and steady state noise are provided in the sections below. We have generally advised targeting for not less than 3 stars in City of Yarra reports. If a development is advertised as moderately high to high quality, a higher star rating should be targeted by the developer.

These targets are a useful fall-back for many sources of noise, however we do not recommend using them for:

- Noise from existing outdoor patron areas - the Guideline would result in targets of 35 dBA Leq in bedrooms and 40 dBA Leq in living rooms, which is too high for patron noise.

### 10.1 External noise intrusion

Examples of external Lmax sources of noise include: individual truck pass-bys, 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

**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

### 10.2 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 (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

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

Internal noise intrusion	2 star	3 Star	4 Star	5 Star	6 Star
Other habitable rooms	55	45	40	35	32

Examples of internal Leq sources of noise include: mechanical plant and equipment serving the building or commercial tenancies and hydraulic noise.

A decibel penalty should be added to the measured noise level where the source is deemed to include annoying characteristics. Penalties are typically equal to +2 dB for just audible characteristics, and +5 dB for clearly audible characteristics

**Table 4 Internal Noise Intrusion Design Targets (AAAC Star Rating Guide), Leq day and night levels**

Internal 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



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

## 10 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*, 2010, Prepared by the Association of Australian Acoustical Consultants (AAAC)

*City of Yarra Planning Scheme: Clause 52.43 – 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

Formatted: Font: Not Italic

*Live Music and Entertainment Noise*, Victorian Government, Department of Environment, Land, Water and Planning (DELWP), Planning Practice Note 81, September 2015

Formatted: Font: Not Italic

[Assessing external noise impacts for apartments](#), Victorian Government, Department of Environment, Land, Water and Planning (DELWP), Planning Practice Note 83, August 2017

[EPA Victoria Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, Publication 1826, \(Noise Protocol\)](#)

[EPA Victoria Environment Protection Regulations 2021](#)

[Yarra Planning Scheme, updated 14/05/2021](#)

[Kilker Pty Ltd v Stonnington CC \[2004\] VCAT 341](#)

[Pomeroy Pacific Pty Ltd v Moreland CC No. 2 \[2011\] VCAT 475,](#)

[Richmond Icon Pty Ltd v Yarra CC \[2011\] VCAT 2175](#)

[Amendment C82 Hobsons Bay Planning Scheme, Planning Panels Victoria 2012](#)

## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

## ASIA PACIFIC OFFICES

## BRISBANE

Level 2, 15 Astor Terrace  
Spring Hill QLD 4000  
Australia  
T: +61 7 3858 4800  
F: +61 7 3858 4801

## CANBERRA

GPO 410  
Canberra ACT 2600  
Australia  
T: +61 2 6287 0800  
F: +61 2 9427 8200

## DARWIN

Unit 5, 21 Parap Road  
Parap NT 0820  
Australia  
T: +61 8 8998 0100  
F: +61 8 9370 0101

## GOLD COAST

Level 2, 194 Varsity Parade  
Varsity Lakes QLD 4227  
Australia  
M: +61 438 763 516

## MACKAY

21 River Street  
Mackay QLD 4740  
Australia  
T: +61 7 3181 3300

## MELBOURNE

Suite 2, 2 Domville Avenue  
Hawthorn VIC 3122  
Australia  
T: +61 3 9249 9400  
F: +61 3 9249 9499

## NEWCASTLE

10 Kings Road  
New Lambton NSW 2305  
Australia  
T: +61 2 4037 3200  
F: +61 2 4037 3201

## PERTH

Ground Floor, 503 Murray Street  
Perth WA 6000  
Australia  
T: +61 8 9422 5900  
F: +61 8 9422 5901

## SYDNEY

2 Lincoln Street  
Lane Cove NSW 2066  
Australia  
T: +61 2 9427 8100  
F: +61 2 9427 8200

## TOWNSVILLE

Level 1, 514 Sturt Street  
Townsville QLD 4810  
Australia  
T: +61 7 4722 8000  
F: +61 7 4722 8001

## TOWNSVILLE SOUTH

12 Cannan Street  
Townsville South QLD 4810  
Australia  
T: +61 7 4772 6500

## WOLLONGONG

Level 1, The Central Building  
UoW Innovation Campus  
North Wollongong NSW 2500  
Australia  
T: +61 404 939 922

## AUCKLAND

68 Beach Road  
Auckland 1010  
New Zealand  
T: +64 27 441 7849

## NELSON

6/A Cambridge Street  
Richmond, Nelson 7020  
New Zealand  
T: +64 274 898 628

[www.slrconsulting.com](http://www.slrconsulting.com)

[8269117: 32230927\_1]

## CITY OF YARRA

### Database of Heritage Significant Areas

April 2022~~July 2021~~

**Commented [YCC1]:** Reason for change: Reason for change: Panel recommendation 34 supported by officers.

Formerly

'Appendix 8 - City of Yarra review of Heritage Overlay Areas, Graeme Butler and Associates (2007)'



## Attachment 7 - Attachment 7 - Guidelines - Managing Noise Impacts - Marked-up document

### City of Yarra - Database of Heritage Significant Areas

The following is an extract from the City of Yarra Heritage Database listing the heritage status of properties within each Heritage Overlay. As requested by the City of Yarra, the table is arranged in heritage overlay number order and then address order within that group. Victorian Heritage Register (VHR) properties have a second listing within Heritage Overlay Areas as recognition of their contribution to each area.

### Data fields in City of Yarra Heritage Database extract

#### Name

Typically as place type only i.e. *Shop and Residence*, if not a house/residence or with no known historical name

#### Address

Street name and number, suburb

#### City of Yarra property number

The current City of Yarra Property number

#### Significance

(From given range as below)

Significance	Definition
Unknown	Insufficient data to allow an assessment from the public domain.
Not Contributory	<del>The place does not contribute to the heritage precinct or building.</del> <u>Not contributory to the identified cultural values of the heritage overlay area as stated in the Statement of Significance.</u>
Contributory	<del>A place or part of a place that contributes to the heritage significance of a precinct. It could include: a building or group of buildings, a landscape, paving and/or parts of a building such as chimneys, verandahs, wall openings and rooflines.</del> <u>Contributory to the identified cultural values of the heritage overlay area as stated in the Statement of Significance.</u>
Individually Significant	<del>The place is a heritage place in its own right. Where an individually significant place is also part of a broader heritage precinct, the individually significant place is also contributory to the broader precinct.</del> <u>A heritage place in its own right. Where an individually significant place is part of a broader heritage precinct, the individually significant place may also be contributory to the broader precinct.</u>
Victorian Heritage Register	<del>On</del> <u>Included in</u> the Victorian Heritage Register (VHR) as aesthetically, <u>archaeologically, architecturally, culturally,</u> historically, scientifically, and/or social significant at the State level. <del>and contributory or complementary to the Heritage Overlay Area.</del>

#### Date range

Estimated primary creation date of typically publicly visible fabric only.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

## YARRA PLANNING SCHEME

**02 MUNICIPAL PLANNING STRATEGY**

---f---  
Proposed C269yara

**02.01 Context**

---f---  
Proposed C269yara

**02-01-1 Location**

Yarra stands on the traditional lands of the Wurundjeri people. Yarra acknowledges their creator spirit Bunjil, their ancestors and their Elders. Yarra acknowledges 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. Yarra comprises of approximately 20 square kilometres and is bound by the Cities of Melbourne to the 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.

**02.01-2 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.

Over 100,000 people live in Yarra, and this will grow by almost 30,000 to 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 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.

**02.01-3 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 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 strengthened so that they remain vibrant and liveable places, capable of serving growing local economies and new and changing communities.

**02.01-4 Natural environment**

Yarra is an 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.

**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

## YARRA PLANNING SCHEME

**02.01-5 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.

Climate change is resulting in the urban environment getting hotter and drier, with more extreme weather events. Inner city areas, such as Yarra are 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 to avoid the catastrophic impacts of global heating. Yarra will need to continue to mitigate greenhouse gas emissions and act locally. To mitigate its contribution to climate change, Council has reached zero net emissions from its operations and is seeking to achieve zero net emissions in our community by 2030. In doing so, Council will contribute to global climate change commitments - as well as national and state targets.

**02.01-6 Built environment and heritage**

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.

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.

The existing scale of development within the municipality is mostly characterised by low to mid-rise buildings, with some taller buildings 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 high-rise apartment buildings set in landscaped grounds.

**02.01-7 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,

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### YARRA PLANNING SCHEME

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.

#### 02.01-8 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 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. 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 Botanic Corporate Park in, Richmond (as shown on the Strategic Framework Plan in clause 02.04). 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 a major source of employment. The education sector is also



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### YARRA PLANNING SCHEME

growing. These two precincts are shown on the Strategic Framework Plan in clause 02.04 and plans in clause 11.03-1L, being:

- St Vincent's public and private hospitals and Australian Catholic University, Fitzroy (health and education).
- Epworth Hospital, Richmond (health).

#### **02.01-9 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; separated bike routes 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.

**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

## YARRA PLANNING SCHEME

**02.02 Vision**

---/---  
Proposed C269yara

The Yarra 2036 Community Vision statement is:

*Yarra is a vibrant, safe and inclusive environment. We celebrate and embrace our diversity and connection to each other and the land. Our community is empowered to work together and support one another with respect and trust.*

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 waterway corridors and 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 be a city proud of its history and prepared for the future.*

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

## YARRA PLANNING SCHEME

**02.03 Strategic directions**

---/---  
Proposed C269yara

**02.03-1 Settlement****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.

These activity centres generally contain highly valued streetscapes and commercial buildings included on the Heritage Overlay and must balance the requirements for growth with the retention of heritage significance.

***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.

**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

## YARRA PLANNING SCHEME

**02.03-2 Environmental and landscape values****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 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 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 that enhance the natural environment.
- 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.

**02.03-3 Environmental risks and amenity****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 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 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;
  - Reduced greenhouse gas emissions;
  - More environmentally sustainable urban form; and
  - Integrated water management.
- Reduce and mitigate the impacts of climate change and flooding events.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

## YARRA PLANNING SCHEME

- Facilitate development that protects and conserves water.

## 02.03-4

**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 - Alplington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne (south of Gough Street).

Conserving and enhancing heritage places 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;
- 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 post-contact;
  - 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;
  - The historic grid of boulevards, streets and laneways;
  - Historic commercial buildings including banks, hotels and post offices; and
  - Historic street and laneway fabric and infrastructure.
- 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-rise neighbourhoods by directing mid-rise buildings to appropriate locations, within major and neighbourhood activity centres, employment areas (as identified in clause 02.01), major regeneration areas (as shown on the Framework Plan in clause 02.04), 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 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

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

## YARRA PLANNING SCHEME

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.

#### 02.03-5 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, 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.

#### 02.03-6 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

## YARRA PLANNING SCHEME

- Preserve and grow Yarra's employment areas (as 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);
  - Economic primacy of Yarra's major employment precincts at Cremorne and the Gipps Street precinct in Collingwood; and
  - Employment land - in the industrial and commercial land shown on the Strategic Framework Plan (Clause 02.04).
- 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 that meets the diversity of business needs
- Ensure sensitive land uses (such as residential uses) are designed and located to minimise the potential conflict with existing surrounding employment uses (including existing retail, commercial, hospitality, 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.

**02.03-7 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 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) 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 to encourage reduced use of private motor vehicles.

**02.03-8 Infrastructure****Social and physical 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.***



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### YARRA PLANNING SCHEME

- 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 post-contact 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.

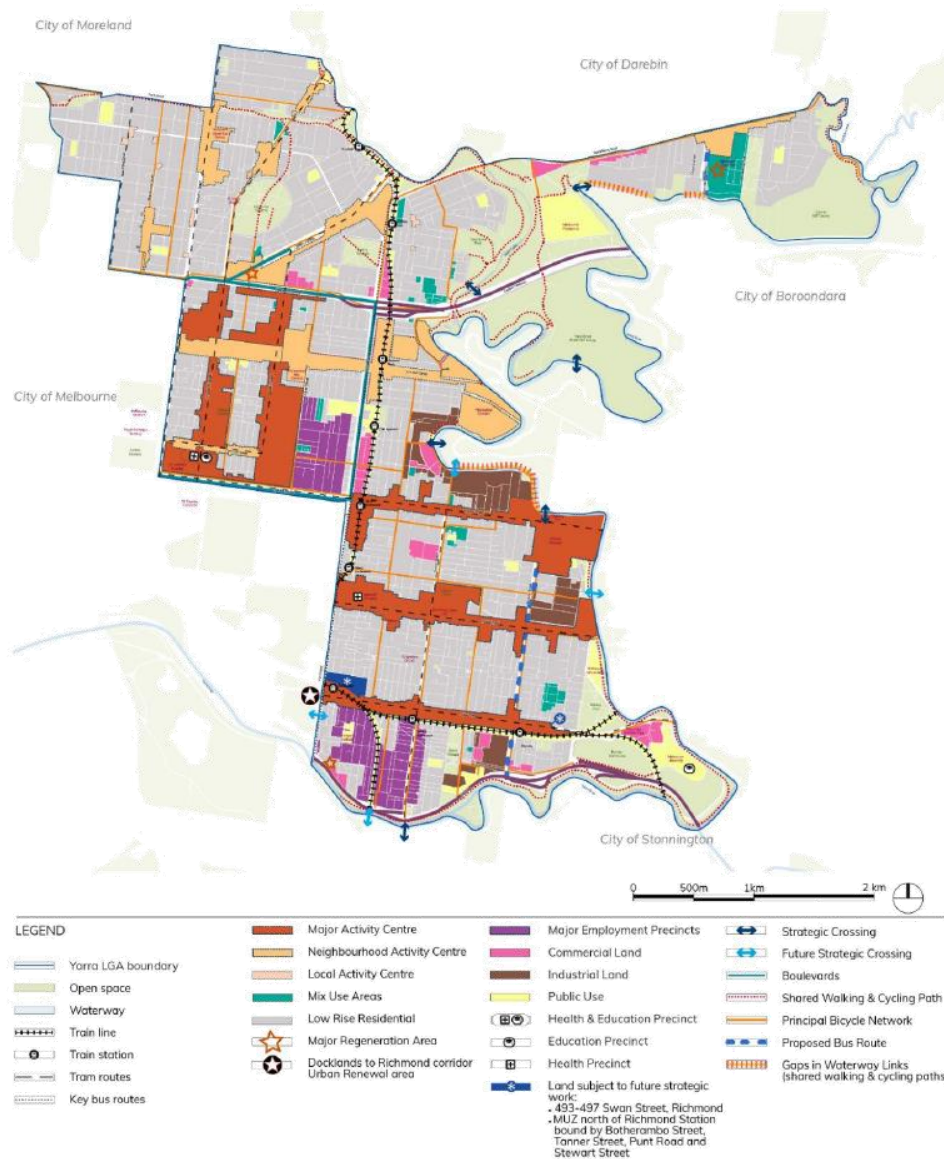
# Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

## YARRA PLANNING SCHEME

### 02.04 Strategic Framework Plan

The Plan contained in Clause 02.04 is to be read in conjunction with the strategic directions in Clause 02.03.

---/---  
Proposed C269yara



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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 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 16.01-1L.

Support high quality mid-rise buildings in major and neighbourhood activity centres where specified in a Design and Development Overlay.

Support development that improves the built form character of activity centres, whilst conserving heritage places, 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.

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-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.

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 above a consistent street wall north of Leicester Street.

Ensure development retains the dominance and integrity of the 'grand' residential buildings south of Gertrude Street.

[8269117: 32144166\_1]

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

Protect primary views to St Patrick's Cathedral and St Luke's Church.

### ***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.

Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

Major and Neighbourhood Activity Centres in Fitzroy / Collingwood Plan



[8269117: 32144166\_1]

## **Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

### ***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.

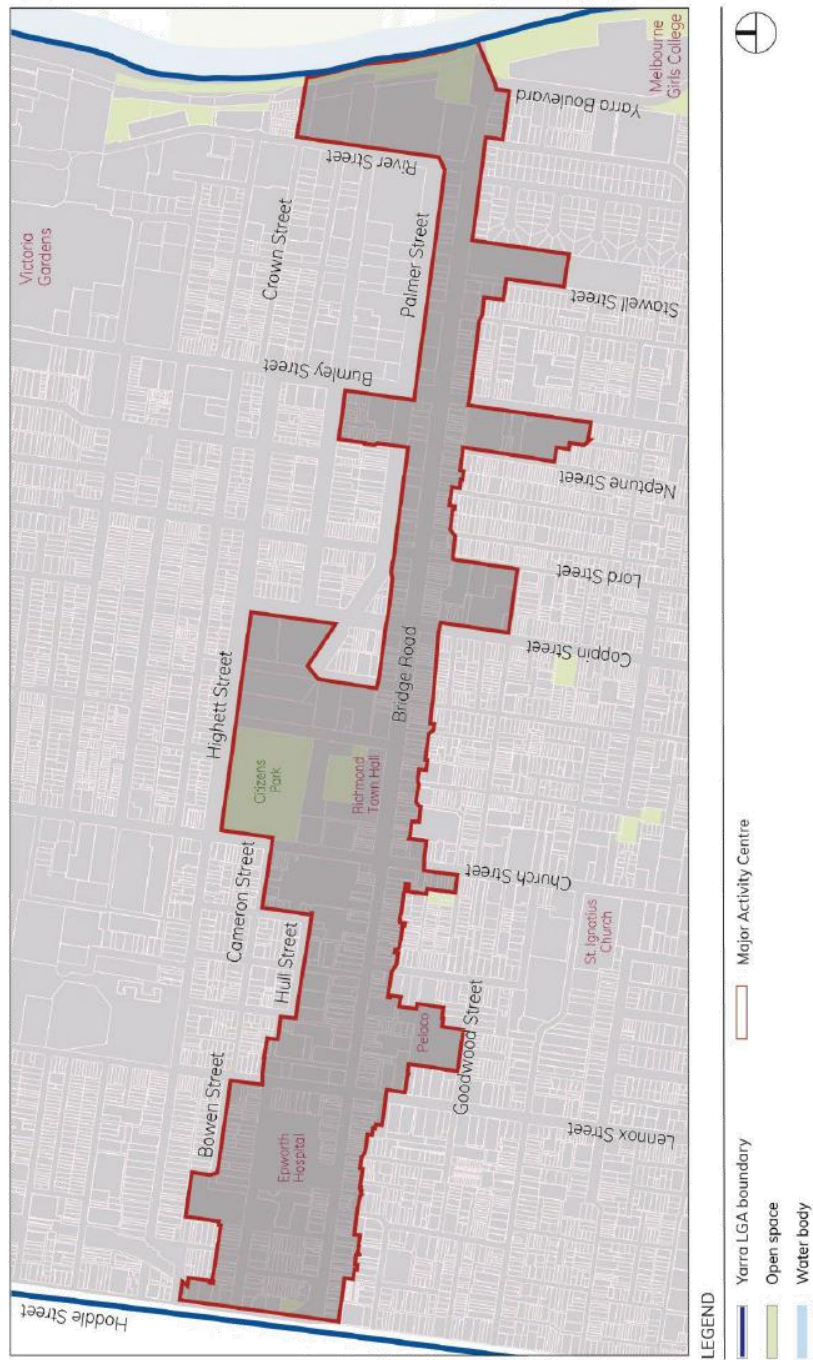
Support the night-time economy, including the core entertainment precinct west of Burnley Street, while managing the amenity impacts associated with licensed premises.

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.

[8269117: 32144166\_1]

Bridge Road Major Activity Centre Plan



[8269117: 32144166\_1]



## **Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

### ***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.

Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

Swan Street Activity Centre Plan



[8269117: 32144166\_1]

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### ***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.

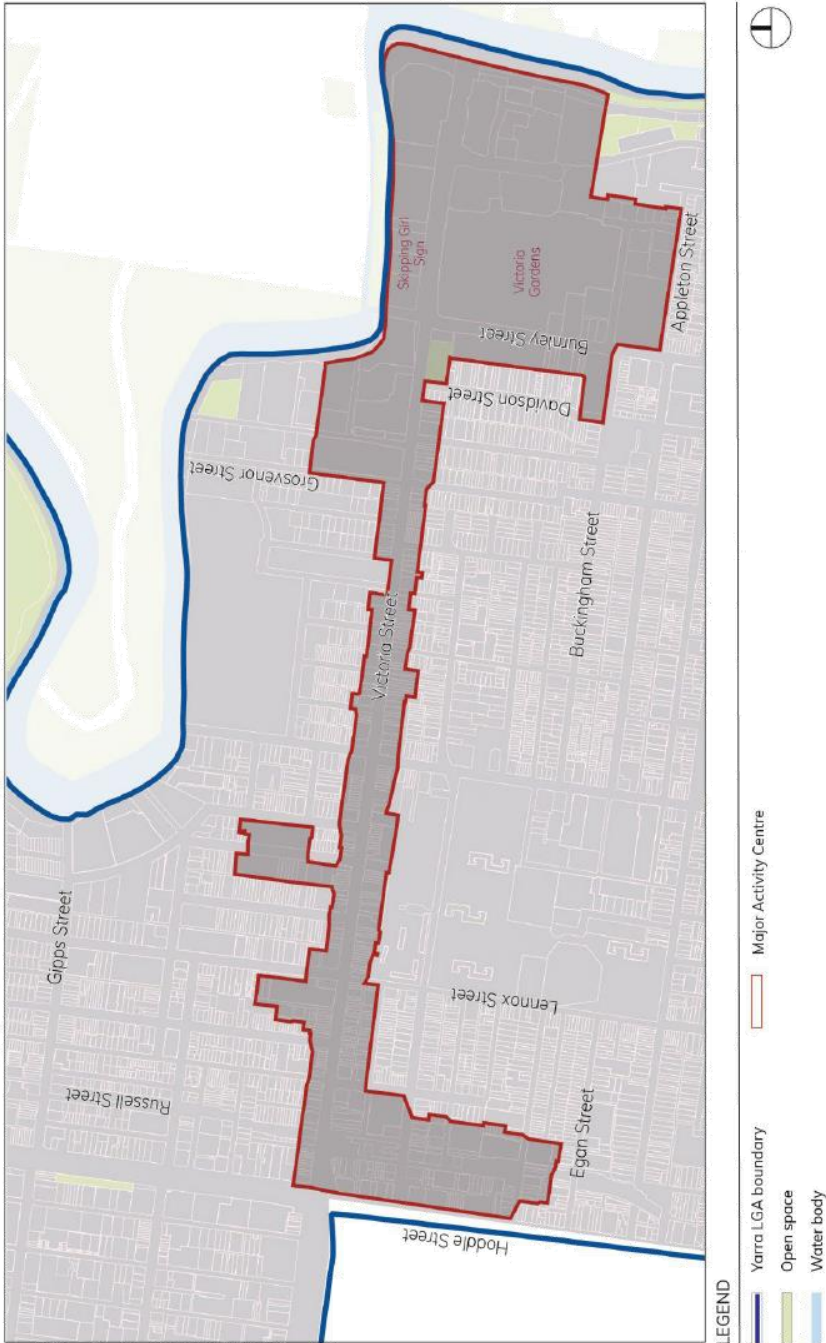
Encourage development west of Church Street to have low-rise street walls.

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.

Victoria Street Activity Centre Plan



[8269117: 32144166\_1]

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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/Collingwood Plan.

Manage licensed premises and interface and amenity impacts with adjacent residential areas.

Retain the low-rise form and the fine grain pattern of the highly intact heritage streetscape and the heritage buildings in the activity centre.

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.

#### ***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/Collingwood 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.

**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

***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

[8269117: 32144166\_1]

Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

Heidelberg Road Neighbourhood Activity Centre Plan



LEGEND

- Yarra LGA boundary
- Neighbourhood Activity Centre
- Open space
- Waterway



[8269117: 32144166\_1]



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### ***Johnston Street, Abbotsford / Collingwood (East of Smith Street)***

Promote the retail and community roles of the activity centre.

In Precincts 1 and 2, as shown in the Johnston St Activity Centre Plan to this clause, foster mid-rise residential and commercial development consistent with therelevant 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.

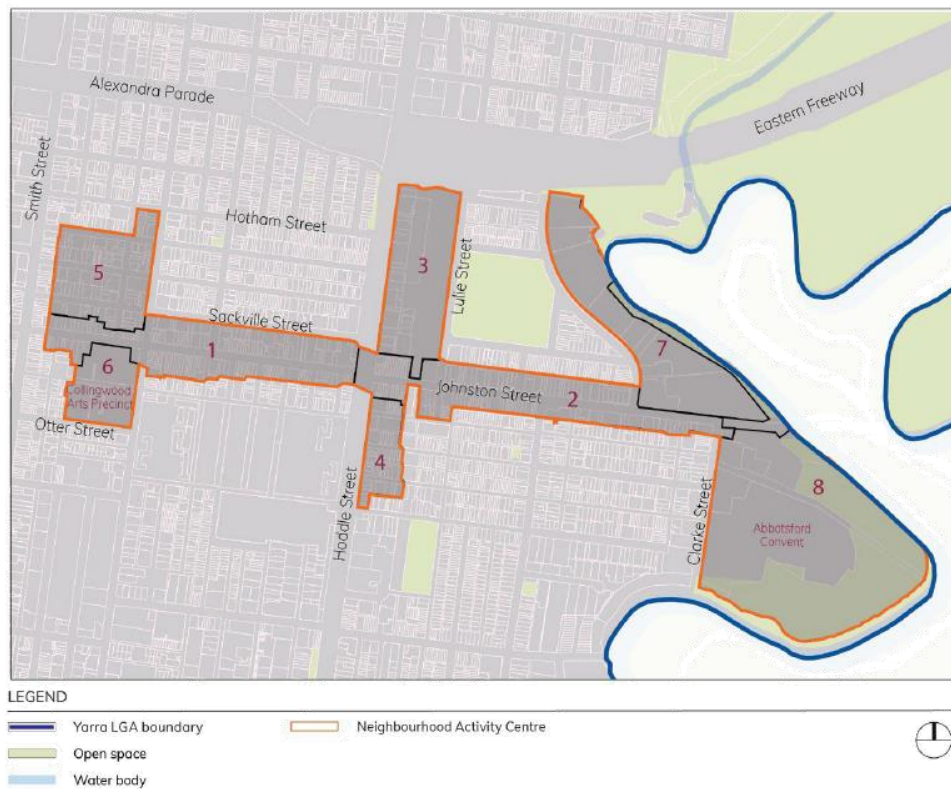
In Precinct 6 shown in the Johnston Street Activity Centre Plan to this clause support education, arts and community based activities to foster a community hub and arts Precinct.

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 be sensitivelylocated and subservient to the existing built form.

Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

Johnston Street Activity Centre Plan



[8269117: 32144166\_1]

## **Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

### ***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.

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***

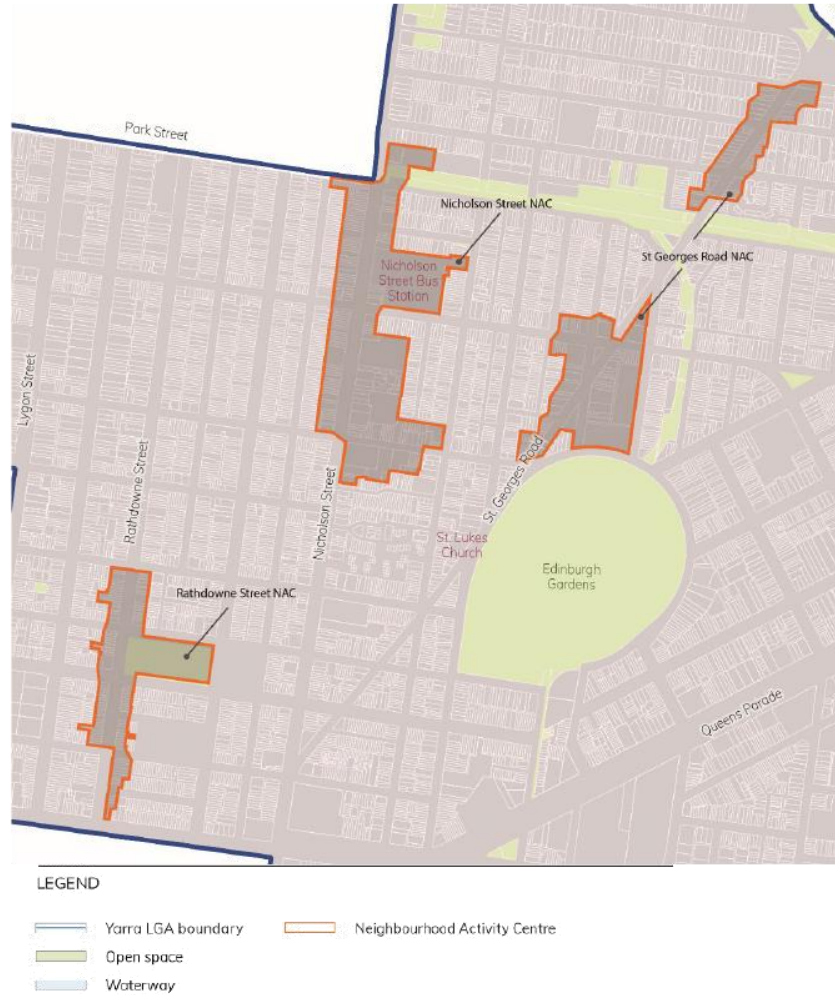
Support a mix of uses along St Georges Road, in particular uses which provide the day to day needs of the local community.

Support development that contributes to attractive pedestrian links to community facilities and Edinburgh Gardens.

Protect the historic significance of the precinct.

# Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

## Nicholson Street, Rathdowne Street and St. Georges Road Neighbourhood Activity Centre Plans



[8269117: 32144166\_1]

**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

***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 in the relevant Design and Development Overlay.

[8269117: 32144166\_1]

Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

Queens Parade Activity Centre Plan



[8269117: 32144166\_1]

## **Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

### **LOCAL ACTIVITY CENTRES**

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.

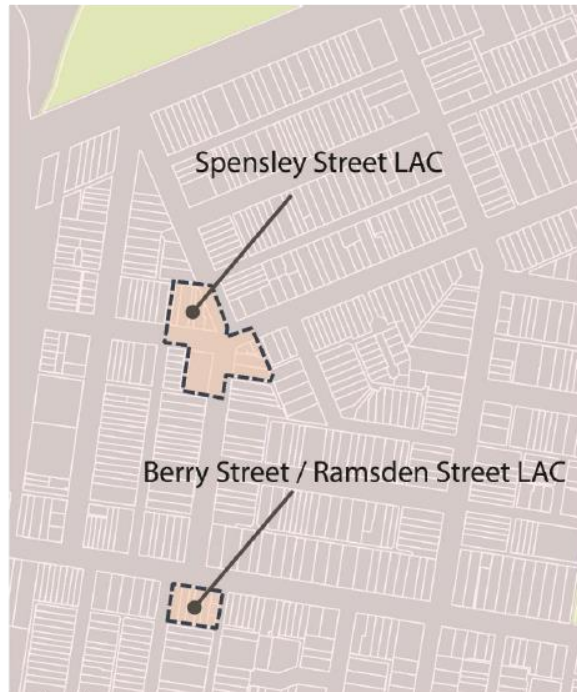
Ensure any development respects the character and heritage significance of the centre.



**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

**Local Activity Centres**

**Berry Street/Ramsden Street and Spensley Street Activity Centre Plans**



[8269117: 32144166\_1]

# Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

## Lygon Street, Nicholson Street and Rathdowne Street north Activity Centre Plans



### LEGEND

-  Yarra LGA boundary
-  Local Activity Centre
-  Open space
-  Waterway

[8269117: 32144166\_1]

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 11.03-6L Victoria Street East Precinct

---/---  
Proposed C269yara

#### Policy application

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 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.

Oriente 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

[8269117: 32144168\_1]

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

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.

[8269117: 32144168\_1]

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

- 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.

# Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

## Victoria Street East Precinct Framework Plan



[8269117: 32144168\_1]

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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 to provide connections between habitats within Yarra and neighbouring municipalities.

Restore habitat values.



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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.
- Maintains sightlines to the water corridor from the public realm.
- Minimises the visual intrusion of development when viewed from the waterway corridors and adjacent public 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 13.03-1L Flood management

---

Proposed C269yara

#### Objective

To manage the risk of flood through the appropriate siting of development and use of flood 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 mitigation measures.
- Require that flood mitigation measures are maintained for the lifetime of the building.
- Protect and enhance overland flow paths.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

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.

## **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**

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### ***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.
- Limit the hours of operation for a use proposed in a residential zone (except the Mixed Use Zone) to 8am to 8pm.
- 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.
- 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: Commercial, industrial and trade premises (Noise Protocol, Part I).
- Whether music noise meets 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 II: Entertainment venues and events (Noise Protocol, Part II) where Clause 53.06 does not apply.
- Patron noise.

### ***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.
- 
- Whether the development is adequately protected from road traffic and rail noise.
- Noise from existing and proposed plant and equipment.
- Noise from patrons in non-residential uses.

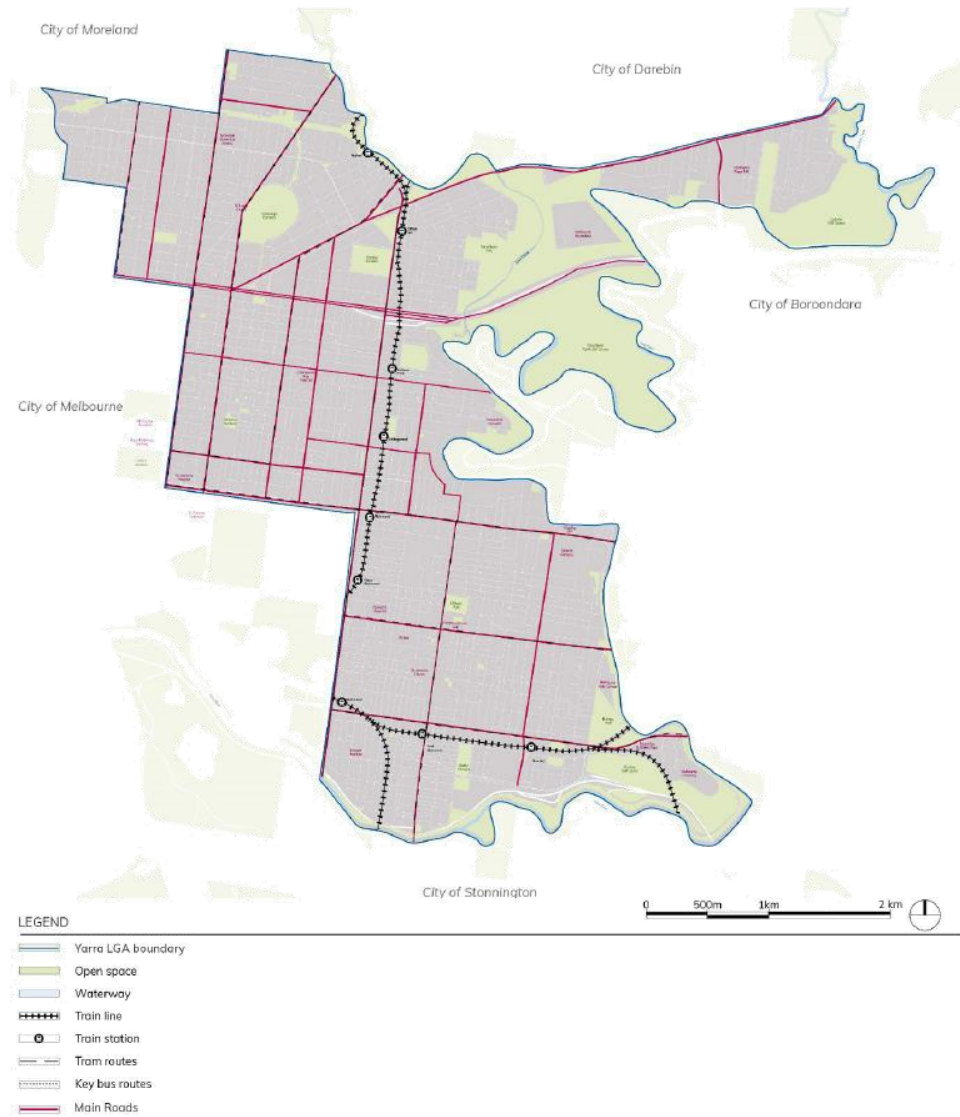
### ***Policy documents***

Consider as relevant:

- *Guidelines – managing noise impacts in urban development (April 2022) Yarra City Council*

# Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

## Main Roads and Train Lines Map



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 13.07-1L Licensed 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.



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

- 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 *EPA Publication 1826 Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues* 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).

## **Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

- 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 live bands 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 15.01-1L Signs

Proposed C269yara

#### Policy application

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 Transport Zone 2 (TRZ2).
- 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

- The following locations:
  - Commercial and industrial areas.
  - Locations other than opposite or adjacent to a residential use.
  - Land adjoining a road in a Transport Zone 2 (TRZ2).
- 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 Transport Zone 2 (TRZ2).
- 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 Transport Zone 2 (TRZ2) 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 15.01-1L Urban Design

Proposed C269yara

#### Strategies

##### Public realm

Support development that creates new public spaces to serve the needs of residents, workers, traders 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 adjoining land in a Heritage Overlay

Provide a transition from any 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 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.
- 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



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

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-rise, small-lot hinterlands and any low-rise existing residential areas along the boulevards.

### **Development adjacent to a public open space**

Facilitate development that:

- Maintains, improves, or provides pedestrian access to the space.
- Orients windows and balconies to public open space to enhance public safety and the pedestrian experience.
- Relates the scale and siting of a building to the character of the park.
- Provides landscaping that complements the vegetation of the park.
- Provides weather protection of footpaths where practical and appropriate.

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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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 where building heights should respond to the physical and strategic context of the site:

- Major and neighbourhood activity centres (as shown on the Strategic Framework Plan in clause 02.04 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)
  - 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

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:

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

- 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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 and contribute to strong ground floor relationships and high-quality outcomes.

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 visibility 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

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

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.
  - Avoids overshadowing of public open space between 10am and 2pm on 22 September.
  - 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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 significant elements of landmarks in Table 1.

Provide adequate setback and building separation to maintain clear sky between the identified significant elements of the landmark in Table and new development

Minimise light spill from new development that would reduce the visual prominence of identified illuminated landmark signs at night-time.

**Table 1: Landmark primary viewpoints and architectural significant elements**

Landmark	Primary views	Significant elements
<b>Church spires</b>		
<b>St Ignatius</b> 326-348 Church Street, Richmond	<ul style="list-style-type: none"> <li>Tram terminus at intersection of Church and Victoria Streets</li> <li>North-east corner of intersection of Bridge Road and Church Street</li> <li>South-east corner of Church Street and Swan Street</li> <li>Citizens Park – path around oval at Highett Street/Gleadell Street entry</li> </ul>	<ul style="list-style-type: none"> <li>Spire</li> <li>Belfry</li> </ul>
<b>St Mark's</b> 268 George Street, Fitzroy	<ul style="list-style-type: none"> <li>South-east corner of intersection of Moor Street and Gore Street</li> <li>South-west corner of intersection of Moor Street and George Street</li> <li>North-west corner of intersection of Condell Street and Napier Street</li> </ul>	<ul style="list-style-type: none"> <li>Spire</li> <li>Belfry</li> </ul>
<b>St John the Baptist</b> 61 Queens Parade, Clifton Hill	<ul style="list-style-type: none"> <li>Pedestrian refuge on the south-west corner of intersection of Queens Parade and Smith Street</li> <li>Pedestrian crossing near Raines Reserve</li> <li>Alfred Crescent Pavilion in Edinburgh Gardens</li> </ul>	<ul style="list-style-type: none"> <li>Spire</li> <li>Belfry</li> </ul>
<b>St Luke's</b> 121-123 St Georges Road, North Fitzroy	<ul style="list-style-type: none"> <li>South-east corner of intersection of Brunswick Street and Johnston Street</li> <li>Walkway, north of grandstand in Edinburgh Gardens</li> </ul>	<ul style="list-style-type: none"> <li>Spire</li> <li>Belfry</li> </ul>



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

<b>St Patrick's</b> <b>1 Cathedral Place,</b> <b>East Melbourne</b>	<ul style="list-style-type: none"> <li>Footpath outside main entry to St Luke's, 121 – 123 St Georges Road, Fitzroy North</li> </ul>	<ul style="list-style-type: none"> <li>Spire</li> <li>Belfry</li> </ul>
<b>Clock towers</b>		
<b>Former Dimmeys store</b> <b>140-160 Swan Street,</b> <b>Richmond</b>  (previously known as Ball Tower)	<ul style="list-style-type: none"> <li>North-west corner of intersection of Swan Street and Yan Lane</li> <li>North-west corner of intersection of Stewart and Swan Streets</li> <li>North-east corner of intersection of Waverley Street and Swan Street</li> </ul>	<ul style="list-style-type: none"> <li>Ball</li> <li>Clock stage</li> <li>Arcade stage</li> </ul>
<b>Richmond Town Hall</b> <b>333 Bridge Road,</b> <b>Richmond</b>	<ul style="list-style-type: none"> <li>South-west corner of intersection of Lennox Street and Bridge Road</li> <li>South-east corner of intersection of Burnley Street and Bridge Road</li> <li>Citizens Park at               <ol style="list-style-type: none"> <li>Path around oval at Highett Street / Church Street entry</li> <li>Path around oval where it meets the central entry from Highett Street</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>Flag pole</li> <li>Pyramidal roof</li> <li>Clock stage</li> <li>Cornice and iron balustrade</li> </ul>
<b>Collingwood Town Hall</b> <b>140 Hoddle Street,</b> <b>Abbotsford</b>	<ul style="list-style-type: none"> <li>South-west corner of intersection of Victoria Parade and Hoddle Street</li> <li>North-west corner of intersection of Johnston and Hoddle Street</li> <li>Gahan Reserve – entry to reserve at intersection of Park Street and Stanton Street</li> </ul>	<ul style="list-style-type: none"> <li>Flag pole</li> <li>Cupola</li> <li>Clock stage</li> <li>Balustrade and entablature</li> </ul>
<b>Fitzroy Town Hall</b> <b>201 Napier Street,</b> <b>Fitzroy</b>	<ul style="list-style-type: none"> <li>South-west corner of intersection of Condell Street and George Street</li> <li>Condell Street Reserve – centre of the park</li> <li>North-east corner of intersection of Kent Street and Moor Street</li> </ul>	<ul style="list-style-type: none"> <li>Flag pole</li> <li>Cupola</li> <li>Clock stage</li> <li>Balustrade and entablature</li> </ul>
<b>Industrial structures</b>		
<b>Shot tower</b> <b>94 Alexandra Parade,</b> <b>Clifton Hill</b>	<ul style="list-style-type: none"> <li>Intersection of Brunswick Street and Alexandra Parade - north-east corner of centre median</li> <li>Eastern Freeway (west of the Hoddle Street overpass)</li> <li>Darling Gardens (Rotunda)</li> </ul>	Top one third of the tower
<b>Advertising sky signs</b>		

**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

<b>Pelaco sign</b> <b>21 Goodwood Street,</b> <b>Richmond</b>	<ul style="list-style-type: none"> <li>▪ Tram Stop 13 on Wellington Parade</li> <li>▪ North-west corner of intersection of Punt Road and Wellington Parade</li> <li>▪ South-west corner of intersection of Church Street and Hodgson Terrace</li> </ul>	Sign
<b>Skipping Girl sign</b> <b>651 Victoria Street,</b> <b>Abbotsford</b>	<ul style="list-style-type: none"> <li>▪ South-west corner of intersection of Burnley Street and Victoria Street</li> <li>▪ Entry to the City of Yarra from the east (Victoria Street footpath, south side)</li> <li>▪ Intersection of Leslie Street and Victoria Street</li> </ul>	Sign
<b>Nylex sign</b> <b>2 Gough Street,</b> <b>Cremorne</b>	<ul style="list-style-type: none"> <li>▪ Morell Bridge – centre of bridge on its eastern footpath</li> </ul>	Sign
<b>Slade Knitware sign</b> <b>105-115 Dover Street,</b> <b>Cremorne</b>	<ul style="list-style-type: none"> <li>▪ North-west corner of intersection of Kelso Street and Dover Street</li> </ul>	Sign
<b>World Heritage</b>		
<b>Royal Exhibition Building</b> <b>9 Nicholson Street,</b> <b>Carlton</b>	<ul style="list-style-type: none"> <li>▪ Length of the footpath on south side of Gertrude Street between Nicholson Street and Fitzroy Street</li> <li>▪ Along Marion Lane west of Fitzroy Street</li> </ul>	<ul style="list-style-type: none"> <li>▪ Drum</li> <li>▪ Dome</li> <li>▪ Lantern</li> <li>▪ Flagpole</li> </ul>

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 15.02-1L Environmentally sustainable development

#### Policy application

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

Achieve Best Practice environmentally sustainable development that:

- Is relevant to the type and scale of the development.
- Responds to site opportunities and constraints.
- Utilises a combination of locally available techniques, methodologies and systems that, have been demonstrated to achieve optimum ESD outcomes; and
- 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 as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

#### Indoor environment quality

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh 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 associated external 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

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

operation stages of development.

Encourage use of durable and reusable 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 sensitive urban 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**

Consider as relevant the following:

#### **Residential**

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- 2-9 dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 100m<sup>2</sup> and 1,000m<sup>2</sup>

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<sup>2</sup>

#### **Non-residential**

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area of 100m<sup>2</sup> to 1,000m<sup>2</sup>.
- An extension to an existing non-residential building creating between 300m<sup>2</sup> to 1,000m<sup>2</sup> 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 1,000m<sup>2</sup>
- An extension to an existing non-residential building creating more than 1,000m<sup>2</sup> of additional gross floor area (excluding outbuildings).

#### **Mixed use**

Applicable assessments for the residential and non-residential components of the development.

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)

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

- *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 provision of the VictoriaPlanning Provisions.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 15.03-1L Heritage

---/---/---

#### Proposed C269yara Policy application

This policy applies to all land within a Heritage Overlay and all permit applications for signs in a Heritage Overlay (in addition to policies in Clause 15.01-1L Signs).

#### Objective

To conserve and enhance 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.  
 To promote signs that conserve and enhance the significance of a heritage place.

#### Strategies

##### *New development, alterations or additions*

Retain, conserve and enhance 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 and canopies.
  - Materials.
- Being visually recessive against the heritage fabric through:
  - Siting.
  - Mass.
  - Scale.
  - Materials.
  - Architectural detailing.
  - Texture, colours and finishes.

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).

Maintain views to the front of an individually significant or contributory building or views

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

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.
- 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 historic street and laneway fabric and infrastructure, including bluestone.

In circumstances where primary pedestrian access is provided from a laneway, allow for any reinstatement of the laneway fabric to provide universal access.

### ***Demolition***

Prioritise the conservation and adaptive reuse of a heritage place over demolition.

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 and are not feasible.
- The replacement building and/or works is appropriate for the heritage context.

Avoid the demolition of any part of an individually significant or contributory building unless all of the following can be demonstrated:

- 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 fabric does not contribute to the significance of the place or the area of demolition is not visible from:
  - The street frontage (other than a laneway), unless:
    - The principal façade addresses the laneway; or
    - The fabric is visible from the laneway is identified in the Statement of Significance.
  - 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.

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 of heritage significance and does not contribute to the significance of a heritage place.

### ***Residential alterations or additions***

Set back buildings and works to a minimum depth of two front rooms to retain the original or early fabric of the individually significant or contributory building, its principal façade and primary roof form.

Ensure 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

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

except in circumstances where the development is:

- Appropriately set back from the front and side facades.
- Respectful of the scale of the individually significant or contributory building.
- Substantially concealed.

### ***Residential infill development***

Set back residential infill development to match the setback of the principal street frontage of adjoining heritage buildings.

Ensure that buildings and works associated with residential infill development are consistent with:

- Prevailing side setbacks and building spacing.
- Height, relative to the surrounding context.

Encourage new residential infill development 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 industrial heritage places***

Articulate new façades by incorporating simple architectural detailing that does not compete with the more elaborate detailing of adjoining individually significant or contributory building.

Retain the visual prominence of both façade of building on corner sites (not including laneways).

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***

Encourage 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.

Encourage new development in activity centres to respect the prevailing street wall height in the immediate area.

Conserve and enhance heritage shopfronts and verandahs.

Encourage new shopfronts to 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.

Encourage a simple contemporary verandah design, consistent with the form and scale of adjoining verandahs.

Encourage inset balconies above the street wall rather than projecting balconies.

Incorporate an angled splay to buildings on street corners where these are present on adjacent or opposite corners.



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### ***Industrial heritage places***

Conserve and enhance 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 and vents.

Conserve and enhance features such as steel trusses, lanterns, chimneys, silos, towers and their visual prominence within industrial sites.

Encourage new development on small scale one or two storey industrial buildings that does not 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 the painting, rendering or other surface treatments of unpainted surfaces.

Where external paint controls apply, ensure paint colours and types are consistent with the period of construction and architectural style of the heritage place.

### ***Trees, landscapes, parks and gardens***

Where tree controls apply, support the retention of significant 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.

Ensure works do not impact on the health or viability of significant trees.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

Ensure that works are respectful of 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 significance of historic parks gardens and street trees by ensuring new development is sited and designed in a manner appropriate for the heritage place.

### ***Subdivision***

Retain the significant or contributory elements of a heritage place within a single lot, including buildings, outbuildings, trees or gardens.

Support subdivision that respects 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***

Ensure 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.

Ensure fixed mobility services and equipment (including wheel chair ramps and grab-rails) where they have been are 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 and where on a corner, when viewed from the side street.

Encourage roof terraces/roof decks that are set back a minimum of one metre from chimneys and parapets.

Ensure 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.

Support front fences and gates that allow views to heritage places or contributory elements from surrounding streets.

Avoid high fencing, gates and boundary treatments (such as roller doors) on the principal street frontage 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.

### ***Signs***

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***

#### ***Signs***

Consider as relevant:

## **Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

Discouraging the following signs in heritage places:

- 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 16.01-2L Housing affordability

Proposed C269yara

#### Objective

To facilitate the provision of affordable housing 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:

- Provision of a minimum of ten per cent affordable housing for a rezoning to residential use.
- Provision of minimum of ten per cent of affordable housing for a major residential development of 50 or more dwellings, unless affordable housing has been provided as part of an earlier rezoning of the site.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 16.01-2L Location of residential development

#### ~~16.01-2L~~ Proposed C269yara Objective

To direct the majority of new housing development within a major or neighbourhood activity centre or major regeneration area (as shown on the Strategic Framework Plan in clause 02.04).

#### 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:

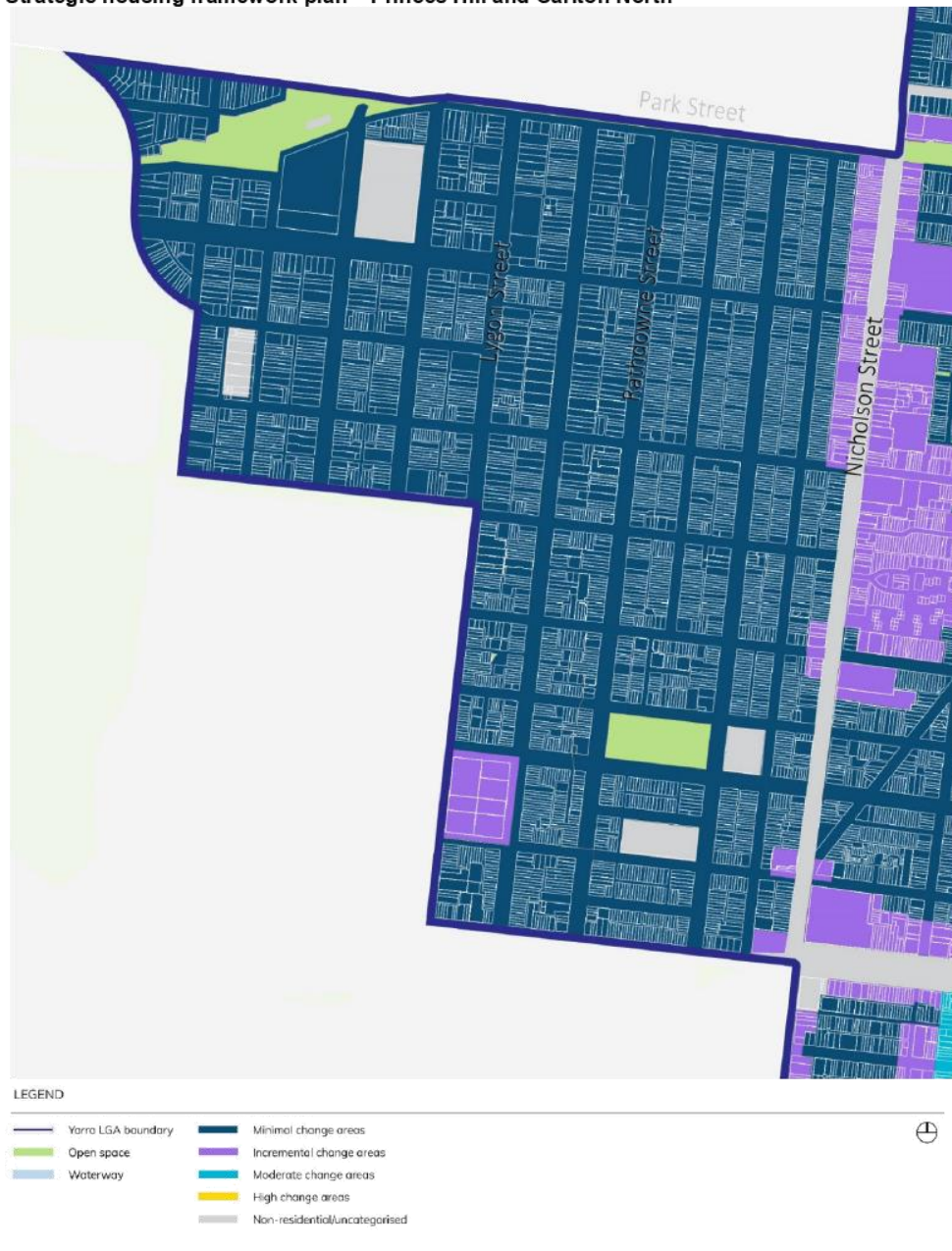
- Of single or town house type dwellings on individual lots or smaller scale apartment development.
- That respects the fine-grain subdivision pattern, neighbourhood or streetscape character and identified heritage significance.

Limit housing growth in minimal change areas and incremental change areas outside activity centres.

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.

Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

Strategic housing framework plan – Princes Hill and Carlton North



Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

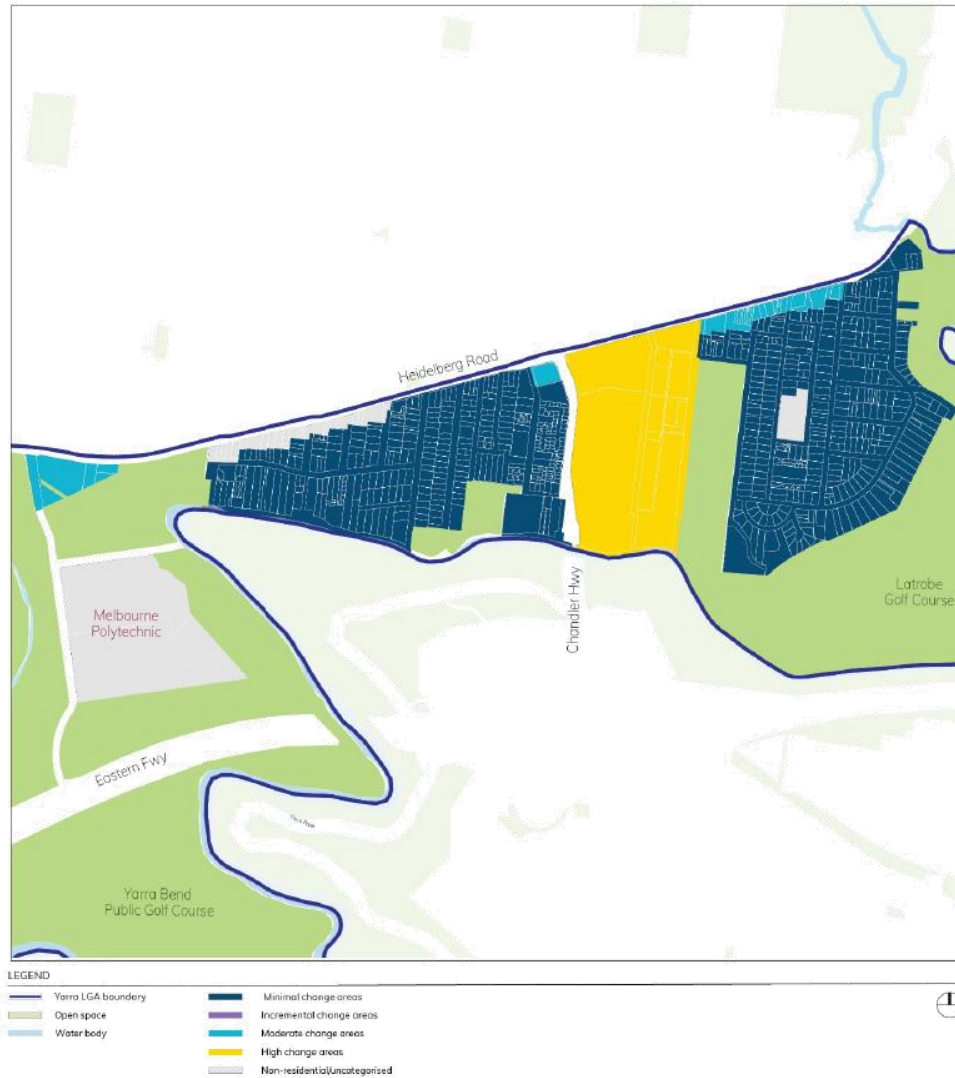
Strategic housing framework plan – Fitzroy North and Clifton Hill





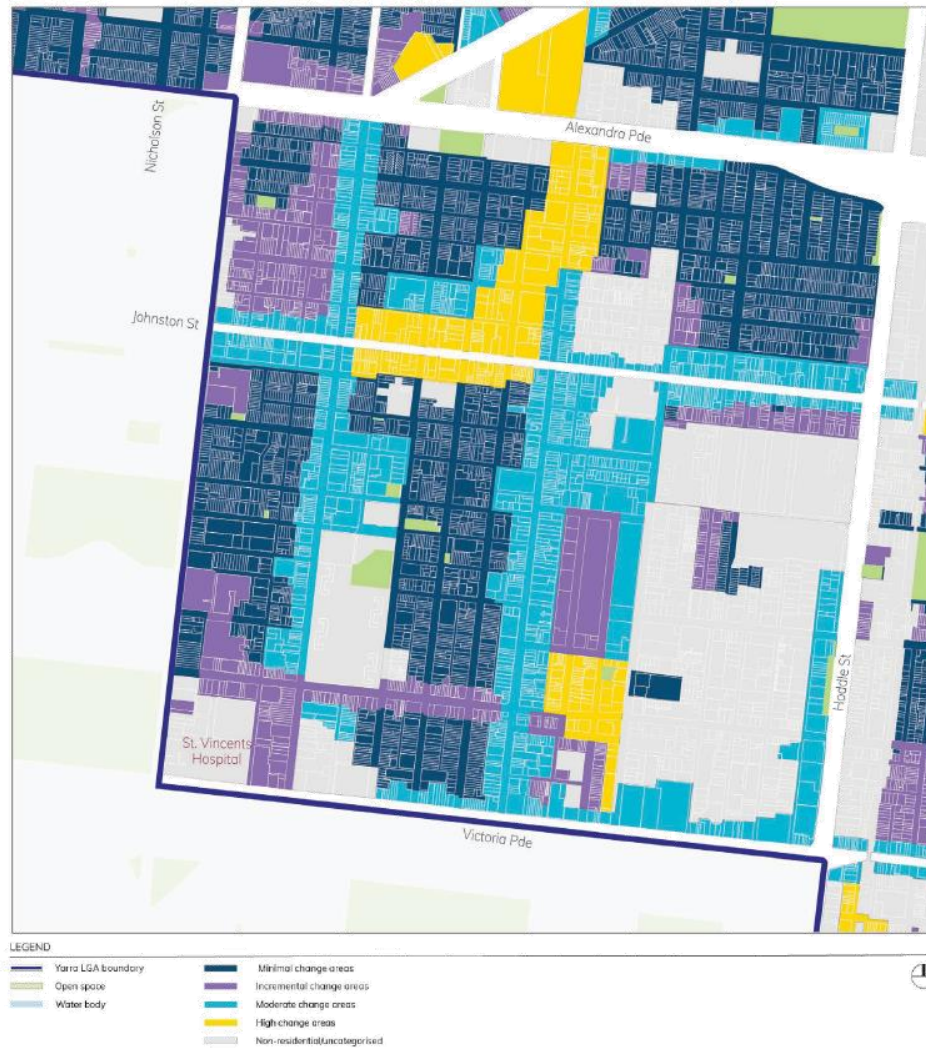
**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

**Strategic housing framework plan – Fairfield and Alphington**



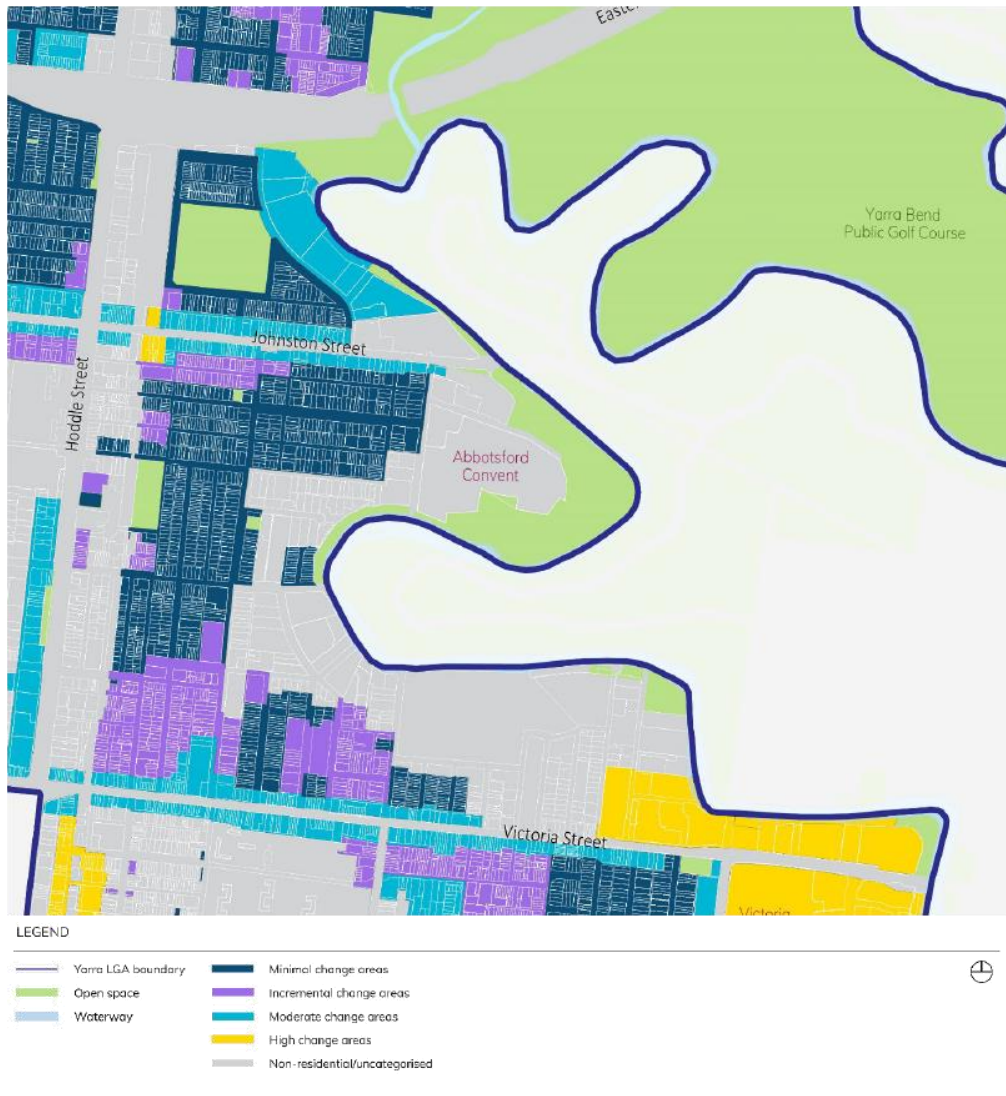
Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

Strategic housing framework plan – Fitzroy and Collingwood



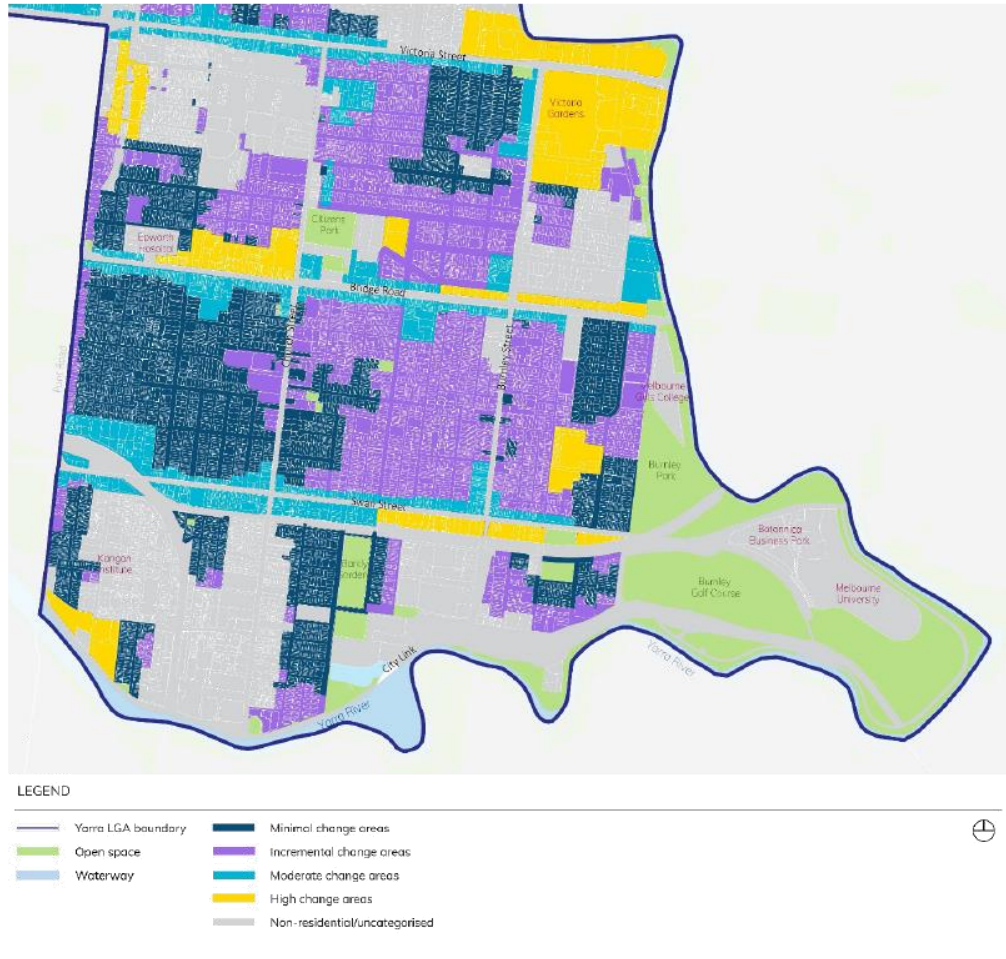
Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

Strategic housing framework plan – Abbotsford



**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

**Strategic housing framework plan – Richmond, Cremorne and Burnley**



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 16.01-1L Housing diversity

---  
Proposed C269yara

#### Strategies

Provide housing diversity 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 16.01-1L) 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.



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 17.02-1L Retail

~~P/L/---~~  
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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 17.04-1L Tourism, arts and culture

<sup>17.04-1L</sup>  
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.



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 18.02-1L Sustainable transport

#### Cycling

-----

Proposed C269yara

#### Objective

#### Objective

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).

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.

#### 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 18.02-1L Sustainable transport

Encourage publicly accessible pedestrian links through large sites.

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.

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.).

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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 vehicle 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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.).

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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 Strategic Framework Plan to Clause 02.04, 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 8 - Attachment 8 - C269yara Policies - Clean version of document

### 19.02-6L1 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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 to Clause 53.01.

#### 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:

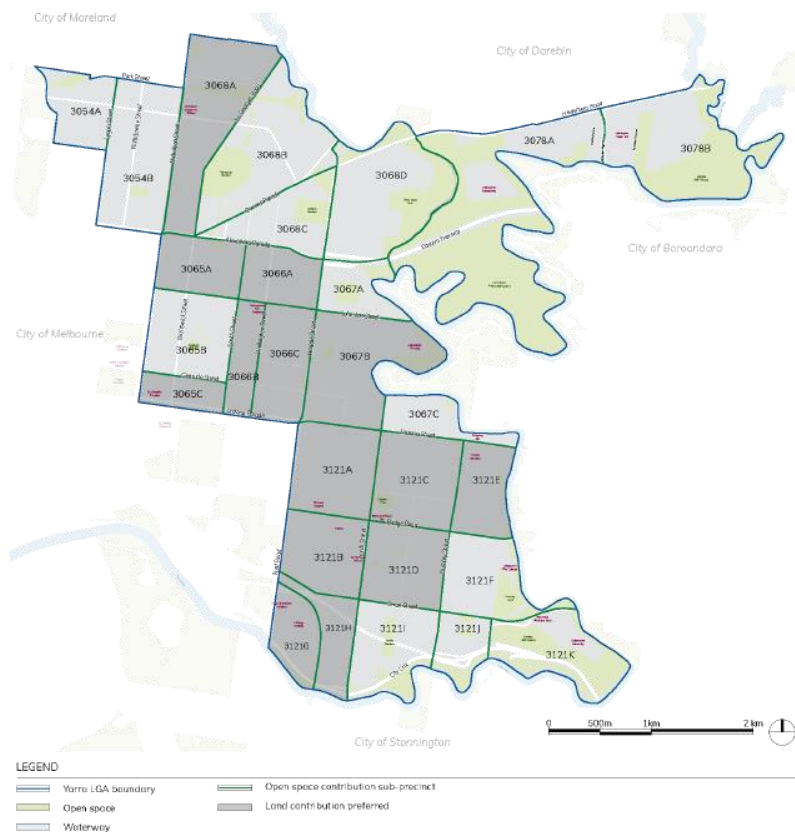
- Should have an area of about 300 square metres and a minimum width of 10 metres or be able to meaningfully contribute to the assembly of a parcel of land of these dimensions or larger.
- Should be of a shape and size that will be adequate for the proposed use, having regard to the nature of public 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.



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

- 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



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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 stormwater quality.

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

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

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.

Using 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.

Consider as relevant:

- Best practice stormwater management.
- 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

[8269117: 32144322\_1]

## **Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

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.

[8269117: 32144322\_1]

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 19.03-2L Infrastructure contributions

---  
Proposed C269yara

#### Strategies

Support development that provides contributions towards the upgrading or provision of infrastructure through voluntary contributions.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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~~

~~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 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.

#### 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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.

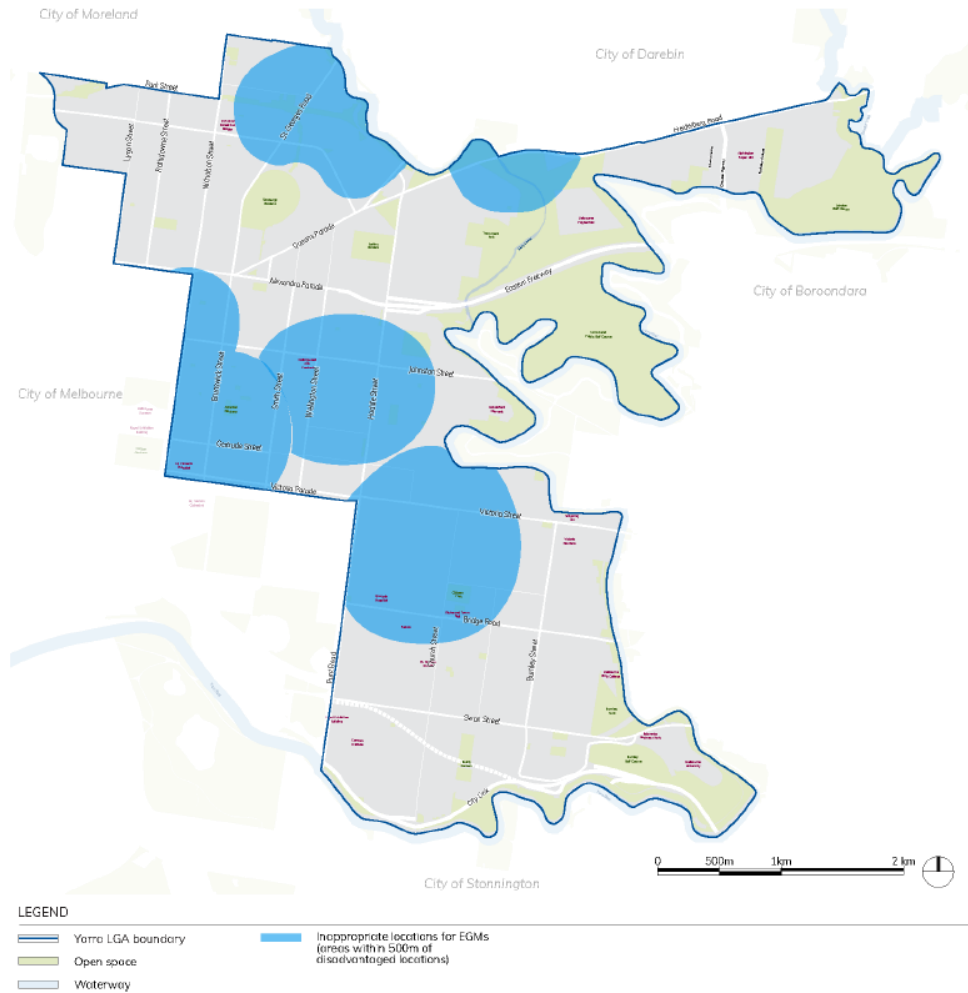
- Whether approval is likely to increase the socio-economic disadvantage of the local community.
- The net community benefit to be derived from the application, taking into account the following:
  - The socio-economic profile and patron catchment of the area within 1km of the venue.
  - Location of 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 8 - Attachment 8 - C269yara Policies - Clean version of document

## Gaming Policy Map

Proposed C269yara



**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

## YARRA PLANNING SCHEME

**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
36-52 Wellington Street, Collingwood - Incorporated Document, September 2020	C285yara
351-353 Church Street, Richmond – Incorporated Document, Feb 2019	C225
462-482 Swan Street, Richmond Incorporated Document, September 2020	C282yara
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 April 2022.	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, April 2022	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
North East Link Project Incorporated Document, December 2019	GC98

**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

## YARRA PLANNING SCHEME

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
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 Mental Health Thomas Embling Hospital Incorporated Document, August 2020	C279yara
Walk Up Village, 81-89 Rupert Street, Collingwood – August 2020	C283yara
Yarra Gardens Precinct Plan, December 2009	C126
Yarra Development Contributions Plan 2017 (HillPDA, April 2019)	C238yara
Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	C245yara

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

## SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

## 1.0

## Background documents

---  
Proposed C269yara

Name of background document	Amendment number Clause reference
<i>Activity Centres Roles and Boundaries</i> (City of Yarra, April 2022)	C269yara Clause 11.03-1L
<i>Built Environment Sustainability Scorecard 'BESS'</i> (Council Alliance for a Sustainable Built Environment 'CASBE')	C133yara Clause 15.02-1L
<i>Building for Diversity – Yarra's Social and Affordable Housing Strategy</i> (Yarra City Council, November 2019)	C269yara Clause 16.01-4L
<i>Burra Charter The Australia ICOMOS Charter for Places of Cultural Significance</i> (Australia ICOMOS, 2013)	VC155yara Clause 15.03-1L
<i>City of Yarra Community Infrastructure Plan</i> (City of Yarra, April 2018)	C269yara Clause 19.03-1L
<i>Collingwood Mixed Use Pocket, Heritage Assessment &amp; Recommendations, GJM Heritage (2018)</i>	C245yara Clause 15.03-1L
<i>Council Plan 2017-2021</i> (City of Yarra, 2017)	C209yara Clause 02.02 Clause 02.03
<i>Fitzroy Urban Conservation Study Review</i> (Allom Lovell and Associates, November 1992)	C085yara Clause 15.03-1L
<i>Green Star (Green Building Council of Australia)</i>	C133yara Clause 15.02-1L
Noise and vibration considerations – Discussion report (Yarra City Council, March 2022)	C269yara Clause 13.07-3L
<i>Heritage Citation 112-124 Trenerry Crescent, Abbotsford</i> (GJM Heritage, July 2016)	C219yara Clause 15.03-1L
<i>Heritage Citation 20-60 Trenerry Crescent, Abbotsford</i> (GJM Heritage, July 2016)	C218yara Clause 15.03-1L
<i>Heritage Citation: 18-22 Derby Street, Collingwood, Anthemion Consultancies (2018)</i>	C245yara Clause 15.03-1L
<i>Heritage Citation: 33-45 Derby Street, Collingwood, GJM Heritage (2018)</i>	C245yara Clause 15.03-1L
<i>Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty. Ltd. (2018)</i>	C245yara Clause 15.03-1L
<i>Heritage Conservation Study, Carlton, North Carlton and Princes Hill</i> (Nigel Lewis and Associates, July 1984)	C085yara Clause 15.03-1L

**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

## YARRA PLANNING SCHEME

<b>Name of background document</b>	<b>Amendment number Clause reference</b>
<i>Heritage Conservation Study, Collingwood</i> (Andrew Ward and Associates, April 1989)	C085yara Clause 15.03-1L
<i>Heritage Conservation Study Review, Collingwood</i> (Andrew Ward and Associates, May 1995)	C269yara Clause 15.03-1L
<i>Heritage Conservation Study, Northcote</i> (Graeme Butler Architect, February 1982)	C085yara Clause 15.03-1L
<i>Heritage Conservation Study, North Fitzroy</i> (Jacob Lewis Vines Architects, July 1978)	C085yara Clause 15.03-1L
<i>Heritage Conservation Study, South Fitzroy</i> (Jacob Lewis Vines Architects, March 1979)	C085yara Clause 15.03-1L
<i>Heritage Conservation Study, Richmond</i> (J and T O'Connor and Coleman and Wright Architects, January 1985)	C085yara Clause 15.03-1L
<i>Heritage Gaps An Overview</i> (Graeme Butler & Associates, 2004, updated March 2013)	C157yara Clause 15.03-1L
<i>Heritage Gaps Review One</i> (City of Yarra/Graeme Butler, 2013)	C157yara Clause 15.03-1L
<i>Heritage Gap Review One; Incorporated Plan, Methodology Report</i> (Lovell Chen, 2014)	C178yara Clause 15.03-1L
<i>Heritage Gap Review Two Methodology Report</i> (Lovell Chen, 2012)	C157yara Clause 15.03-1L
<i>Heritage Gap Study Review of 17 Precincts Stage 2 Report</i> (Context Pty Ltd, August 2014, Revised 16 October 2016)	C173yara Clause 15.03-1L
<i>Heritage Gap Study Review of Central Richmond, Stage 2 Final Report</i> (Context Pty Ltd, November 2014)	C183yara Clause 15.03-1L
<i>Heritage Gap Study Review of Johnston Street East</i> (Context Pty Ltd, April 2016)	C237yara Clause 15.03-1L
<i>Heritage Gap Study Stage 1</i> (Graeme Butler and Associates, 2008)	C149yara Clause 15.03-1L
<i>Heritage Gap Study Stage 2</i> (Graeme Butler and Associates, 2009)	C149yara Clause 15.03-1L
<i>Heritage Gaps Study – Smith Street South</i> (Anthemion Consultancies, July 2014)	C173yara Clause 15.03-1L
<i>Heritage Gaps Study 233-251 Victoria Street, Abbotsford</i> (Anthemion Consultancies, October 2012)	C163yara Clause 15.03-1L
<i>Heritage Overlay Areas, Review of, Appendix 7</i> (Graeme Butler and Associates, 2007) Updated 2013	C85yara Clause 15.03-1L
<i>Heritage Policy – Residential</i> (Context, October 2019)	C269yara Clause 15.03-1L
<i>Heritage Policy - Industrial</i> (GJM Heritage, 15 October 2019)	C269yara Clause 15.03-1L
<i>Heritage Review</i> (Allom Lovell and Associates, June 1998)	C085yara Clause 15.03-1L
<i>Heritage Review of Predefined Areas In Abbotsford &amp; Collingwood Stage 2 Report</i> (Context Pty Ltd, July 2015)	C198yara Clause 15.03-1L

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

## YARRA PLANNING SCHEME

<i>Inner Melbourne Action Plan 2016-2026 (Inner Melbourne Action Plan, August 2016)</i>	C84yara Clause 15.03-1L
<i>Johnston Street Local Area Plan (City of Yarra, 2015)</i>	C220yara Clause 11.03-2L Schedule 15 to 43.02
<i>Model for Urban Stormwater Improvement Conceptualisation 'MUSIC' (Melbourne Water)</i>	C117yara Clause 15.02-1L
<i>Nationwide House Energy Rating Scheme 'NatHERS', (Department of Climate Change and Energy Efficiency)</i>	C133yara Clause 15.02-1L
<i>Licensed Premises Policy – Background Document (Public Place / 10 Consulting Group Dec 2015)</i>	C209yara Clause 13.07-1L
<i>Lower Yarra River Study - Recommendations Report (Department of Environment, Land Water and Planning, 2016)</i>	VC197 - Schedule 1 to Clause 42.03 (SLO) and Schedule 1 to Clause 43.02 (DDO)
<i>State Environment Protection Policy (Waters) (EPA 2018)</i>	C117yara Clause 15.02-1L
<i>Stormwater Treatment Objective - Relative Measure 'STORM' (Melbourne Water)</i>	C133yara Clause 15.02-1L
<i>Sustainable Design Assessment in the Planning Process (IMAP, 2015).</i>	C269yara Clause 15.02-1L
<i>Swan Street Built Form Review, Heritage Assessment and Analysis (GJM Heritage, October 2017)</i>	C191yara Clause 11.03-2 Schedule 17 to 43.02
<i>The Middle Yarra Concept Plan – Dights Falls to Burke Road (Melbourne Parks and Waterways, 1990)</i>	VC197 - Schedule 1 to Clause 42.03 (SLO)
<i>The Lower Yarra Concept Plan – Dights Falls to Punt Road (Melbourne Metropolitan Board of Works, 1986)</i>	VC197 - Schedule 1 to Clause 42.03 (SLO)
<i>Urban Stormwater Best Practice Environmental Management Guidelines, (CSIRO, 1999)</i>	C117yara Clause 15.02-1L Clause 19.03-3L
<i>Victoria Street East Precinct, Richmond Urban Design Framework (MGS Architects &amp; Jones and Whitehead, November 2005)</i>	C75yara Clause 11.03-6L
<i>WSUD Engineering Procedures: Stormwater (Melbourne Water, June 2005)</i>	C117yara Clause 19.03-3L
<i>World Heritage Environs Area Strategy Plan Royal Exhibition Building and Carlton Gardens (Lovell Chen, October 2009)</i>	C118yara Clause 15.03-1L
<i>Yarra City Council Gaming Policy Framework (Coomes Consulting Group, November 2008)</i>	C109yara Schedule to Clause 52.28
<i>Yarra Housing Strategy (City of Yarra, September 2018)</i>	C269yara Clause 16.01-2L Clause 16.01-3L Clause 16.01-4L
<i>Yarra High Streets (Swan Street) Statement of Significance: Reference Document (GJM Heritage, December 2020)</i>	C191yara Clause 15.03-1L
<i>Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)</i>	C245yara Clause 15.03-1L

**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

## YARRA PLANNING SCHEME

<i>Yarra Open Space Strategy: Open Space Contributions Program, October 2005, prepared for the City of Yarra by Environment &amp; Land Management Pty Ltd in association with Thompson Berrill Landscape Design Pty Ltd</i>	C87yara Clause 19.02-6L
<i>Yarra Open Space Strategy</i> (Thompson Berrill Landscape Design, December 2006)	C87yara Clause 19.02-6L
<i>Yarra Spatial Economic and Employment Strategy</i> (SGS Economics and Planning, August 2018)	C269yara Clause 17.01-1L Clause 17.02-1L Clause 17.03-1L Clause 17.04-1L
<i>Yarra Bend Park Strategy Plan</i> (Parks Victoria, 1999)	VC197 - Schedule 1 to Clause 42.03 (SLO)

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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



**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

- *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 8 - Attachment 8 - C269yara Policies - Clean version of document

*Planning and Environment Act 1987*

### **YARRA PLANNING SCHEME**

#### **AMENDMENT C269yara**

#### **EXPLANATORY REPORT**

##### **Who is the planning authority?**

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

##### **Land affected by the amendment**

The amendment applies to all land within the City of Yarra.

##### **What the amendment does**

The amendment 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 of the Yarra Planning Scheme with a Municipal Planning Strategy and local policies within the Planning Policy Framework (PPF), consistent with the structure introduced by Amendment VC148. Specifically, the amendment proposes to:

##### Purpose and Vision

1. Introduce a new Municipal Planning Strategy (MPS) at Clause 02.

##### Planning Policy Framework

2. Introduce new and revised local policy content into the Planning Policy Framework (PPF) at Clauses 11 Settlement, 12 Environment and Landscape Values, 13 Environmental Risks and Amenity, 15 Built Environment and Heritage, 16 Housing, 17 Economic Development, 18 Transport and 19 Infrastructure.

##### Particular Provisions

3. Replace the Schedule to Clause 52.28 (Gaming) with a new schedule that includes content previously contained in the local policy at Clause 22.15 (Gaming) of the Local Planning Policy Framework.

##### Operational Provisions

4. Replace the Schedule at Clause 72.04 (Documents Incorporated in this Planning Scheme) with a new schedule that:
  - i. Includes an updated version of the City of Yarra Database of Heritage Significant Areas, April 2022. It updates the grading definitions.
  - ii. Includes a new document called "Guidelines – Managing noise impacts in urban development, April 2022" that supports Clause 13.07-1L, Interfaces and amenity.
5. Introduce a new Schedule to Clause 72.08 that consists of a list of background documents used to underpin the MPS and local policies in the PPF. It includes new documents adopted by Council as well as strategies previously adopted by Council. The new documents include:
  - i. Activity Centres – roles and boundaries, City of Yarra, April 2022
  - ii. Noise and Vibration Considerations – SLR – March 2022
  - iii. Residential Heritage Policy Review – Context - 31 October 2019

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### iv. Yarra Industrial Heritage Policy – GJM Heritage – 15 October 2019

Previously adopted documents include: Yarra Housing Strategy 2018, the Yarra Spatial Economic and Employment Strategy 2018 and the Building for Diversity – Yarra's Social and Affordable Housing Strategy (Yarra City Council, November 2019).

6. Introduce a new Schedule to Clause 74.01 (Application of Zones, Overlays and Provisions) to provide an explanation of the relationship between the municipal objectives and strategies and the controls on the use and development of land in the planning scheme.

### Strategic assessment of the amendment

#### Why is the amendment required?

The amendment is required to update the local planning policies in the Yarra Planning Scheme. It facilitates the integration of the new local policy into the PPF. The policies respond to the findings of the Planning Scheme Review undertaken in 2014 and is informed by: consultation with the community; technical reports on acoustics, former industrial and residential heritage and activity centre boundaries; adopted structure plans, local area plans, the strategic work undertaken by Council in the preparation of design and development controls (including new Design and Development Overlays (DDO)) for Yarra's Activity Centres; Council strategies; and *Plan Melbourne*.

#### Planning Policy Framework

Amendment VC148 was introduced as part of the Victorian Government's Smart Planning Program to simplify and modernise Victoria's planning policy and rules to make planning schemes more efficient, accessible and transparent. The amendment implemented changes to the Victoria Planning Provisions (VPP) and planning schemes to clarify, simplify and improve their structure, function and operation, and to remove unnecessary regulation on 31 July 2018. More specifically, the amendment:

- introduced a new Planning Policy Framework (PPF),
- enabled the future introduction of a Municipal Planning Strategy (MPS),
- introduced a new state, regional and local integrated policy structure,
- modified the schedules to some existing zones, overlays and provisions to accommodate additional local content,
- created new operational provisions.

The PPF is the policy content of a planning scheme containing state policy (which includes regional policy) and local policy in a thematically integrated form. The PPF is complemented by an MPS at Clause 02 of the planning scheme. The MPS is a succinct expression of the overarching strategic policy directions of the planning authority. The MPS replaces and updates the Municipal Strategic Statement.

The MPS provides:

- the foundation for the planning scheme's policy based on a municipality's location, regional context, assets and strengths, opportunities and challenges,
- an understanding of the matters that are important to the municipality from a planning perspective,
- the context for the local and relevant state policies in Clauses 10-19,
- an outline of what planning outcomes the municipality seeks to achieve, which are then implemented through controls and policy within the planning scheme.

The amendment adopts the new policy format to ensure the better alignment and integration of local planning policy with state planning policy. Yarra City Council was selected by the Department of Environment, Land, Water and Planning Smart Planning to be one of the first councils to participate in the Local Planning Policy Framework translation project.

The PPF addresses reduces duplication, clarifies objectives and strategies, updates statistical data and improves the clarity of maps. Content is also proposed to be moved into (or added to) particular and operational provisions, as appropriate.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

The amendment content has been drafted in accordance with the principles set out in *A Practitioner's Guide to Victorian Planning Schemes* to ensure policy content is:

- within the scope of the *Planning and Environment Act 1987* and strategically justified,
- clear in its application, proportional to the intended planning outcome and consistent with relevant parent provisions, practice notes, advisory notes and ministerial directions issued by the Minister for Planning, and
- drafted to be clear and unambiguous.

### Yarra Planning Scheme Review

The Yarra Planning Scheme Review was completed in 2014 as required by Section 12B of the *Planning and Environment Act 1987*. Periodic reviews ensure planning schemes provide the necessary framework to achieve a council's land use vision for the municipality. While the review was completed prior to the reforms brought about by Amendment VC148, council considered all recommendations in context of Smart Planning initiatives and the likely changes to create an integrated planning policy framework model that includes:

- Updated data;
- Better drafted policies that address policy gaps;
- Improved mapping; and
- An evidence based narrative of how council intends to accommodate population and employment growth.

### Liveable Yarra

In 2015 Yarra conducted The *Liveable Yarra* process which was a conversation with the community to inform the preparation of draft local policy.

The *Liveable Yarra process* provided clear direction to Council on the key issues under seven key themes: heritage; diversity; adaptability; communal open space; affordable housing; transport and infrastructure; and sustainability and economic development.

### Yarra Housing Strategy and Yarra Spatial Economic and Employment Strategy (SEES)

Two key pieces of strategic work that underpin Amendment C269 are the Housing Strategy and the SEES. Both were adopted by Council on 4 September 2018.

The Housing Strategy provides guidance to:

- direct housing growth to appropriate locations;
- plan for more housing choice to support Yarra's diverse community; and
- facilitate the provision of more affordable housing in Yarra.

The SEES builds on the diverse economic strengths in the municipality and allows Council to respond to future changes. It includes 6 key strategic directions to: support employment growth in Activity Centres; retain and grow Yarra's major employment areas; identify preferred locations for housing growth; support the expansion of Yarra's health precincts; retain Commercial 2 zone precincts and industrial precincts for manufacturing and urban services.

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

The amendment implements the following objectives of planning in Victoria, set out in section 4(1) of the *Planning and Environment Act 1987*:

- (a) *To provide for the fair, orderly, economic and suitable use, and development of the land.*

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

- (b) *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- (c) *To ensure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- (d) *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.*
- (e) *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.*
- (f) *To facilitate development in accordance with the objectives of planning in Victoria.*

The amendment will provide for the orderly use and development of the municipality consistent with these objectives.

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

#### Environmental

The new local policies have a strong focus on the environment. They aim to make Yarra's built and natural environments more resistant to the impacts of climate change and promote more sustainable development. The policies seek to:

- Direct growth to activity centres and employment areas that are well serviced by public transport.
- Protect and enhance the environments of the Yarra River and Darebin and Merri Creek corridors.
- Increase the quality and quantity of the city's biodiversity.
- Enhance the urban forest and increase greening initiatives.
- Reduce flood risk from intense rainfall events and improve the health of waterways by minimising storm water flows and pollutants.
- Promote environmentally sustainable design of new buildings.
- Promote a transport hierarchy that prioritises walking, cycling and public transport over cars.

#### Social and economic

The new local policies also have a strong social and economic focus. The policies seek to:

- Provide the framework for decision making, which Council will use to strategically accommodate growth in the municipality.
- Promote high quality buildings, public spaces and landscapes.
- Protect valued heritage.
- Encourage diverse and more affordable housing to better respond to housing need.
- Protect employment land and enable job growth to capitalise on Yarra's economic strengths and respond to future change.
- Support and strengthen the vibrancy and local identity of Yarra's network of activity centres.
- Manage interface issues in an inner-city environment where there are sensitive residential uses located close to businesses that generate noise.
- Provide for new, renewal or adaption of social and physical infrastructure to meet the needs of the growing population and employment base.

### **Does the amendment address relevant bushfire risk?**

The land affected by the amendment is not located within an area of identified bushfire risk.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

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

The amendment is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* under Section 7(5) of the *Planning and Environment Act 1987*.

The amendment has been prepared in accordance with the strategic considerations set out in *Ministerial Direction No. 11 Strategic Assessment of Amendment* made under Section 12 of the *Planning and Environment Act 1987*.

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

The amendment introduces a new Municipal Planning Strategy at Clause 02 and local planning policies included at Clauses 11,12,13,15,16,17,18 and 19. The new structure is summarised below:

New Clause	Content
11 Settlement	Introduces policy that defines Yarra's hierarchy of activity centres and sets out the vision for each centre consistent with its capacity.  Redrafts the existing Victoria Street East policy.
12 Environmental and Landscape Values	Retains biodiverse landscapes and promotes development that provides habitats for biodiversity and links between habitats.  It includes policy on improving access to the river and providing recreation opportunities and cycle and walking paths
13 Environmental risks and amenity	Introduces policy to ensure new development mitigates and adapts to climate change and reduce flood risks.  Updates existing policy to manage interface issues between residential development and noise generating uses.  Translates existing policy to manage the impacts of licensed premises.
15 Built environment and heritage	Streamlines existing urban design policy and divides it between building design and urban design.  Introduces policy on equitable development.  Strengthens landmark policy by identifying exactly where the key view lines are and which elements of the view to the landmark are to be protected.  Translates and updates environmentally sensitive design policy.  Strengthens existing heritage policy by introducing policy on commercial and former industrial heritage.  Translates existing world heritage environs area policy.  Updates signs policy and splits heritage signs from general signs and includes heritage signs under the heritage policy.

**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

New Clause	Content
	Prevents intrusion of development and additional overshadowing of the waterways at the winter solstice.
16 Housing	<p>Introduces hierarchy of minimal, incremental, moderate and high change areas for housing growth.</p> <p>Seeks diverse housing for families and share households to offer better housing choices.</p> <p>Facilitates provision of new and upgraded social and affordable housing.</p>
17 Economic development	<p>Maintains and grows Cremorne and Gipps Street, Collingwood employment areas.</p> <p>Seeks good amenity for workers and promotes affordable and co-working spaces for the creative industries.</p> <p>Supports high quality retail development that sustains activity centres.</p> <p>Promotes Yarra as a tourism, arts and cultural destination.</p>
18 Transport	<p>Reinforces the need for structure plans to deliver improved safety and connectivity for pedestrians and cyclists and improve access to public transport.</p> <p>Promotes sustainable travel by introducing a transport hierarchy that favours walking, cycling and public transport over car based transport.</p> <p>Identifies in what circumstances a parking reduction and car sharing will be considered.</p>
19 Infrastructure	<p>Identifies St Vincents/ACU and Epworth as Yarra's health and education precincts.</p> <p>Protects existing open space and seeks to increase the quantity and quality of open space that meets existing and future needs.</p> <p>Seeks development contributions to fund the infrastructure and open space needed to meet future demand.</p> <p>Translates existing water sensitive urban design policy.</p> <p>Introduces policy to make provision for waste, recycling and composting in new development.</p>
52.28 Gaming	Translates existing gaming policy. This will sit as a schedule to the particular provision rather than in the PPF.
72.04 Schedule to incorporated documents	Updates and expands the existing schedule.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

New Clause	Content
72.08 Schedule to background documents	Consolidates documents into one schedule and updates the list of documents
74.01 Schedule to application of zones and overlays	Explains the application of zones and overlays

### How does the amendment support or implement the Municipal Planning Strategy?

The amendment introduces a new Municipal Planning Strategy at Clause 02 of the Yarra Planning Scheme. The new content is summarised below:

New Clause	Content
02.01 Context	Describes the planning scheme's policy foundation, based on the municipality's location and regional context, history, assets, strengths, key attributes and influences. It is based on updated data, adopted council strategies and <i>Plan Melbourne 2017-2050: Metropolitan Planning Strategy</i> (2017).
02.02 Vision	Establishes a vision for Yarra. The vision sets out the spatial response to the Council Plan and Yarra 2036 Community vision.
02.03 Strategic directions	Derived from adopted strategies across Council and strategic work completed in preparing the draft planning policy.  It provides Yarra's response to the implementation of Plan Melbourne, the metropolitan planning strategy.
02.04 Strategic Framework Plan	A spatial plan that expresses the strategic framework for the municipality

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

The amendment introduces local policy consistent with Amendment VC148 and the *Ministerial Direction - The Form and Content of Planning Schemes*.

Where appropriate, local policy content has been relocated to local schedules. For example, the relevant local policy content relating to gaming (currently at Clause 22.05) has been placed in the Schedule to Clause 52.28 (Gaming).

Where local schedules have been amended, the form of the schedule has been modified to accord with the current Ministerial Direction.

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

The views of relevant agencies were considered in the preparation of strategic foundation documents including the Housing Strategy and SEES.

All relevant agencies and stakeholders will be consulted during exhibition for the amendment.

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



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

The amendment will not have a significant impact on the transport system or on the *Transport Integration Act 2010*.

### **Resource and administrative costs**

The amendment is not expected to impose additional resource or administrative costs on the responsible authority.

The burden on the responsible authority will be reduced by introducing a clearer framework that integrates state and local policy and uses clearer language and avoids repetition. The policies provide a greater level of certainty about where growth and change will occur in the municipality and make clear how council will use its discretion when deciding planning permit applications.

### **Where you may inspect this amendment**

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

- Yarra City Council's website at [www.yarracity.vic.gov.au/amendmentC269](http://www.yarracity.vic.gov.au/amendmentC269)
- Department of Environment, Land, Water and Planning's website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection)

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### *Planning and Environment Act 1987*

#### **YARRA PLANNING SCHEME**

#### **AMENDMENT C269yara**

#### **INSTRUCTION SHEET**

The planning authority for this amendment is the Yarra City Council.

The Yarra Planning Scheme is amended as follows:

#### **Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

1. In **Purpose and Vision** - insert Clause 02.01 in the form of the attached document.
2. In **Purpose and Vision** - insert Clause 02.02 in the form of the attached document.
3. In **Purpose and Vision** - insert Clause 02.03 in the form of the attached document.
4. In **Purpose and Vision** - insert Clause 02.04 in the form of the attached document.
5. In **Planning Policy Framework** - insert Clause 11.03-1L and 11.03-6L in the form of the attached documents.
6. In **Planning Policy Framework** - insert Clause 12.01-1L and 12.03-1L in the form of the attached documents.
7. In **Planning Policy Framework** - insert Clause 13.03-1L and 13.07-1L in the form of the attached documents.
8. In **Planning Policy Framework** - insert Clause 15.01-1L, 15.01-2L, 15.02-1L and 15.03-1L in the form of the attached documents.
9. In **Planning Policy Framework** - insert Clause 16.01-2L and 16.01-3L in the form of the attached documents.
10. In **Planning Policy Framework** - insert Clause 17.01-1L, 17.02-1L and 17.04-1L in the form of the attached documents.
11. In **Planning Policy Framework** - insert Clause 18.02-1L, 18.02-3L and 18.02-4L in the form of the attached documents.
12. In **Planning Policy Framework** - insert Clause 19.02-1L, 19.02-2L, 19.02-6L, 19.03-2L, 19.03-3L and 19.03-5L in the form of the attached documents.
13. In **Local Planning Policies** – delete Clause 21.00, 21.01, 21.02, 21.03, 21.04, 21.05, 21.06, 21.07, 21.08, 21.09, 21.10, 21.11 and 21.12.
14. In **Local Planning Policies** – delete Clause 22.00, 22.01, 22.02, 22.03, 22.04, 22.05, 22.06, 22.07, 22.08, 22.09, 22.10, 22.11, 22.12, 22.13, 22.14, 22.15, 22.16 and 22.17.

**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

15. In **Particular Provisions** - Clause 52.28, replace the Schedule with a new Schedule in the form of the attached document.
16. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.
17. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.
18. In **Operational Provisions** – Clause 74.01, replace the Schedule with a new Schedule in the form of the attached document.

End of document

## **CITY OF YARRA**

### **Database of Heritage Significant Areas**

*April 2022*

Formerly

*'Appendix 8 - City of Yarra review of Heritage Overlay Areas, Graeme Butler and Associates (2007)'*



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### City of Yarra - Database of Heritage Significant Areas

The following is an extract from the City of Yarra Heritage Database listing the heritage status of properties within each Heritage Overlay. As requested by the City of Yarra, the table is arranged in heritage overlay number order and then address order within that group. Victorian Heritage Register (VHR) properties have a second listing within Heritage Overlay Areas as recognition of their contribution to each area.

### Data fields in City of Yarra Heritage Database extract

#### Name

Typically as place type only i.e. *Shop and Residence*, if not a house/residence or with no known historical name

#### Address

Street name and number, suburb

#### City of Yarra property number

The current City of Yarra Property number

#### Significance

(From given range as below)

Significance	Definition
<b>Unknown</b>	Insufficient data to allow an assessment from the public domain.
<b>Not Contributory</b>	Not contributory to the identified cultural values of the heritage overlay area as stated in the Statement of Significance.
<b>Contributory</b>	Contributory to the identified cultural values of the heritage overlay area as stated in the Statement of Significance.
<b>Individually Significant</b>	A heritage place in its own right. Where an individually significant place is part of a broader heritage precinct, the individually significant place may also be contributory to the broader precinct.
<b>Victorian Heritage Register</b>	Included in the Victorian Heritage Register as aesthetically, archaeologically, architecturally, culturally, historically, scientifically, and/or social significant at the State level.

#### Date range

Estimated primary creation date of typically publicly visible fabric only.



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

# 1 Purpose

This document provides guidance for planning scheme related decisions when considering noise impacts from urban development and activity. Acoustic assessment reports issued to Council should consider the various matters discussed in this document as relevant to the application.

## 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 (updated March 2022) 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.

# 3 Road traffic noise

## 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. Planning Practice Note PPN83 *Assessing external noise impacts for apartments* provides further guidance to these Clauses. These provisions include 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 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 (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 considered as a night period impact;

[8269117: 32231690\_1] [Guidelines – managing noise impacts in urban development](#)



**Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document**

- application of the criteria should be extended to all developments affected by road traffic noise (not just those near freeways or on roads carrying more than 40,000 vehicles), and
- the criteria should be applied to all residential developments, not just apartments.

### 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 recommended maximum noise level has led to uncertainty about actual design 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.



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

The NSW Road Noise Policy, 2011 provides recommended maximum noise levels 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 criteria are elaborated in the NSW guideline document Development Near Rail Corridors and Busy Roads - Interim Guideline, 2008. The NSW 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.

### 3.3 Guideline

New residential development should be designed to comply with the following recommended maximum noise levels for road traffic noise:

- Clause 58, Apartment Developments, Standard D16 of 40 dBA Leq,16h (6 am to 10 pm) in habitable rooms and 35dBA Leq,8h (10 pm to 6 am) 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 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 recommended maximum noise levels should be applied 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).

## 4 Rail noise

### 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 (and associated guidance provided in Planning Practice Note PPN83) 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 criteria. The design 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 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, v1 (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 and Planning Panel hearings on some projects, and are cited by acoustical consultants on those grounds.

The use of long term day and night average criteria for rail noise, in the Apartment Developments Standard D16 provides a clear standard. There is, however, benefit in also incorporating Lmax criteria for rail noise for the following reasons:

[Guidelines – managing noise impacts in urban development](#)  
[8269117; 32231690\_1]

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

- 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.
- 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 criteria become more important and are likely to drive the assessment. If these criteria are not in place it is possible for the Leq criteria to be met, and rail noise to exceed sleep disturbance Lmax levels by appreciable amounts.
- Very short term noise events, such as train horns, are not well quantified using long term Leq criteria.

### 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 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.

### 4.3 Guideline

New residential development should be designed to ensure that rail traffic noise does not exceed:

- Clause 58, Apartment Developments, Standard D16 - 40 dBA Leq,16h (6 am to 10 pm) in habitable rooms and 35 dBA Leq,8h (10 pm to 6 am) in bedrooms, and
- Lmax levels from rail and trams, including horn noise, no greater than 60 dBA Lmax in living rooms or 55 dBA 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).

## 5 Commercial and Industrial Plant and Equipment Noise

Commercial and industrial noise assessable to 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.

### 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 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 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 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

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

mixed use zones in close proximity to existing roof mounted commercial mechanical plant.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

While 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 with the Noise Protocol, Part I cannot be achieved, and commercial noise is to be assessed internally, the recommended maximum noise levels are the lower of:

- The effective Noise Protocol internal noise limit, and
- 35 dBA in habitable rooms and 30 dBA in bedrooms at night.

The 35 dBA and 30 dBA recommended maximum noise levels can be more stringent than the Noise Protocol internal 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 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.

### 5.2 Other standards and guidelines

Planning Scheme Clause 58, Apartment Developments, Standard D16 (and associated guidance provided in Planning Practice Note PPN83) also applies to commercial noise however the criteria provided in Standard D16 are likely to be less stringent than 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 recommended maximum noise levels for commercial noise. Assuming 'three star' standard, internal 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

### 5.3 Guideline

All residential developments should be designed to ensure that existing commercial uses formally comply with 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 the commercial operator, an internal assessment may be considered. The following recommended maximum noise levels for commercial / industrial noise (windows closed) are to be met if noise is assessed internally:

- Noise Protocol, Part I indoor limits, being the outdoor limits less 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 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 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 the Noise Protocol, Part I.

## 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 Noise Protocol, Part II, all new venues need to comply with external noise limits at existing dwellings.

### 6.1 Background information

This is a critical planning issue for acoustics, with existing music venues risking 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 VC183 28/09/2020 Clause 53.06 – Live Music and Entertainment Noise (previously VC120 / Clause 52.43) and the Planning Practice Note PPN81 *Live Music and Entertainment Noise* 2016 which provides further technical guidance on the Clause. The Explanatory Report for Amendment VC120 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 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 53.06.
- Clause 53.06 only applies to venues within 50 m from a proposed residential development.

#### 6.1.1 Compliance with the Noise Protocol, Part II indoors

Compliance with the Noise Protocol, Part II is achieved by either designing for a 'background + margin' recommended maximum noise level (as defined in the Noise Protocol), or the 'base noise limits' (as defined in the Environment Noise Regulations 2021, Part 5.3, paragraph 125, subregulation (2)). The 'background + margin' level 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 limit.

The 'base noise limits' are fixed 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 PPN81, 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 Noise Protocol, Part II indoors when music levels are 10 dB or more above the external limit, the following methods or combinations of them can be required:

- 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).



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 6.2 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 the Noise Protocol, Part II nightperiod assessments.

Based on review of all ratings curves, the use of 'Noise Criteria' or NC curves is considered the most appropriate for domestic use.

### 6.3 Guideline

Compliance with the Noise Protocol, Part II noise limits should be demonstrated, using any of the methods described above. This means achieving:

- base noise limits within apartment habitable rooms with doors and windows closed, OR
- '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 L90 and the Leq of the masking to no greater than NC20 L90 + 5 dB.
- Where noise masking is 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 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).

## 7 Patron noise

This section deals with:

- New outdoor patron areas
- New residential development near existing outdoor patron areas

### 7.1 Patron noise – new outdoor patron areas

#### 7.1.1 Background

The Noise Protocol specifically excludes voice noise, but with the significant increase in outdoor patron area 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.

#### 7.1.2 Recommended maximum noise levels

As part of any planning application for an outdoor patron area an assessment of patron noise to 'Leq' and Lmax 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 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

The following noise criteria are typically used in assessments:

- Noise Protocol, Part I – while the Noise Protocol does not strictly apply to patron noise, it 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

- Sleep disturbance recommended maximum noise levels of 55 dBA L<sub>max</sub> in bedrooms with windows open (usually assessed as 65 dBA L<sub>max</sub> externally, outside openable windows).
- Marshall Day Acoustics (MDA) have developed their own patron noise criteria based on background noise levels plus a variable margin:
  - Background + 10 dB during the day and evening period (including weekends)
  - Background + 5 dB at night (after 10 pm)
  - Minimum noise limits are also provided for each of these time

periods. The MDA approach is generally supported however the following is noted:

- The evening recommended 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 the recommended maximum levels will be exceeded represent a risk of nuisance rather than grounds for stopping a project from going 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.

### 7.1.3 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.

### 7.1.4 Policy Requirements

There are no policy requirements for patron noise.

### 7.1.5 Other standards and guidelines

None.

### 7.1.6 Guideline

Assessment of patron noise areas is to be based on:

- Noise Protocol or
- Background noise based assessment approach of:
  - 'background + 5 dB for the night period
  - 'background + 10 dB' for the 'evening' and 'day' periods where these criteria can be demonstrated to be reasonable, and with definitions of 'evening' in accordance with the Environment Noise Regulations 2021, Part 5.3, Division 3, paragraph 116 (that is, including all day Sunday as evening).
  - 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 criteria of 55 dBA L<sub>max</sub> in bedrooms with windows open (65 dBA L<sub>max</sub> externally, outside openable windows).



## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 7.2 Patron noise – new residential development near existing outdoor patron areas

#### 7.2.1 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 criteria indoors with windows closed. Some consideration should also be given to the impacts of patron noise to balconies.

##### 7.2.1.1 Recommended maximum noise levels

Patron noise is a very distinctive, potentially annoying and variable noise source. For this reason, conservative indoor recommended maximum noise levels are proposed, based on consideration of AS/NZS2107, WHO Guidelines and the AAAC Acoustic Star Rating design recommendations.

Determining acceptable patron noise level impacts for external balcony areas and private open spaces, is a complicated issue:

- Adopting indoor 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).

##### 7.2.1.2 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.

#### 7.2.2 Policy requirements

There are no policy requirements for patron noise.

#### 7.2.3 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 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.

The Noise Protocol, Part I effective indoor limits (external noise limit less 20 dB) can be used as recommended maximum noise levels indoors for patron noise but there is a risk that the resulting limits will be unreasonably high in some instances.

#### 7.2.4 Guideline

New residential developments exposed to noise from outdoor patron areas should be designed to achieve the following 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

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

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).

## 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)

### 8.1 Noise from apartment developments to existing dwellings

#### 8.1.1 Noise Protocol, Part I assessable noise

Communal mechanical plant, car stackers, carpark entrance gates and the like should comply with 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 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.

#### 8.1.2 Sleep Disturbance

Noise from operation of car-park equipment should be designed to comply with sleep disturbance criteria outside openable windows of bedrooms of nearby dwellings. Noise levels should not be in excess of 65 dBA L<sub>max</sub>.

#### 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).

### 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 8 - Attachment 8 - C269yara Policies - Clean version of document**

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

### 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  $R_w$  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.

### 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.

### 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  $R_w = 30$  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  $R_w = 39$  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.

### 8.2.4 Carpark entrance gates and car stackers

These items are potential sources of airborne noise, structure-borne noise and vibration.

#### 8.2.4.1 Airborne Noise

Carpark entrance gates and car-stackers need to comply with the Noise Protocol, Part I outdoor limits as well as indoor limits (where noise is transmitted through the building structure) and should also be designed to achieve appropriate  $L_{max}$  levels indoors for sleep disturbance and general annoyance.

The 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.

## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

When assessing sleep disturbance, as a minimum, the 3 star AAAC Acoustic Star Rating design levels for L<sub>max</sub> levels should be met with windows closed (45 dBA L<sub>max</sub> in living rooms and 40 dBA L<sub>max</sub> 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).

### 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 levels are met in potentially affected apartments.

## 8.3 AAAC Guideline for acoustical star ratings for apartments and townhouses

The AAAC Acoustic Star Rating design levels (*Association of Australasian Acoustical Consultants Guideline for 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 levels for internal and external noise, for discrete events, (quantified using the 'L<sub>max</sub>' 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 AAAC recommended maximum noise levels should not be used for noise from outdoor patron areas or noise from commercial / industrial operations.

### 8.3.1 External noise intrusion

Examples of external L<sub>max</sub> sources of noise include: individual truck movements, crashing and banging due to deliveries or rubbish collection.

**Table 1 External Noise Intrusion Design Levels (AAAC Star Rating Guide), L<sub>max</sub> 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 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

### 8.3.2 Internal Noise Intrusion

Examples of internal L<sub>max</sub> sources of noise include: mechanical plant and equipment serving the building or commercial tenancies and hydraulic noise.

**Table 3 Internal Noise Intrusion Design Levels (AAAC Star Rating Guide), L<sub>max</sub> 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



## 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*, 2017, Prepared by the Association of Australasian Acoustical Consultants (AAAC)
- City of Yarra Planning Scheme: Clause 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
- Assessing external noise impacts for apartments*, Victorian Government, Department of Environment, Land, Water and Planning (DELWP), Planning Practice Note 83, August 2017
- 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, (Noise Protocol)
- EPA Victoria Environment Protection Regulations 2021*
- Yarra Planning Scheme*, updated 14/05/2021
- Kilker Pty Ltd v Stonnington CC* [2004] VCAT 341
- Pomeroy Pacific Pty Ltd v Moreland CC* No. 2 [2011] VCAT 475
- Richmond Icon Pty Ltd v Yarra CC* [2011] VCAT 2175
- Amendment C82 Hobsons Bay Planning Scheme*, Planning Panels Victoria 2012

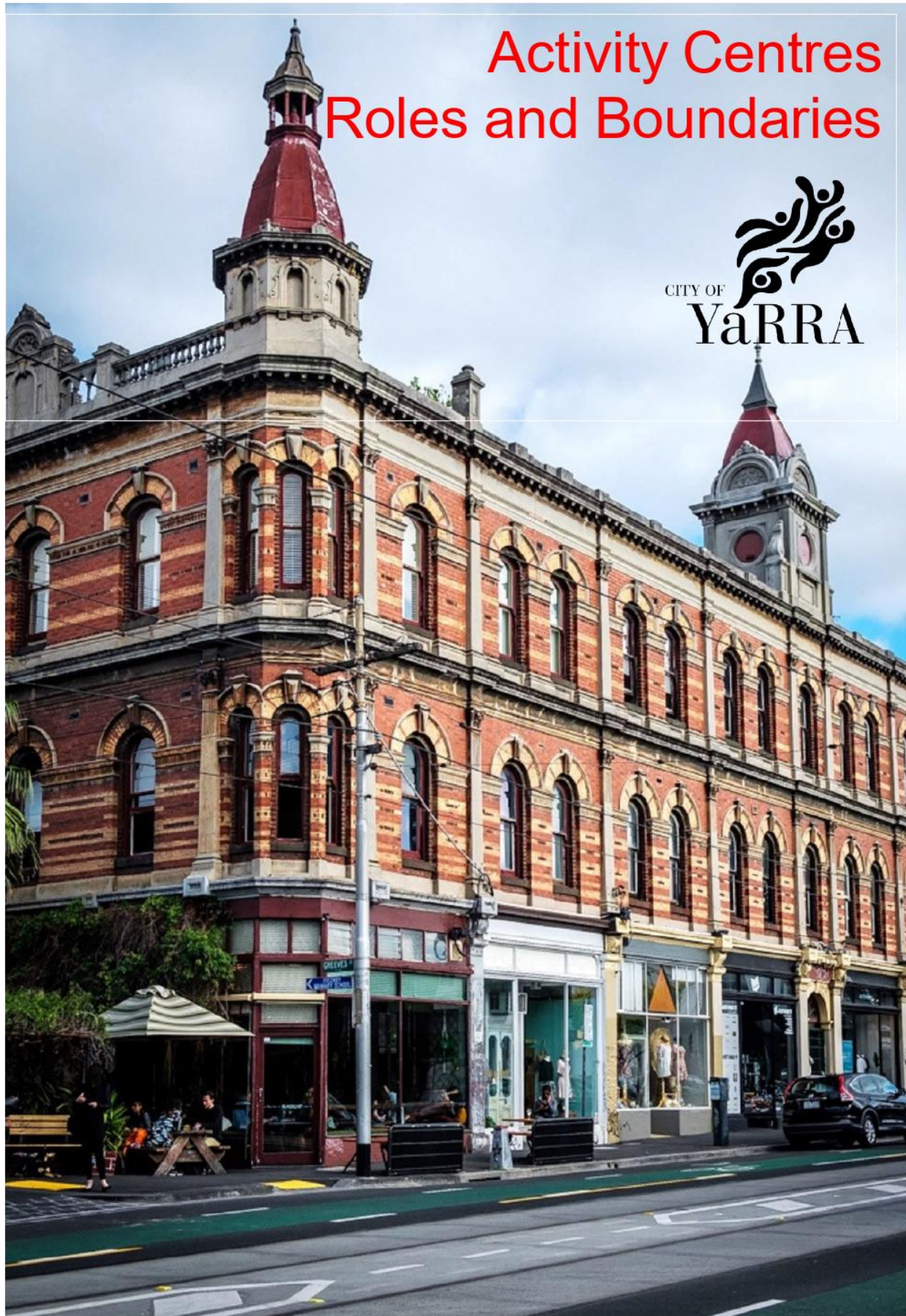
## Attachment 8 - Attachment 8 - C269yara Policies - Clean version of document

# Terminology

Term	Description
'A' weighted	A frequency 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 <sub>90</sub> , L <sub>10</sub> , etc.	Statistical exceedance levels, where LN is the sound pressure level exceeded for N% of a given measurement period.
L <sub>Aeq</sub> (dB) or L <sub>eq</sub> (dBA)	The 'A' weighted equivalent noise level, measured in decibels. The equivalent noise level is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.
L <sub>Amax</sub> (dB) or L <sub>max</sub> (dBA)	The 'A' weighted maximum sound pressure level of an event.
Low frequency	Noise containing energy in the low frequency range.
L <sub>p</sub> or SPL	Sound Pressure Level
L <sub>w</sub> or SWL	Sound Power Level
Noise Curves - NR, NC, RC	A set of reference curves used to rate the noise level taking into account the frequency content of the noise across the audible spectrum. The curves allow for the determination of a single number rating. The most commonly used curves are the Noise Rating (NR), Noise Criterion (NC), and Room Criteria (RC).
Octave-band	An octave is the interval between one frequency and its double or its half. Octave-band analysis is implemented in sound level measurements and assessment to allow for division of the audible frequency range into smaller defined regions or 'bands'. This provides for a more detailed and targeted analysis that is more effective in capturing the spectral characteristics of a sound source than the overall A-weighted level.
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.
Tonality	Noise containing a prominent frequency.

## APPENDIX B





## **Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Activity centres – roles and boundaries – April 2022

### **Abstract**

This report assesses the policy context for the system of activity centres in the City of Yarra. It reviews the current planning scheme provisions and analyses the roles, extent and boundaries of all the activity centres. It provides the basis for revisions in the Planning Scheme re-write and adds explicit boundaries to local policy. The report also addresses the level of change and new development anticipated in the Major, Neighborhood and Local activity centres.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### Contents

1. Introduction .....	3
1.1 Purpose .....	3
2. Our Activity Centres .....	4
3. Approach and Method .....	4
4. Policy Framework .....	6
4.1 Plan Melbourne 2017-2050 .....	6
4.2 Existing Yarra Planning Scheme .....	7
4.3 Review of Yarra Planning Scheme 2014 .....	10
4.4 Current Council Structure Plans and Local Area Plans .....	10
5. Yarra's Activity Centre Network .....	11
5.1 Major Activity centres .....	11
Brunswick and Smith Streets .....	11
Victoria Street .....	12
Bridge Road .....	13
Swan Street .....	13
5.2 Neighbourhood Centres .....	14
6. The Role of the Activity Centre Network .....	15
6.1 Employment Land Capacity .....	15
6.2 Retail floor-space .....	16
6.3 Supporting employment growth in activity centres .....	16
6.4 Housing capacity and population change .....	17
6.5 Implications of employment and population growth for activity centres .....	17
7. Major activity centres – boundaries and categories .....	19
7.1 Bridge Road .....	20
7.2 Victoria Street .....	27
7.3 Smith Street and Brunswick Street .....	33
7.4 Swan Street .....	40
8. Neighbourhood activity centres – boundaries and categories .....	46
8.1 Johnston Street – Collingwood/Abbotsford .....	47
8.2 Queens Parade – North Fitzroy/ Clifton Hill .....	53
8.3 Nicholson Street – North Fitzroy/North Carlton .....	59
8.4 Rathdowne Street – North Carlton .....	65
8.5 St Georges Road – North Fitzroy .....	70
8.6 Heidelberg Road – Alphington .....	75
8.7 Gertrude Street – Fitzroy .....	81
9. Local centres – boundaries and categories .....	86

**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

9.1	Lygon Street – North Carlton / Princes Hill.....	87
9.2	Rathdowne Street – North Carlton .....	88
9.3	Nicholson Street (south) – North Carlton .....	89
9.4	Spensley Street – Clifton Hill.....	91
9.5	Berry Street / Ramsden Street – Clifton Hill .....	92

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### Table of Maps

Map 1 Bridge Road .....	20
Map 2 Victoria Street.....	27
Map 3 Smith Street and Brunswick Street.....	33
Map 4 Swan Street.....	40
Map 5 Johnston Street .....	47
Map 6 Queens Parade - St Georges Road – Spensley Street – Berry Street – Ramsden Street.....	53
Map 7 Nicholson Street - Rathdowne Street and Lygon Street .....	59
Map 8 Heidelberg Road.....	75



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### 1. Introduction

#### 1.1 Purpose

Yarra has a network of activity centres, each with their own role and function, including:

- Major activity centres (MACs): these centres 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): these centres 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.
- Local centre (LCs): these centres provide a limited range of goods, services and employment to adjoining communities. They are identified in the existing Yarra Planning Scheme (YPS).

Yarra's major and neighbourhood activity centres are predominantly along and around the main retail shopping streets (Yarra's high streets). They feature highly intact heritage streetscapes and heritage places, key landmark signs and buildings, larger commercial sites, and vibrant communities. Activity centres have been the focus of Yarra's growth in recent years, and have seen the addition of mid-rise commercial development and apartments. They will continue to accommodate most of the city's growth because their transport infrastructure, shops and services make them the most suitable locations for development.

Managing growth and change in activity centres aligns with the State Government's vision for a network of major activity centres that are critical to metropolitan economic performance and provide a focal point for services, employment, housing, public transport and social interaction.

The purpose of this report is to define the network of activity centres in the City of Yarra. In particular, it provides a rationale for the boundaries and role for Major and Neighbourhood activity centres and the smaller Local centres. This report also includes clearer mapping of the activity centre boundaries and identifies the categories of precincts in each centre.

This report is structured as follows:

- Section 2 lists Yarra's activity centres
- Section 3 sets out the method and approach used to define the activity centres
- Section 4 sets out the planning policy context
- Section 5 sets out the characteristics of the major activity centres
- Section 6 describes the role and function of the activity centres in delivering housing and employment growth
- Section 7 categorises the land that is included and excluded from the activity centres.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### 1.2 Yarra's Activity Centres

Yarra's activity centres host a vibrant and constantly evolving range of retail, entertainment, hospitality and commercial services.

Our major activity centres listed in Plan Melbourne are:

- Swan Street – Richmond
- Bridge Road – Richmond
- Victoria Street – Richmond
- Smith Street – Collingwood/Fitzroy
- Brunswick Street – Fitzroy

Our neighbourhood centres that provide access to local goods, services and employment opportunities and serve the needs of the surrounding community, include:

- Johnston Street – Collingwood/Abbotsford
- Queens Parade – Fitzroy North/ Clifton Hill
- Gertrude Street - Fitzroy
- Heidelberg Road – Alphington
- St Georges Road – Fitzroy North
- Nicholson Street – Carlton North and Fitzroy North

Yarra also has smaller, local centres which serve the adjoining local community. They are also appropriate locations for employment growth however the scope and opportunities for growth are more nuanced and constrained in these smaller centres.

Our local centres:

- Berry Street/Ramsden Street – Clifton Hill
- Lygon Street – Carlton North/Princes Hill
- Nicholson Street (south) – Carlton North
- Rathdowne Street – Carlton North
- Spensley Street – Clifton Hill

### 1.3 Approach and Method

Population and economic growth and housing diversity can be facilitated by establishing a boundary for each centre based on a consistent set of criteria. The capacity to accommodate growth is determined by land area, potential development densities and other factors including the amount of land available for redevelopment in each centre. The approach in establishing boundaries in Yarra is based on the *Activity Centres Boundary Criteria* in Planning Practice Note 58 (PN58). An assessment against each criteria is included for each activity centre in this report.

The method undertaken to define the boundaries is set out below.

#### 1. Background research

- Desktop review of the Yarra Planning Scheme – zones; overlays; amendments
- Desktop review of land ownership; lot size; main road frontage; uses; permits; public transport routes
- Review of planning strategies – Housing Strategy; Spatial Economic and Employment Strategy

Page 4 of 94

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

- Site visits to understand existing built form, land uses, pedestrian connections and open space.

### 2. Categories defined

Council defined categories to order land that is to be included in a boundary. It is based on Planning Practice Note 58 *Structure Planning for Activity Centres* (PPN58), which 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 directs the further expansion of these services into activity centres, and 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.*

PPN58 includes a set of criteria / issues to consider *in determining the potential location of an activity centre boundary*:

- *the location of existing commercial areas and land uses*
- *the location of existing government and institutional areas and land uses*
- *the location of existing areas of public open space*
- *commercial and residential needs*
- *environmental and flooding constraints*
- *heritage constraints*
- *availability of strategic redevelopment sites, both existing and potential*
- *the location of residential areas, including whether they provide significant redevelopment opportunities or constraints for the centre*
- *consideration of physical barriers and opportunities for their improvement*
- *proximity to public transport, especially fixed rail (train or tram)*
- *the location of existing and potential transport infrastructure including fixed rail, buses, bicycle paths, car parking areas and modal interchanges*
- *walkability – opportunities to provide for and improve walkability within 400 to 800 metres from the core of the centre (depending on topography and connectivity)*
- *consistency with State policy*
- *consistency with local policy and Municipal Strategic Statement (MSS)*
- *impacts of the boundary on other activity centre boundaries*

### 3. Analysis

Land along and around activity centres, included in Plan Melbourne 2017-2050 and the current YPS has been analysed to consider whether there is:

- sufficient land to provide for the commercial (retailing, office, fringe retailing and support activities such as entertainment) activities needed over a 15 to 20 year time frame and then into the 30-year horizon
- residential land that is integrated into the activity centre or surrounded by other uses that have a strong functional inter-relationship with the activity centre even where limited development opportunities exist
- key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre even where there are no or limited redevelopment opportunities



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

- public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre.

Residential land encumbered by significant constraints (such as a Heritage Overlay) was generally excluded from activity centres.

## 2. Policy Framework

### 2.1 Plan Melbourne 2017-2050

Plan Melbourne 2017-2050 maps the location of larger activity centres and includes the five major activity centres in the City of Yarra - listed in section 1.1 above. It also includes policy about neighbourhood activity centres as part of a wider network of centres. Planning policy makes these centres the best location for medium and higher density development. Activity centres provide potential to attract investment and will be a major focus for change in metropolitan Melbourne.

- Direction 1.2 *Improve access to jobs across Melbourne and closer to where people live* supports investment and job creation across the city
- Policy 1.2.1 *Support the development of a network of activity centres linked by transport* discusses activity centres which 'fill diverse roles—including housing, retail, commercial and civic services—and are a focus for services, employment and social interaction. In recent times some activity centres have become a focus for higher-density development'.
- Direction 2.2 *Deliver more housing closer to jobs and public transport* aims to locate medium and higher density development near services, jobs and public transport supports the objectives of consolidation and housing choice.
- Policy 2.2.3 *Supports new housing in activity centres and other places that offer good access to jobs, services and public transport.*

Plan Melbourne 2017-2050 makes reference to specific major activity centres (Direction 2.2 *Deliver more housing closer to jobs and public transport – list of activity centres*) including five in Yarra and more general references to neighbourhood activity centres as locations for increased jobs and housing.

In Direction 5.1 - Create a city of 20-minute neighbourhoods Plan Melbourne 2017-2050 gives particular emphasis to neighbourhood activity centres.

Neighbourhood activity centres are an integral part of the city's vibrant community life and critical to the creation of 20-minute neighbourhoods. These high streets and specialised strips of shops, cafes, small supermarkets, service businesses, community services and public spaces serve the needs of the surrounding community and provide a focus not only for local jobs but also for social interaction and community participation.

.....

Policy 5.1.2 *Support a network of vibrant neighbourhood activity centres*

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### Activity centres – roles and boundaries – April 2022

The attributes of and opportunities for neighbourhood activity centres at the local level vary across Melbourne. That is why local communities should lead the planning of their own centres.

Where centres are well established or communities are seeking to protect the unique character of their centres (such as protecting heritage buildings or access to public land or open space to achieve community benefit), they should be assisted in determining the desired built form outcomes.

Local governments will be supported to prepare structure plans for their neighbourhood activity centres to help deliver 20-minute neighbourhoods.

In Yarra the major activity centres will play an important role as locations for additional housing and jobs. The level of change in the activity centres will be determined by the context of each centre. The neighbourhood centres will play a more nuanced role which will vary depending on the nature of each centre and the constraints or opportunities of their context. The local centres will play a limited role in providing for housing and local employment.

### 2.2 Yarra Planning Scheme

The Yarra Planning Scheme (YPS) sets out a number of activity centres (refer to Table 1 and Figure 1). The centres are along main road or in smaller pockets in North Carlton, Clifton Hill and Alphington. The current YPS does not distinguish between the larger neighbourhood centres which serve significant local catchments and the small local centres discussed in this report.

# Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

FIGURE 1. STRATEGIC FRAMEWORK PLAN



Source: Yarra Planning Scheme

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

Clause 21.04-2 of the YPS states that *Activity centres in Yarra have a retail, hospitality, and service focus. Because of the pattern of development in the municipality, almost all residents are within 400m of an activity centre. The provision of local services is therefore important for maintaining the character of activity centres as local destinations.*

**Table 1:** Activity Centres in the Yarra Planning Scheme

Major Activity Centre (Neighbourhood Map in YPS)	Neighbourhood Activity Centre (Neighbourhood Map in YPS)
<ul style="list-style-type: none"> <li>Richmond – Swan Street (Figures 7 and 23: Burnley, Cremorne, South Richmond + Central Richmond)</li> <li>Richmond – Bridge Road (Figures 21 and 23: North and Central Richmond)</li> <li>Richmond – Victoria Street (Figure 5: Abbotsford)</li> <li>Fitzroy – Brunswick Street (Figure 17: Fitzroy)</li> <li>Fitzroy – Smith Street (Figure 13: Collingwood)</li> </ul>	<ul style="list-style-type: none"> <li>Alphington – Heidelberg Road b/n Parkview Road and Como Street (Figure 15: Fairfield / Alphington)</li> <li>Carlton North – Rathdowne Street, at the Richardson Street Junction (Figure 9: Carlton/ Princes Hill)</li> <li>Carlton North – Lygon St, south of Pigdon Street (Figure 9: Carlton/ Princes Hill)</li> <li>Carlton North / Fitzroy North – Nicholson St, north of Richardson Street, north of Curtain Street and at the junction of Lee St (Figure 9: Carlton/ Princes Hill)</li> <li>Collingwood / Abbotsford – Johnston Street (Figures 5: Abbotsford and 13: Collingwood)</li> <li>Fitzroy North – St Georges Road (Figure 19: North Fitzroy)</li> <li>Fitzroy North / Clifton Hill – Queens Parade (Figure 11: Clifton Hill)</li> <li>Fitzroy – Gertrude Street (shown as part of Brunswick MAC in Figure 13, however referred to a neighbourhood centre in policy, clause 21.08-7)</li> <li>Clifton Hill – Spensely Street at the intersection with Berry Street (Figure 11: Clifton Hill)</li> <li>Clifton Hill - Berry Street at the junction with Ramsden Street (Figure 11: Clifton Hill)</li> </ul>

As part of the process to assess the boundaries and roles of the centres in the current Yarra Planning Scheme a number of the small centres designated as Neighbourhood centres were considered to play a lower order and more local role in the network. These have been recognised as local centres and include:

- Carlton North – Rathdowne Street
- Carlton North – Lygon St, south of Pigdon Street
- Carlton North / Fitzroy North – Nicholson St, , north of Curtain Street and at the junction of Lee St

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

- Clifton Hill – Spensely Street at the intersection with Berry Street
- Clifton Hill - Berry Street at the junction with Ramsden Street

### 2.3 Review of Yarra Planning Scheme 2014

A review of the Yarra Planning Scheme in 2014 suggested that the current YPS lacked an overarching, evidence-based narrative for projected housing and employment growth in the municipality. As growth of both housing and employment continues, it is expected that there will be competition for land and other assets in Yarra. The review noted that it is important to carefully manage and protect certain assets and land, and facilitate growth in locations that will provide benefit for current generations but also be sustainable into the future.

The review identified a lack of spatial plans for major activity and neighbourhood centres and further suggested that the roles and strengths of activity centres in particular need to be better defined, and strategies to meet the projected demand for retail and other facilities need to be identified.

Council has been implementing spatial plans (Swan Street Structure Plan, Johnston Street Local Area Plan) through separate amendments that introduce Design and Development Overlays. In addition Council has been implementing built form frameworks for Bridge Road, Queens Parade, Victoria Street, Brunswick Street, Smith and Gertrude Streets Activity Centres to guide decision making on built form outcomes. These have been pursued through separate amendments.

The review also identified the need for clear maps. This report will assist to clearly illustrate draft policy in the Yarra Planning Scheme.

### 2.4 Current Council Structure Plans and Local Area Plans

Council has previously prepared and adopted a series of structure plans and local areas plans to guide and manage growth within Yarra's key activity centres. These plans were developed to manage the future of the centres and provide direction on preferred land use, built form, movement (vehicle and pedestrian), and identify zones and other planning controls required.

There are currently five structure and local area plans in Yarra with varying status levels:

- The Smith Street Structure Plan was adopted by Council 2008 but the subsequent Design and Development Overlay was abandoned June 2012;
- The Swan Street Structure Plan was adopted by Council in December 2013 and is being implemented through Planning Scheme Amendments C191 and C236;
- The Victoria Street Structure Plan was adopted by Council in 2010; and
- The Johnston Street Local Area Plan was adopted in December 2015 and is being implemented through a Planning Scheme Amendment C220.

### 2.5 Built form Frameworks

As outline earlier, Plan Melbourne and State policy seek directs the growth of Melbourne in sustainable manner in locations that has strong access to existing public transport and services. This however, needs to be at a scale appropriate to the role and capacity of each centre and support each centre's unique character. To ensure the values of Yarra's retail strips and adjoining mixed use / commercial areas are protected, Council has commenced a programme of preparing built form frameworks. The frameworks guide the future form and

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

design of development and have (or will) inform planning controls in the Yarra Planning Scheme through the Design and Development Overlay.

Built form Frameworks have been prepared for:

- Smith and Brunswick Streets
- Gertrude St and Johnston St (east)
- Queens Parade
- Heidelberg Road
- Bridge Road
- Victoria Streets

### 3. . Yarra's Activity Centre Network

#### 3.1 Major Activity centres

The Major Activity Centres have their own distinct character and mix of activity. Future growth of the centres would have regard for these characteristics.

The Major Activity Centres are:

- Bridge Road – Richmond
- Victoria Street – Richmond
- Smith Street – Collingwood/Fitzroy
- Brunswick Street – Fitzroy
- Swan Street – Richmond

#### Brunswick and Smith Streets

Brunswick and Smith Streets (along with the neighbourhood centres of Gertrude and Johnston Streets) function as a single highly accessible network. This network includes the major north-south retail strip centres connected by the neighbourhood centres of Gertrude Street and Johnston Street which is categorised, east of Smith Street.

Local streets play a significant role as walking and cycle routes or connections in this network. This area has a strong hospitality focus and night-time economy, drawing from a metropolitan catchment. It has historically been a place that attracts artists and alternative lifestyle creative types.

The urban characteristics vary throughout these Activity centres, which includes:

- Retail spines with fine grain shop fronts with distinct heritage character
- More moderate grain shop fronts with a mix of contemporary and heritage character along the northern and southern ends of Smith Street, the northern end of Brunswick Street, Johnston Street between Brunswick and Smith Streets and a portion along Nicholson Street
- Older industrial sites, such as the MacRobertson industrial buildings in Fitzroy and Foy and Gibson in Collingwood, which are defined by the original industrial forms and factories and were the cornerstone for the development of Collingwood and Fitzroy at that time
- Small pockets of traditional residential precincts with heritage terrace housing behind the retail strips.
- Opulent heritage homes



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### Activity centres – roles and boundaries – April 2022

- A variety of industrial and contemporary built form with pockets of traditional residential scattered within mixed use areas behind the retail strips.

These retail strips are associated with substantial areas of Mixed Use Zone land which covers former mixed industrial / residential areas behind the retail strips. They include large former industrial buildings and warehouses and nineteenth century housing.

These centres also include the health and education precincts around St Vincent's Hospital and Australian Catholic University on Victoria Parade. This is likely to see growth as part of a wider inner city trend for growth in health and education services.

These centres also connect to major cultural nodes and open space at the Exhibition Building / Melbourne Museum at the west end of Gertrude Street and Collingwood Arts Precinct on Johnston Street.

#### Victoria Street

Victoria Street includes contrasting components. The western end between Hoddle Street and Church Street is characterised by Chinese and Vietnamese goods and food with a wide range of cafes and restaurants, specialty shops and a more recent supermarket. This serves a significant local Vietnamese / Chinese community and adjoining public housing. The main shopping strip is predominantly fine grained low rise shops.

The eastern end of Victoria Street is dominated by the Victoria Gardens enclosed shopping centre and recent higher density housing along the northern end of Burnley Street and along Victoria Street east of Grosvenor Street. Victoria Gardens serves a substantial local and regional catchment. This end of Victoria Street also connects to the Yarra River with recent major redevelopment along the south bank of the River. Redevelopment of former industrial land has been on larger scale lots and in the range of four to eight storeys. On some larger sites apartment buildings have approached or exceeded ten storeys.

The central section of Victoria Street includes a mix of retail, service business and industry. It adjoins the Carlton and United Breweries complex and associated industrial area. The scale of development is generally low rise but buildings in the CUB complex are bulkier and taller. Redevelopment of this area constrained by and linked to the future of the CUB complex. If CUB was redeveloped it could become a major node for activity, as has happened with the Alphington paper-mill site.

The Skipping Girl sign at 651 Victoria Street is a valued Yarra landmark.

A large proportion of floor space in Victoria Street is accounted for within the Victoria Gardens and Hive shopping centres, which accommodate 52,000 and 8,000 square metres of floor space respectively. Victoria Gardens is more like a traditional suburban shopping centre with a large car park and minimal activation at ground level to the main road frontages. Conversely, the Hive, which was developed more recently, provides opportunities for centre retailers to engage at the street level, providing a focus for local retail activity on this part of Victoria Street. The remainder of the precinct hosts a mix of retail types with a focus on food and hospitality, and is home to one of Melbourne's most renowned Vietnamese food precincts. There is significant capacity for the precinct to further develop and provide additional employment opportunities.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### Bridge Road

Bridge Road is changing from an outlet, fashion oriented retailing strip, particular west of Church St. Recently, the south side of the strip between Church and Burnley Streets, has begun to develop a vibrant hospitality offer.

Epworth Hospital is a regional health facility with an associated precinct of medical specialists and other health services around Erin Street. The hospital and associated health sector businesses is a dominant feature of the Bridge Road employment market. Epworth Hospital is designated as a health precinct in Plan Melbourne 2017-2050. Future expansion of the hospital and related health uses is constrained by a lack of capacity, and it is unclear how expansion of medical activities can be accommodated in the precinct. One option may be to identify opportunities to provide capacity at the western end of Bridge Road as part of broader work to define the health precinct. Expansion of health-related activities on Bridge Road would also generate demand for associated commercial services and support the local retail sector.

Buildings in Bridge Road are predominantly low rise but recent development at Epworth Hospital and apartment buildings on the north side of Bridge Road, between Lennox Street and Church Street, have been in the range of four to six storeys.

The Pelaco sign as 21 Goodwood Street, Richmond is a Yarra landmark visible from Bridge Road.

The eastern end of Bridge Road has developed as a mix of discount furniture, homewares, office supplies, other larger floor-space outlets with café and other food outlets in finer grained shops. The centre adjoins the Yarra River but has very limited orientation to the River corridor and the Main Yarra Trail.

The centre section of Bridge Road has a civic, recreational and educational focus near Gleadell Street with the Richmond Town Hall, a new high school and Citizens Park adjoining Highett Street.

### Swan Street

Swan Street's diverse range of entertainment and retail activities, public transport options and close proximity to Melbourne's Central Business District and Sports and Entertainment Precinct have attracted residents, visitors and workers to the Activity Centre for well over a 100 years.

The character of the Swan Street varies significantly along the length of Swan Street, moving from a cohesive and highly intact, turn of the century 'High Street' with a prominent fine grain subdivision pattern, to larger bulky goods retailing (furniture and high end vehicles), to a diverse and less historically intact retail and residential area towards the eastern end. It contains a number of landmark heritage commercial buildings, including the Dimmeyes Clock Tower and prominent corner hotels.

The western end of Swan Street is home to a vibrant mix of retail activities including hospitality, entertainment, and a new full line supermarket. Redevelopment of the former Dimmey's site, which includes an expanded Coles supermarket, has helped to revitalise the convenience retail offer. The eastern end of the strip is partly zoned C2Z and supports restricted retail and commercial functions. Based on capacity analysis, Swan Street was identified as having a latent capacity under the current zoning provisions. Amendment C191 implements the directions in the Swan Street Structure Plan to re zone land to allow for residential and commercial development. This allows for intensification of development around Burnley Station, potentially leading to further growth in capacity at the street's eastern end.

Page 13 of 94



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### 3.2 Neighbourhood Centres

The neighbourhood centres vary considerably in the range of shopping and services provided and in the capacity for growth. Johnston Street for example has some characteristics similar to a Major Activity Centre, including major road frontages and capacity for growth and redevelopment. Gertrude Street, unlike Johnston Street however has limited capacity for growth based on the heritage significance of buildings and the streetscape. Johnston Street and Gertrude Street centres are connected to Brunswick Street and Smith Street forming a network of retail precincts.

Most of Yarra's neighbourhood centres are constrained by their context, including: small land parcels close to low scale residential areas; landscape character; zoning restrictions; and intact heritage streetscapes and places covered by the heritage overlay. Rathdowne Street, North Carlton centre is a good example of these limitations with parts of the centre in the Neighbourhood Residential Zone and most of it covered by the heritage overlay. It is surrounded by low scale residential area. The character of this centre is also influenced by the strong landscape character in Rathdowne Street defined by mature deciduous street trees.

Queens Parade includes a retail node east of Wellington Street / Delbridge Street, which is a highly valued high street with heritage significance. There is potential for a new node of activity and redevelopment associated with the former gasworks site and other former industrial and commercial areas along the south side of Queens Parade.

Queens Parade (west of Grant and Smith Streets) is characterised by the double avenue street trees including the heritage listed Dutch Elms, framing views along Queens Parade between Brunswick Street and Smith Street. Key heritage places along Queens Parade includes St John's Church, former ANZ Bank at 370 Queens Parade, and the former United Kingdom Hotel located at the junction of Queens Parade and Dummett Crescent / Heidelberg Road. The full width of Queens Parade (60m) and views to the St John's Church spire can be appreciated west of Grant and Smith Streets.

The redevelopment of the Alphington paper mill will see the existing Heidelberg Road retail centre play a somewhat different role in the future. The paper mill redevelopment will see substantial growth in commercial, retail and community facility floor-space, west of the existing small centre, thereby moving its focal point. There will also be significant higher and medium density housing adjoining this new centre.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### 4. The Role of the Activity Centre Network

Yarra's activity centres operate as a significant element of the economic and social functioning of the municipality. The activity centre network plays an important role as a focus for retail activity, employment and increasingly for growth in higher density housing. Projected growth in the number of jobs and population means the activity centres must have the capacity to accommodate new commercial and apartment development at a scale which meets projections.

#### 4.1 Employment Land Capacity

Council's adopted Yarra Spatial Economic and Employment Strategy (SEES), 2018, provides guidance on managing growth and change in employment and economic activity.

In Yarra, economic activity is arranged spatially in different types of employment precincts: activity centres, specialised medical facilities, industrial precincts, mixed employment precincts, educational institutions, and areas where the Comprehensive Development and Priority Development zones have been applied.

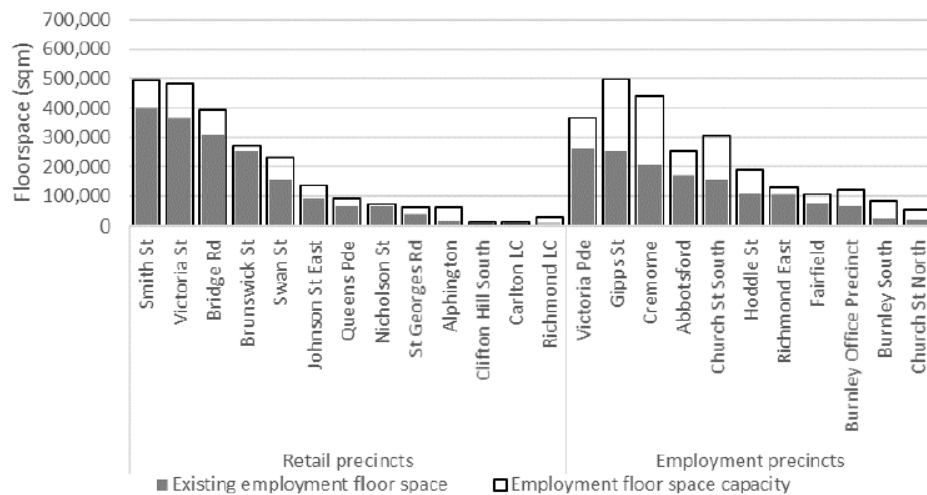
Across Yarra's employment precincts, there is sufficient aggregate opportunity to accommodate projected growth to 2031. Employment in Yarra is projected to increase by 50,000 jobs to 2031. Analysis in the SEES indicates that there is around 3.6 million square metres of employment floor space in Yarra. To meet forecasts, Yarra will require an additional 270,000 square metres of employment floor space by 2031. Based on a series of assumptions on development potential under current planning zones there is theoretical capacity for about 4.9 million square metres of employment floor space. This suggests the current commercial / industrial zoned land in Yarra has capacity for additional floor space of around 1.31 million square metres, exceeding the forecast demand for employment floor space.

Figure 2 illustrates employment floor space estimates. It suggests that of the retail precincts, Smith Street, Victoria Street, Bridge Road and Swan Street have the most potential for growth. Brunswick Street appears to have limited capacity, which suggests there might be constraints to realising additional floor space. Alphington on the other hand has significant capacity which will be realised through the redevelopment of the former AMCOR Papermill site.

Figure 2: Employment Floor Space Estimates; Existing vs Capacity

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022



Source: SEES, 2018

### 4.2 Retail floor-space

Yarra currently supports 910,000sqm of retail floor space. The SEES estimates demand for a further 89,000sqm of additional retail floor space within Yarra to 2031. The majority of retail floor space growth in Yarra can be seen to come from small scale retail developments with 95% of new retail developments between 50sqm and 300sqm.

### 4.3 Supporting employment growth in activity centres

The SEES includes 6 directions to manage Yarra's employment land over the next 10-15 years, which includes:

*Support employment growth in Yarra's Activity Centres: Activity Centres are areas that provide a focus for services, employment, housing, transport and social interaction. In Yarra, major activity centres set out in Plan Melbourne include: Bridge Road, Brunswick, Smith, Swan and Victoria Streets. Neighbourhood activity centres include: Johnston Street (east), Queens Parade, Nicholson Street St Georges Road and Alphington. Yarra's local centres, such as Rathdowne Village and Lygon Street will support modest growth*

Yarra's activity centres are likely to accommodate significant growth in retail, commercial and institutional floor space. It is anticipated that an estimated 134,000 sqm of additional floor space will be added to Yarra's larger activity centres between 2016 and 2031 for commercial, retail and institutional uses (an increase of around 10%). Based on the capacity assessment set out earlier, the extent of Yarra's activity centres currently zoned for employment is likely to be sufficient to accommodate this growth. A diverse cross section of employment activities should be supported in centres, including health related businesses in centres that overlap with and adjoin the designated health precincts (Plan Melbourne 2017 – 2050).

Yarra's smaller neighbourhood and local centres are likely to accommodate modest growth in retail and commercial floor-space largely linked to local population growth. The land

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

currently zoned for employment within these smaller centres is considered sufficient to accommodate projected growth to 2031.

The SEES also proposes to accommodate projected residential growth in activity centres and mixed use precincts to help relieve pressure for residential redevelopment in employment precincts.

### 4.4 Housing capacity and population change

Analysis for the Yarra Housing Strategy indicated that in 2016 the resident population of Yarra was approximately 91,300. Yarra has experienced rapid population and housing growth in the past 5 years with an increase of 17,208 people between 2011 and 2016. This represents a 3.7% yearly increase and corresponds with a peak in housing development completions. This is an unprecedented growth rate for Yarra but is forecast to reduce to a yearly growth rate of approximately 2.1%. Over the next 15 years Yarra will need to accommodate a growing and diverse population.

The Victoria in Future 2019 (VIF2019) population and housing projections indicate there will be 32,970 new residents and 16,540 new dwellings required in Yarra, by 2031.

The additional 32,970 new residents will likely form households that are:

- 31% Family households (including single parent families): This proportion translates to 5,093 new households of this type
- 25% Couples households: This proportion translates to 4,177 new households of this type
- 38% Lone person households: This proportion translates to 6,242 new households of this type

*Source Victoria in the Future 2019*

The Yarra Housing Strategy proposes that residential growth should be directed to the Major activity centres and parts of the Neighbourhood activity centres which can accommodate growth. This approach, directing growth to activity centres; is consistent with state policy, provides housing close to employment, transport and services and is generally consistent with concepts such as the 20 minute city proposed in Plan Melbourne 2017 – 2050. This approach also helps to protect the neighbourhood character of established residential areas in the municipality, in particular those areas with heritage significance.

Recent capacity monitoring for Yarra by SGS Economics as part of expert evidence for Amendment C231 (August 2019) found there is ample dwelling capacity in Yarra's activity centres. Based on planning controls proposed in current amendments there is a total potential capacity of 32,730 dwellings across Yarra's activity centres. This far exceeds the predicted dwelling demand for 16,540 dwellings in all of Yarra to 2031 (VIF2019).

The level of housing growth in these areas will need to vary depending on the individual context and suitability for accommodating housing growth. Directions for guiding future residential growth in these areas will be informed by the current heritage significance, detailed heritage reviews and urban design analysis being undertaken for Yarra's activity centres and will provide guidance on the levels of growth appropriate in each precinct. (Yarra Housing Strategy, 2018).

### 6.5 Implications of employment and population growth for activity centres

The analysis in the Housing Strategy and the SEES confirms the role of activity centres as a location for commercial and residential development to accommodate jobs and population

Page 17 of 94

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

growth. The combined analysis as well as capacity monitoring by SGS Economics indicates that the centres have sufficient capacity to accommodate growth within the areas of currently zoned land.

The role played by each centre and by the different types of centres can be summarised as follows:

### Employment

- The Major activity centres will play an important role in accommodating employment floor-space growth.
- The retail precincts of, Smith Street, Victoria Street, Bridge Road and Swan Street all have potential for growth in commercial space with the largest employment floor space capacities.
- Brunswick Street appears to have limited capacity and less scope for growth.
- The former Alphington Paper Mill redevelopment will accommodate substantial new commercial and retail floor space.
- The neighbourhood and local centres are likely to accommodate only modest growth in retail and commercial floor-space.
- The activity centres will be part of a mix of locations and precincts which accommodate growth in employment, with other locations including employment precincts at Gipps Street precinct and in Cremorne and other former industrial areas.

### Housing

- The majority of housing growth will be accommodated in activity centres or mixed use areas adjoining the activity centres.
- The Major activity centres will see the most significant growth and major change, particularly in those precincts less constrained by heritage or other design constraints.
- Some of the Neighbourhood activity centres have capacity to accommodate growth in identified precincts.
- The activity centre network will play an important role by accommodating housing development relieving pressure for encroachment into other employment areas.

### Building form and scale

The location, design and scale of development in each activity centre will be influenced by and in some cases constrained by heritage and local character considerations. This will be addressed by existing structure plans or local area plans and proposed building form analysis and associated Planning Scheme provisions such as the Design and Development Overlay.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### 7 Major activity centres –defining boundaries

- Bridge Road – Richmond
- Victoria Street – Richmond
- Smith Street – Collingwood/Fitzroy and Brunswick Street – Fitzroy
- Swan Street – Richmond

The boundary for each centre is mapped and then analysed, based on Planning Practice Note 58 *Structure Planning for Activity Centres*. The tables in this section set out categories defined by Council as a basis on which to assess whether land is included or excluded from the activity centres. The reasons for excluding some land are also discussed.

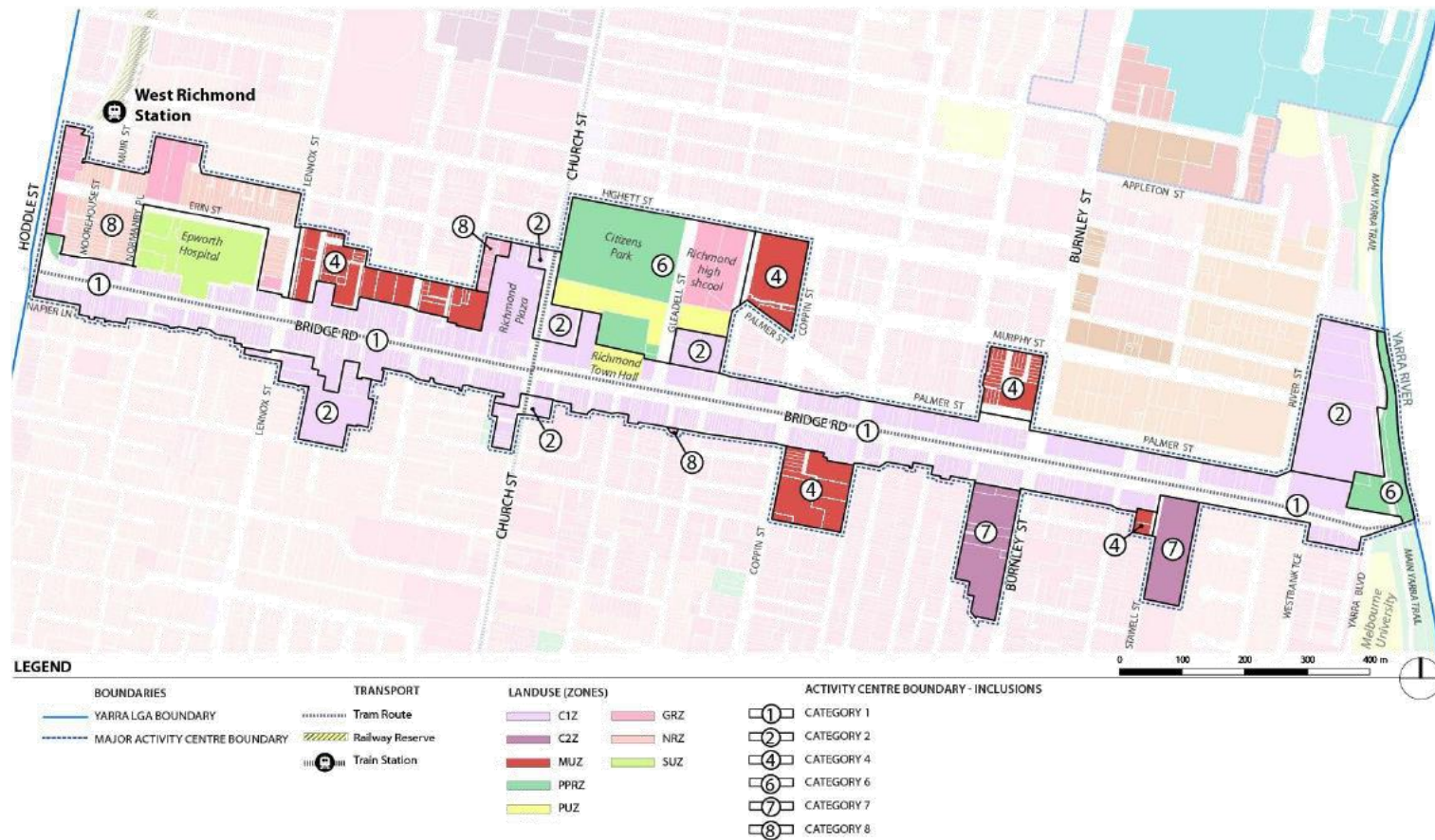


# Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

## 7.1 Bridge Road

Map 1 Bridge Road



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• All properties front Bridge Road</li> <li>• Properties close to jobs and the tram line along Bridge Road – <i>walkability; proximity to fixed transport; location of existing commercial areas and land uses</i></li> <li>• C1 zones allow for higher density than residential zones – contribute to providing for <i>sufficient land use for commercial and residential activities</i></li> <li>• Epworth Hospital – <i>a key public land use</i>. It is an identified Health Precinct in Plan Melbourne, and forms a sub-precinct to the Activity Centre</li> <li>• Richmond town hall – <i>a key public land use</i></li> <li>• Open space at the west and eastern ends of Bridge Road – <i>Key public open space</i></li> <li>• Officeworks – SEES recommends site to remain for commercial use – <i>contribute to commercial activities over a 15-20 year timeframe</i></li> <li>• No impact on the boundaries of other activity centres.</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>• Properties close to jobs and the tram line along Bridge Road – <i>walkability; proximity to fixed transport; location of existing commercial areas and land uses</i></li> <li>• C1 Zone allows for higher density than residential zones - contribute to providing for <i>sufficient land use for commercial and residential activities</i></li> <li>• Pelaco site; Church St – north and south of Bridge Road, Gleadell St – recognition of <i>location of existing commercial areas and land uses; proximity to fixed transport; walkability</i></li> </ul>



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p>Include:</p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>C1 - River Street sites have been developed - <i>contribute to providing for commercial activities needed over a 15 – 20 year timeframe + then 30 year horizon.</i></li> <li>The NHP Electrical site (River St) includes a large car park - potential for redevelopment – <i>recognise the location of existing commercial areas and land uses; proximity to fixed transport; walkability</i></li> <li>No impact on the boundaries of other activity centres</li> <li>Gleadell St – recognises the non-residential use and zoning in proximity to the civic precinct</li> </ul>
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p>Relevant PPN58 criteria: consider</p> <ul style="list-style-type: none"> <li>Location of existing commercial areas and land uses</li> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p>Include:</p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>No land in this category.</li> </ul>
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p>	<ul style="list-style-type: none"> <li>Jacques site; north side Bridge Road; Burnley St – north side of Bridge Road; and Stawell St recognises that the zone allows for higher density than NRZ / GRZ. Recognises the higher density that has been</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<p><i>Relevant PPN58 criteria:</i> consider</p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<p><i>developed – contribute to providing for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon</i></p>
5	<p><b>Health</b></p> <p><i>Relevant PPN58 criteria:</i> Consider</p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> </ul>	<p>Epworth Hospital – see Category 1</p>
6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i> Consider</p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Civic Precinct around the Richmond Town Hall – town hall; bowls club; Citizen Park; future Richmond High School site; Council leisure centre.</li> <li>• Public open space at the eastern end connects Bridge Road to the Yarra River.</li> <li>• Main Yarra Trail – potential to develop a stronger link between the Activity Centre and River corridor.</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i> Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>• C2 - Burnley Street (south of Bridge Road) the SEES has indicated that this land be retained as C2 zone.</li> <li>• C1 – Church Street (north and south of Bridge Road). Reflects existing uses</li> </ul>
8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</li> </ul>	<ul style="list-style-type: none"> <li>• Land around Epworth Hospital which is an identified health precinct in Plan Melbourne</li> <li>• Reflects existing land use pattern along Erin Street, which is predominantly consulting rooms or medical related.</li> <li>• Includes the Elms Rehabilitation Centre</li> <li>• Land fronting Hoddle Street includes a mix of accommodation types.</li> <li>• This land is covered by HO338 however, including this land in the activity centre is based on promoting the health related land uses rather than intensification of development.</li> <li>• Muir Street, Normanby Place and Moorehouse Street provide direct pedestrian access to west Richmond Station and the tram along Bridge Road.</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider:</i> <i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
---	--	---

### Excluded land

The following table sets out reasons for excluding land that is proximate to the proposed activity centre boundaries. The reasons consider the criteria of PPN58, in particular: environmental and flooding constraints; and residential land encumbered by significant constraints (eg Heritage Overlay\_ located at the edge of the activity centre.

Type	Reason
All NRZ and GRZ	This land covers residential areas which are covered by an HO or developed for established lower density housing
Richmond East industrial precinct (adjacent to Burnley / Murphy Streets)	<p>The SEES includes this area of almost 10 hectares generally between Palmer and Appleton Streets and adjacent to land zoned Residential, Mixed Use and Commercial 1. The precinct has access to Bridge Road, Victoria Gardens and the Yarra River. Compared to the Burnley South precinct the existing industrial uses are more local population serving in their orientation, providing an important service role. Lot sizes in this precincts are generally much smaller than those in the Burnley and Abbotsford precincts and would benefit from amalgamation to maximise development potential.</p> <p>The earlier capacity analysis suggests there is no immediate need for industrial zoned land to be converted to accommodate demand for alternative employment uses,</p> <p>The industrial precincts will remain, and not be considered for zone change, until further strategic work is completed.</p>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

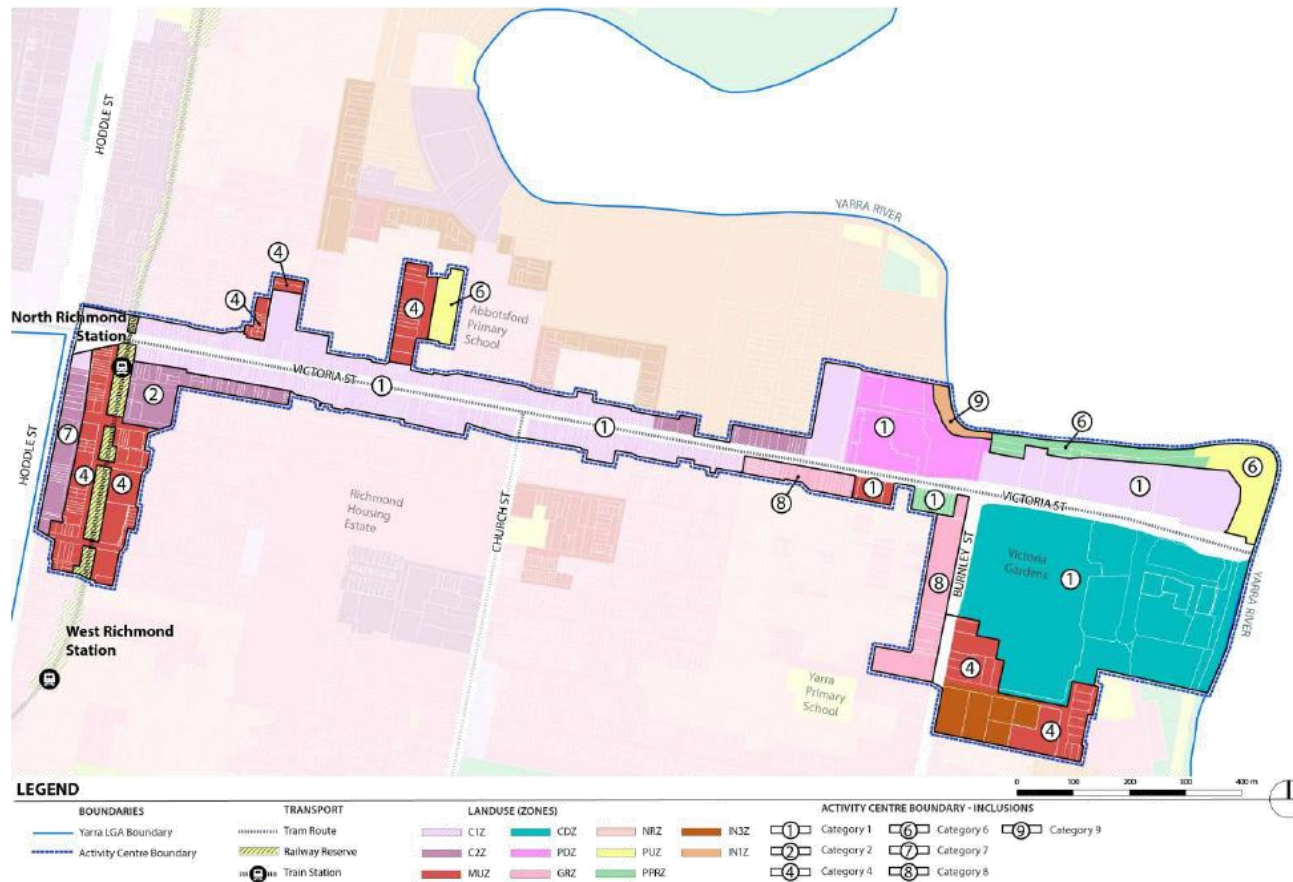
Land adjacent to West Richmond Station	This land is predominantly low scale residential development and use. It is not related to the health land uses occurring along Erin Street. It is covered by HO 338.
Carpark in Napier Lane (south of Bridge Road)	This land is subject to cluster plan. Redevelopment of the land may be constrained legal agreements about the car park use.
NRZ land between Stawell Street and West Bank Terrace	Buildings are part of the Racecourse, Heritage Overlay Area (HO 331). This Area is significant as: <ul style="list-style-type: none"> <li>• the first public housing estate to be built in Richmond and as an estate developed by Richmond Council.</li> <li>• a symbol of the site of John Wren's popular trotting track, Richmond Racecourse</li> <li>• Visual homogenous collection of dwellings in a simplified English cottage style</li> <li>• Cul-de-sac planning</li> </ul>
Church St (north of Highett Street)	<ul style="list-style-type: none"> <li>• This may form part of a local centre with the Commercial 2 Zone land further north. This area also relates to the Victoria Street activity centre. The Victoria Street Structure Plan 2010 identifies some of this land as employment land.</li> </ul>
Melbourne Girls College	<ul style="list-style-type: none"> <li>• The connection between the College and the activity centre is very limited, and its exclusion, does not impact on the potential for the activity centre to accommodate residential or employment capacity.</li> </ul>

# Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

## 7.2 Victoria Street

Map 2 Victoria Street



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Properties front Victoria Street and include Comprehensive Development Zone and Priority Development Zone which allow for higher density development</li> <li>• Properties close to jobs and the tram line along Victoria Street</li> <li>• C1 zone allows for higher density than residential zones</li> <li>• C2 supports commercial growth / opportunities</li> <li>• Williams Reserve – public parkland with a strong relationship with the activity centre</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria:</i></p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<p><i>consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p>	<ul style="list-style-type: none"> <li>• C2 – Adjacent to North Richmond Station –proximity to fixed transport; walkability</li> </ul>



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>Location of existing commercial areas and land uses</li> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>Burnley Street – Appleton / Doonside Streets. Remaining Industrial land (81-95 Burnley Street and 25 Doonside Street) is currently the subject of a rezoning to MUZ. This land is in Precinct 11 of the <i>Victoria Street Structure Plan</i>, adopted 2010, which is identified as a substantial change area and having the potential for mixed use development.</li> <li>Adjacent to the North Richmond Train station. Reflects opportunities for sustainable land use and development close to public transport – proximity to fixed transport</li> <li>Properties close to jobs and the tram line along Victoria Street</li> <li>MUZ – Church Street north of Victoria St; Lithgow Street; Little Charles Street recognises that the zone allows for higher density than NRZ / GRZ</li> </ul>
5	<p>Health Precinct</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>Location of existing government and institutional areas and land uses</li> </ul>	N/A
6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i></p>	<ul style="list-style-type: none"> <li>Abbotsford Primary School Lithgow Street</li> <li>Open space along the Yarra - forms part of the Main Yarra Trail with the potential for a strong link to activity centre</li> <li>PUZ land adjoining the Yarra River immediately north of Victoria Street / Barkers Road bridge</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<p><i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i> Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>• Land along Hoddle Street which is contiguous to the mixed use land around the north Richmond Station - Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Contributing to economic and commercial activities in the centre</li> </ul>
8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria: Consider</i></p>	<ul style="list-style-type: none"> <li>• GRZ2 land fronting Victoria Street and is not covered by a Heritage Overlay (408 – 496 Victoria St). 408-422 Victoria Street – existing townhouse development. Number of properties occupied by a mix of uses (retail, hairdresser, residential)</li> <li>• Burnley Street – from 522 Victoria Street to 34 Burnley Street to reflect the existing higher density built form (part of Victoria St East Urban Design</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li>Location of existing government and institutional areas and land uses</li> <li>Location of existing areas of public open space</li> </ul> <p>Include:</p> <ul style="list-style-type: none"> <li>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</li> </ul>	Framework which identifies the land as <i>potential for higher intensity housing to consolidate the Burnley Street edge of the Residential 1 Zone</i> )
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p>Relevant PPN58 criteria:</p> <p>Consider:</p> <p>Strategic Redevelopment Sites</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>

### Excluded land

The following table sets out reasons for excluding land that is proximate to the proposed activity centre boundaries. The reasons consider the criteria of PPN58, in particular: environmental and flooding constraints; and residential land encumbered by significant constraints (eg Heritage Overlay\_ located at the edge of the activity centre.

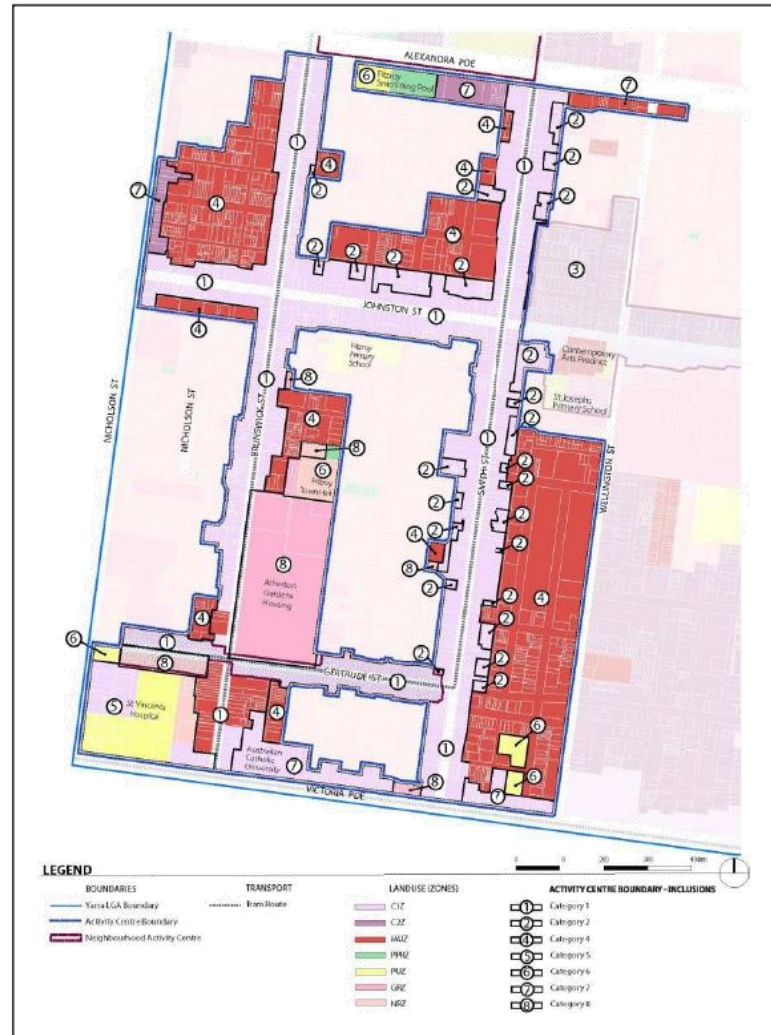
Type	Reason
2 – 8 Davison St (corner of Victoria St and Davison)	<ul style="list-style-type: none"> <li>Land is within HO 363 and zoned NRZ.</li> </ul>
CUB and surrounding industrial land	<ul style="list-style-type: none"> <li>The SEES identified that the future of this precinct is largely dependent on the presence of the CUB which occupies about half the precinct.</li> <li>If CUB moved it would be subject to a separate strategic planning process to accommodate employment, housing and community uses. Integration with Victoria Street Activity Centre would be a further consideration.</li> </ul>
River Street – land south of the CDZ / open space / housing along River Street	<ul style="list-style-type: none"> <li>Acts as a residential enclave with tree lined streets</li> <li>Currently only pedestrian access from CDZ to this area</li> </ul>

# Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

## 7.3 Smith Street and Brunswick Street

Map 3 Smith Street and Brunswick Street



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Properties front Smith Street– All C1Z</li> <li>• MUZ, C1Z fronting Brunswick Street</li> <li>• Reflects existing commercial uses, recognises walkability and proximity to tram</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p>	<ul style="list-style-type: none"> <li>• Warehouses, former industrial and commercial properties along Bedford Street – location of existing commercial use, proximity to transport.</li> </ul>

# Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p>	<ul style="list-style-type: none"> <li>• This land is likely to remain C2Z and provide opportunities for redevelopment for office land uses and growth in employment floor-space</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>Location of existing commercial areas and land uses</li> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>MUZ – between Smith and Wellington Streets</li> <li>MUZ between Brunswick and Smith, reflecting mixed built form</li> <li>MUZ – between Nicholson and Brunswick,</li> <li>Provides for higher density development than residential areas in the NRZ and GRZ. The heritage overlay does constrain opportunities in parts of this area.</li> <li>Recognises walkability and proximity to trams</li> </ul>
5	<p>Health Precinct not fronting the main street of the retail core, but contiguous with Category 1 or 2</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>Location of existing government and institutional areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>St Vincent Hospital is identified in Plan Melbourne 2017-2050 as a Health and Education Precinct. It forms a sub precinct within the AC - – <i>recognising location of institutional areas</i></li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Fitzroy Town Hall – <i>recognising location of institutional areas</i></li> <li>• Fitzroy Pool and adjoining open space</li> <li>• Local primary school in Cambridge Street</li> <li>• Former Tram engine house Gertrude Street at the corner of Nicholson Street</li> <li>• Public land with a range of institutional, educational and civic land uses</li> </ul>
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria:</i> <i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i> Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>• Land along Alexandra Parade</li> <li>• Victoria Parade between Napier St and Wellington Street</li> <li>• Nicholson St adjoining C1Z and MUZ</li> </ul>



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</li> </ul>	<ul style="list-style-type: none"> <li>• Atherton Gardens public housing estate to recognise the density and importance of the site if it is re-developed in the future</li> </ul>
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider:</i> <i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

### Excluded land

The following table sets out reasons for excluding land that is proximate to the proposed activity centre boundaries. The reasons consider the criteria of PPN58, in particular: environmental and flooding constraints; and residential land encumbered by significant constraints (eg Heritage Overlay\_ located at the edge of the activity centre.

Type	Reason
Former industrial sites along Rose St (inc McRobertson)	<ul style="list-style-type: none"> <li>• Zoned NRZ1</li> <li>• Former industrial sites surrounded by finer grain residential development</li> </ul>
Fitzroy Primary School	<ul style="list-style-type: none"> <li>• It is separated by a laneway from the C1Z land</li> </ul>

**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Activity centres – roles and boundaries – April 2022

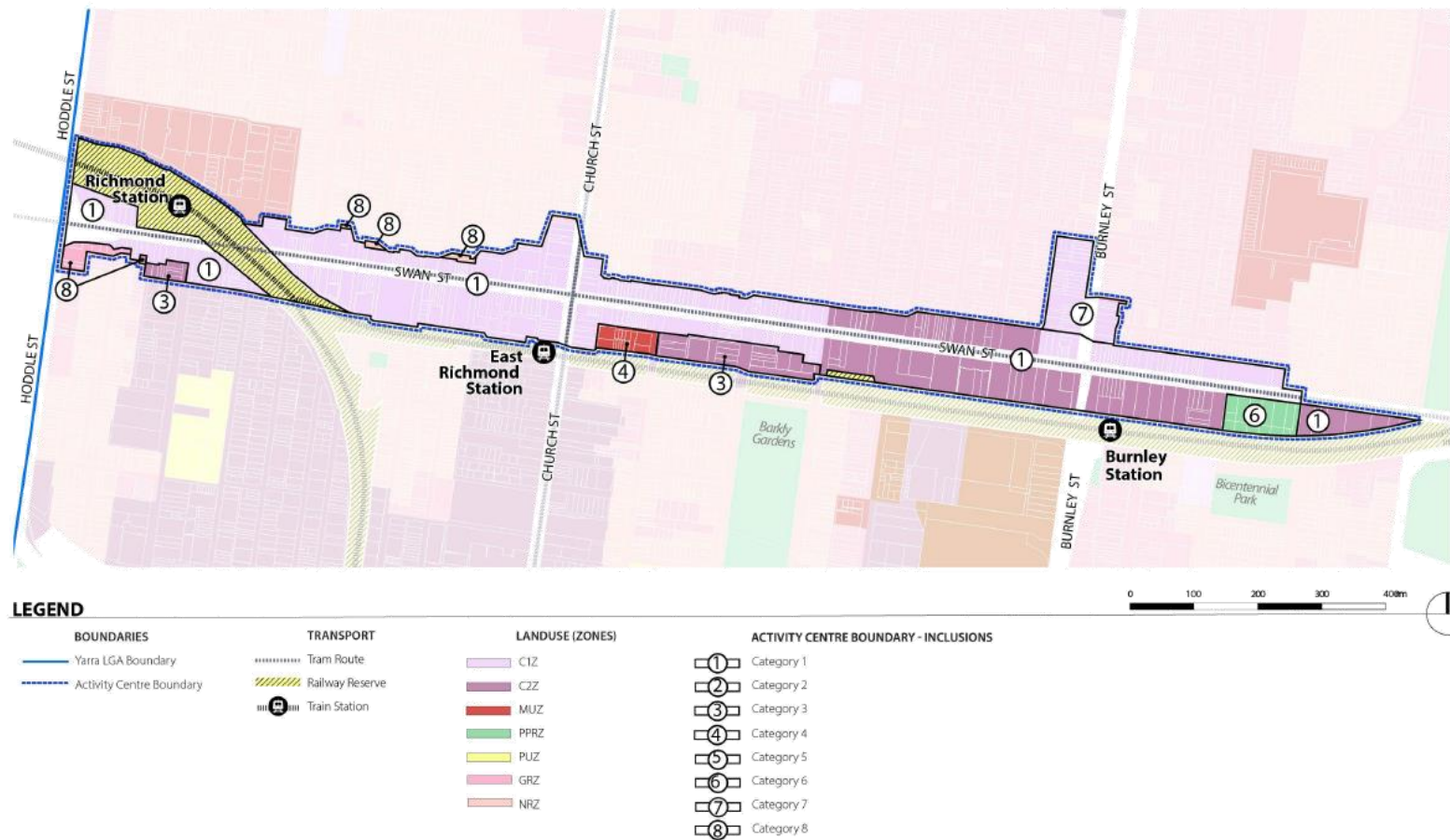
	<ul style="list-style-type: none"> <li>• It extends into the NRZ1 land – which is surrounded by lower density dwellings</li> </ul>
MUZ land Mater Street	<ul style="list-style-type: none"> <li>• Not contiguous with AC</li> <li>• Already developed as 3 storey townhouses</li> </ul>

# Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

## 7.4 Swan Street

Map 4 Swan Street



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Properties front Swan St recognising existing commercial areas and land uses, proximity to fixed public transport, walkability and access to services</li> <li>• C1Z zone allows for higher density than MUZ, NRZ and GRZ</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Recognising commercial uses between Swan St and railway (east of Church St) near Mary and Coppin Street</li> <li>• Include C2Z adjacent north of Stephenson St / Jesse St as it is logical to include the block north of Jesse St and west of Cremorne Street.</li> <li>• Recognises different land uses, proximity to Richmond Station, walkability</li> <li>• Opportunity for higher development adjacent to a non-sensitive interface – railway line, east of Church St</li> <li>• Provides for a broader range of commercial activity</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>• Recognises proximity to Richmond Station and East Richmond Station</li> <li>• Recognises existing apartment development</li> <li>• Recognises a mix of uses</li> <li>• Opportunity for higher development adjacent to a non-sensitive interface – railway line</li> </ul>
5	<p>Health Precinct</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> </ul>	N/A
6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>• Ryans Reserve – public land with a strong relationship with the activity centre</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li>Location of existing areas of public open space</li> </ul> <p>Include:</p> <ul style="list-style-type: none"> <li>Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p>Relevant PPN58 criteria: consider</p> <ul style="list-style-type: none"> <li>Location of existing commercial areas and land uses</li> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p>Include:</p> <p>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>CIZ land along Burnley Street north from Swan Street</li> <li>Relates to the node of retail and other activity around the junction of Burnley and Swan Streets</li> </ul>
8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p>Relevant PPN58 criteria: Consider</p> <ul style="list-style-type: none"> <li>Location of existing government and institutional areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>GRZ1 land - Inclusion in the activity centre recognises: <ul style="list-style-type: none"> <li>the opportunities as a gateway to Swan Street</li> <li>6 storey building at 381 Punt Road</li> </ul> </li> <li>Series of smaller zones are anomalies and will be corrected through a rezoning as part of Amendment C191.</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider:</i></p> <p><i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### 8 Neighbourhood activity centres – boundaries and categories

- Johnston Street – Collingwood/Abbotsford
- Queens Parade – North Fitzroy/ Clifton Hill
- Nicholson Street – North Fitzroy/North Carlton
- Rathdowne Street – North Carlton
- St Georges Road – North Fitzroy
- Heidelberg Road – Alphington
- Gertrude Street - Fitzroy

The boundary for each centre is mapped and then analysed, based on the criteria and categories discussed earlier in this report. The reasons for excluding some land are also discussed.

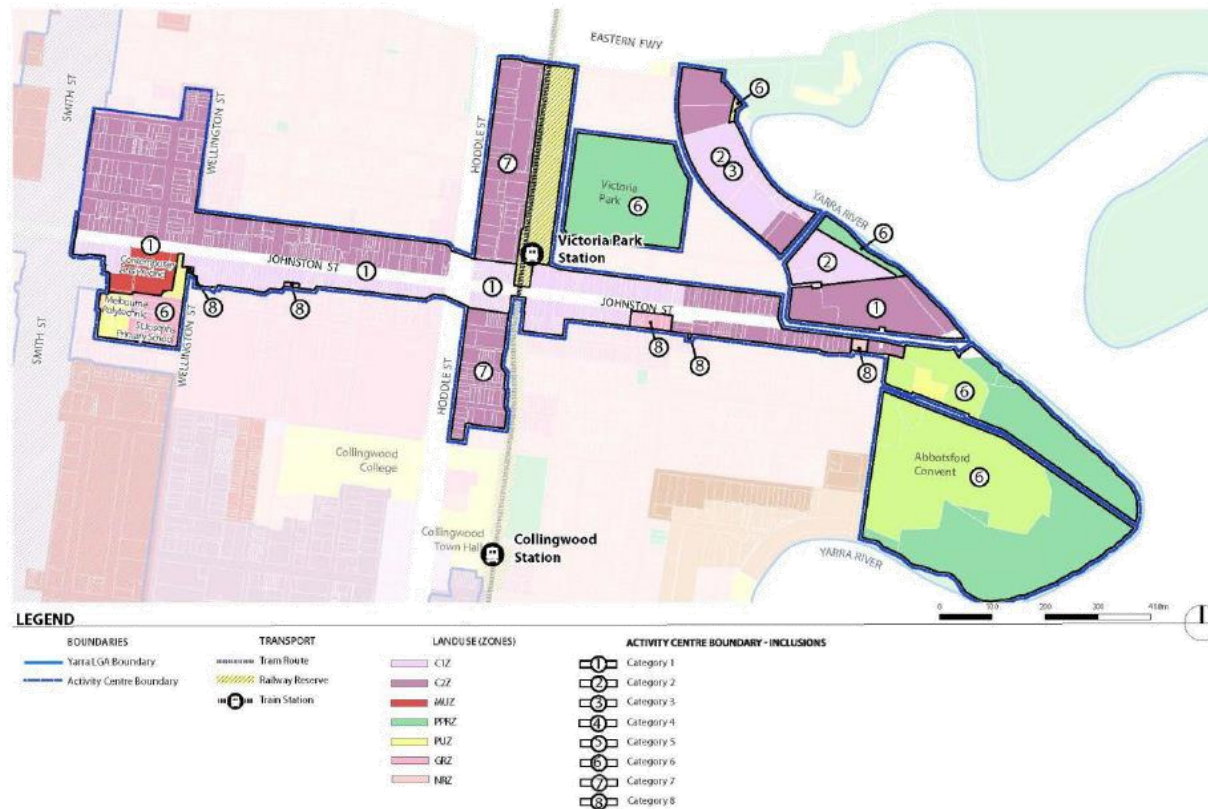


# Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

## 8.1 Johnston Street – Collingwood/Abbotsford

Map 5 Johnston Street



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• The land identified as the main strip shopping centre precincts in the recent Johnston Street Local Area Plan <ul style="list-style-type: none"> <li>○ Properties fronting Johnston Street– a mix of C1Z and C2Z from the Yarra River in the east to Smith Street</li> <li>○ Properties on the south side of Sackville Street between Hoddle Street and Wellington Street</li> </ul> </li> <li>• This includes a mix of industrial, office and retail activity</li> <li>• Provides for future growth in retail, residential and office space along or adjoining the main street</li> <li>• Includes C2Z land around Easey Street to provide opportunities for redevelopment for office land uses and growth in employment floor-space</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria:</i></p>	<ul style="list-style-type: none"> <li>• Land between Trenerry Crescent and the Yarra River has been mostly converted from former industrial uses to a mix of office and higher density residential use. It has and will in the future provide for growth in these sectors. This area also provides a connection to and potentially stronger orientation to the River corridor and landscape.</li> <li>• This includes the sites subject to rezoning (either MUZ or C1)</li> <li>• This area has been included in the JSLAP</li> </ul>

# Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<p><i>consider</i></p> <ul style="list-style-type: none"><li>• <i>Location of existing commercial areas and land uses</i></li><li>• <i>Commercial and residential needs</i></li><li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li><li>• <i>Location of transport infrastructure</i></li><li>• <i>Walkability</i></li><li>• <i>Impacts of boundary on other activity centres</i></li><li>• <i>Strategic Redevelopment Sites</i></li></ul> <p><i>Include:</i></p> <ul style="list-style-type: none"><li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li></ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>consider</i></p> <ul style="list-style-type: none"><li>• <i>Location of existing commercial areas and land uses</i></li><li>• <i>Commercial and residential needs</i></li><li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li><li>• <i>Location of transport infrastructure</i></li><li>• <i>Walkability</i></li><li>• <i>Impacts of boundary on other activity centres</i></li><li>• <i>Strategic Redevelopment Sites</i></li></ul> <p><i>Include:</i></p>	<ul style="list-style-type: none"><li>• Includes land along Sackville Street in Category 1</li><li>• Trennery Crescent included in the JSLAP</li></ul>

# **Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li><i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li><i>Location of existing commercial areas and land uses</i></li> <li><i>Commercial and residential needs</i></li> <li><i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li><i>Location of transport infrastructure</i></li> <li><i>Walkability</i></li> <li><i>Impacts of boundary on other activity centres</i></li> <li><i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li><i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
5	<p>Health Precinct not fronting the main street of the retail core, but contiguous with Category 1 or 2</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li><i>Location of existing government and institutional areas and land uses</i></li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### Activity centres – roles and boundaries – April 2022

6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Victoria Park football ground provides an important open space with a cultural and community focus. It is located between Victoria Park Station, Trenerry Crescent and Turner Street.</li> <li>• Melbourne Polytechnic (Collingwood Campus), Otter St Collingwood</li> <li>• St Joseph's Primary School, Otter St Collingwood</li> <li>• The Collingwood Arts Precinct between Perry Street, Otter Street, Wellington Street and Smith Street is identified in the JSLAP. It includes Collingwood TAFE and Circus Oz. It will provide a focus for arts, community and cultural activities.</li> <li>• Abbotsford Convent and Collingwood Children's Farm are east of Clarke Street and have a long frontage to the Yarra River. They provide a local and regional attraction for cultural and recreational activity</li> </ul>
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria:</i> <i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i> Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>• 2 precincts in the JSLAP are along the east side of Hoddle Street in the C2Z these areas provide opportunity for uses that complement the commercial activity along Johnston St: <ul style="list-style-type: none"> <li>- Land north of Johnston Street to the Eastern Freeway and including land on both the west and east side of the railway corridor through to Lulie Street</li> <li>- Land south of Johnston Street between Hoddle Street and the railway to Vere Street</li> </ul> </li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### Activity centres – roles and boundaries – April 2022

8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	<ul style="list-style-type: none"> <li>• Two parcels fronting the south side of Johnston Street immediately east of Paterson Street in the NRZ</li> <li>• An area west of Nicholson Street fronting the south side of Johnston Street on the GRZ</li> <li>• A number of minor boundary anomalies where land in the GRZ or NRZ is within the AC boundary</li> </ul>
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider:</i></p> <p><i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

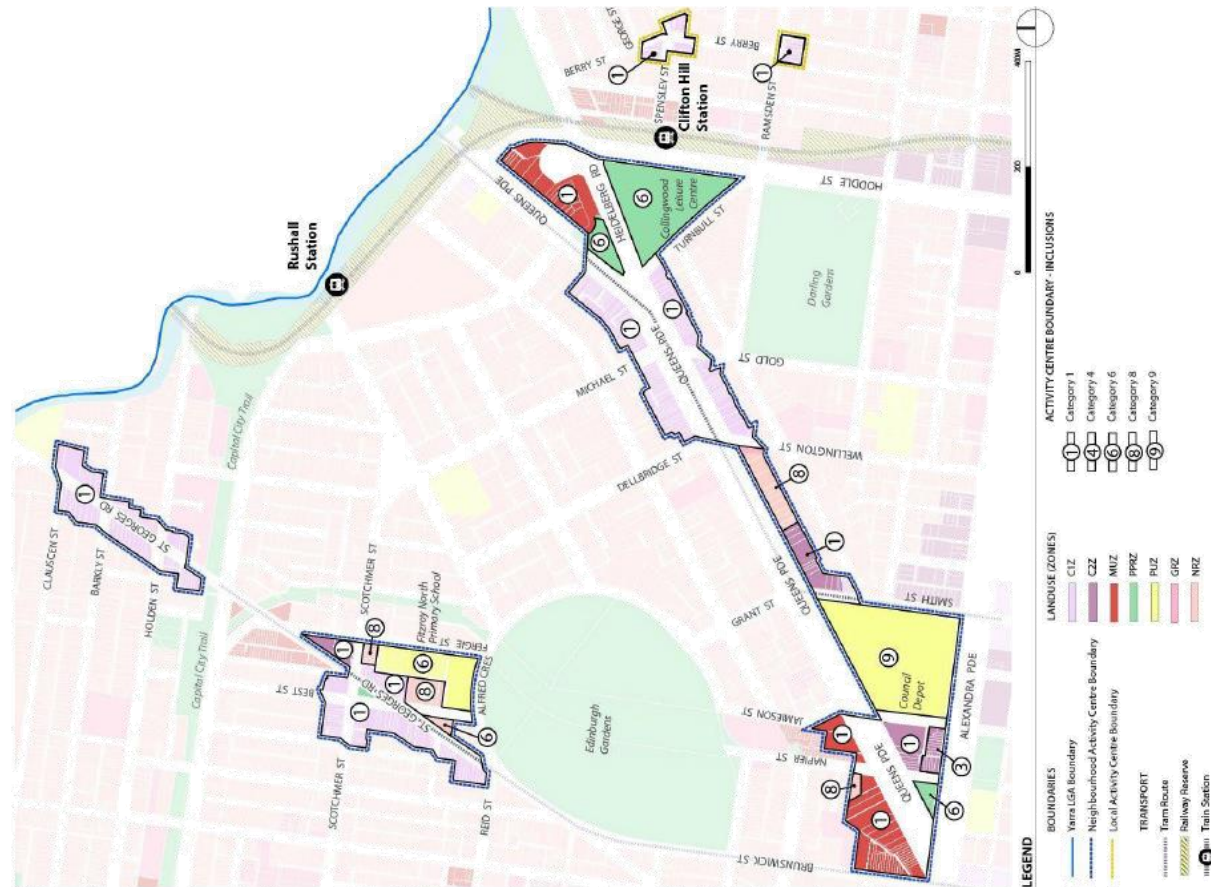


# Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

## 8.2 Queens Parade – North Fitzroy/ Clifton Hill

Map 6 Queens Parade - St Georges Road (Local Activity Centres: Spensley Street – Berry Street – Ramsden Street)





## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• The main retail centre is located in C1Z land on both the north and south sides of Queens Parade between Wellington Street / Delbridge Street and the junction of Queens Parade and Heidelberg Road.</li> <li>• Convenience retail and food offerings are stronger on the north side.</li> <li>• Significant residential redevelopment either exists or is proposed for areas of MUZ between Jamieson Street and Brunswick Street on the north side of Queens Parade</li> <li>• These areas are remote from the retail centre but close to the redevelopment opportunities of the former gasworks land on the opposite (south) side of Queens Parade. This area is likely to see educational, commercial and civic activities.</li> <li>• Land between Queens Parade, Heidelberg Road and Hoddle Street in the MUZ will be redeveloped for a mix of activities including higher density housing</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p>	<ul style="list-style-type: none"> <li>• Land fronting Alexandra Parade – opportunities associate with land to the north and to amalgamate with other land in the block of C2Z land</li> </ul>

# **Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li><i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li><i>Location of existing commercial areas and land uses</i></li> <li><i>Commercial and residential needs</i></li> <li><i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li><i>Location of transport infrastructure</i></li> <li><i>Walkability</i></li> <li><i>Impacts of boundary on other activity centres</i></li> <li><i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li><i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	<ul style="list-style-type: none"> <li>No areas in this category</li> </ul>
5	<p>Health Precinct not fronting the main street of the retail core, but contiguous with Category 1 or 2</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li><i>Location of existing government and institutional areas and land uses</i></li> </ul>	<ul style="list-style-type: none"> <li>No areas in this category</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Land between Turnbull Street, Heidelberg Road and Hoddle Street is public open space with tennis courts and the Collingwood Leisure Centre. It provides a significant focus for recreational activities.</li> <li>• A small pocket of open space at the west end of the Queens Parade has a direct link with the Activity Centre.</li> </ul>
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria:</i> <i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i> Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### Activity centres – roles and boundaries – April 2022

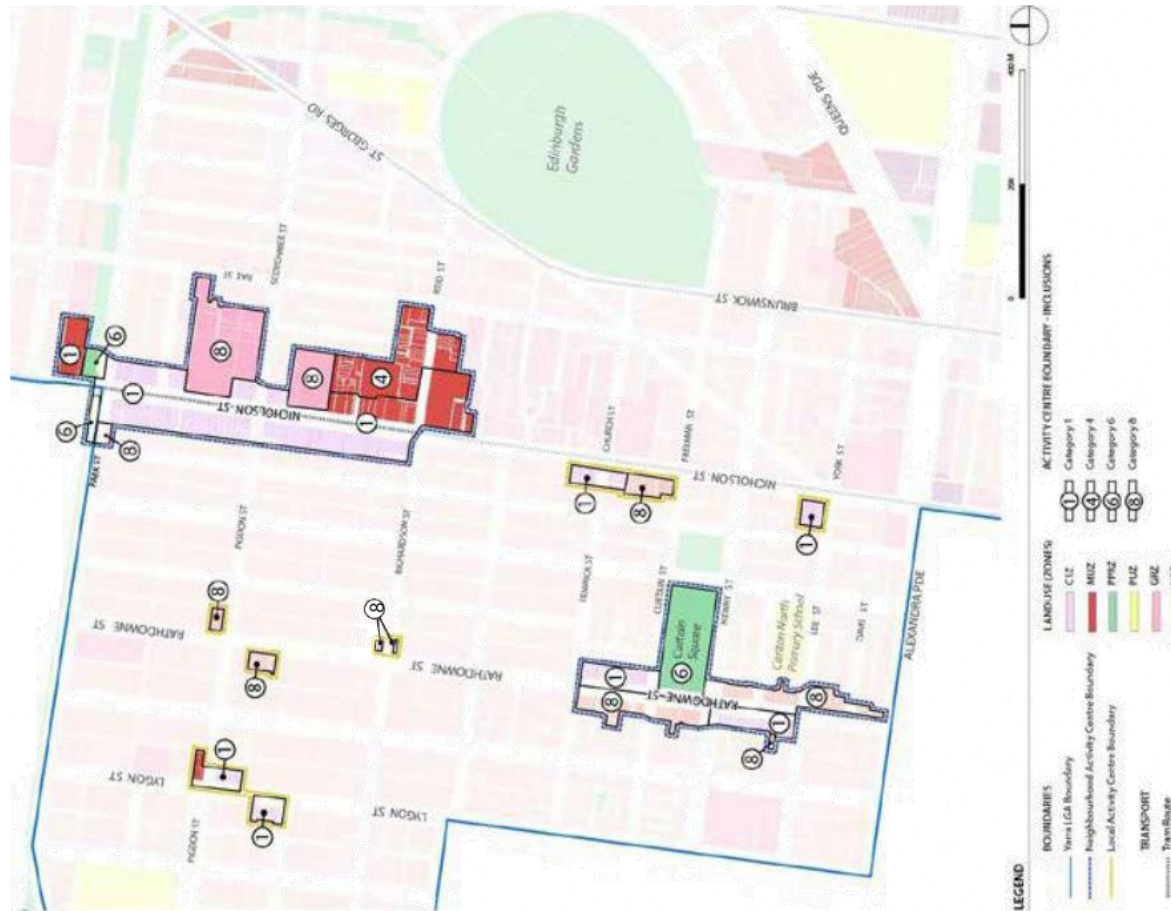
8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	<ul style="list-style-type: none"> <li>• A small area in the NRZ on the south side of Queens Parade between Wellington Street and Smith Street provides a link between the retail centre east of Wellington Street and the future commercial and educational redevelopment around the former gasworks land.</li> <li>• Includes land occupied by the Church and school</li> <li>• 497 Napier Street - a site inspection shows that this site has been developed as part of land at 58 Queens Parade. The AC boundary makes a logical line along the northern boundary of this property with fine grained housing to the north.</li> </ul>
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider:</i></p> <p><i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• The former gasworks (PUZ1 and PUZ6) land between Smith Street and George Street with frontages to both Queens Parade and Alexandra Parade is likely to provide opportunities for educational, cultural and leisure activities. Subject to a Government Standing Land Advisory Committee (GSLAC) process.</li> </ul>

# Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

## 8.3 Nicholson Street – North Fitzroy/North Carlton

Map 7 Nicholson Street - Rathdowne Street and Lygon Street



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Properties fronting Nicholson Street– all C1Z and MUZ</li> <li>• Primary retail core at and north of Pigdon Street on the west side of Nicholson Street</li> <li>• C1Z south of Pigdon Street includes a mix of retail, office and residential use</li> <li>• MUZ on the east side of Nicholson Street, immediately north of Park Street and Inner Circle parklands. This area includes a designated Strategic Development site in the MSS.</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

# **Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>Location of existing commercial areas and land uses</li> <li>Commercial and residential needs</li> <li>Proximity to fixed transport esp fixed rail (train or tram)</li> <li>Location of transport infrastructure</li> <li>Walkability</li> <li>Impacts of boundary on other activity centres</li> <li>Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	<ul style="list-style-type: none"> <li>MUZ – east Nicholson Street, north and south of Reid Street and extending to Rae Street, with a mix of parcel sizes and building forms. Provides some scope for more intensive mixed use development but is constrained by proximity to GRZ and NRZ land and interface considerations.</li> </ul>
5	<p>Health Precinct not fronting the main street of the retail core, but contiguous with Category 1 or 2</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>Location of existing government and institutional areas and land uses</li> </ul>	<ul style="list-style-type: none"> <li>No areas in this category</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### Activity centres – roles and boundaries – April 2022

6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Public open space adjoining mixed use and commercial zones. This includes land adjoining the north side of Park Street which is part of the Inner Circle railway parklands.</li> <li>• This land has a strong inter-relationship with the centre and includes a café and cycle shop adjoining the parkland immediately west of Nicholson Street. The linear parkland serves a range of recreational purposes and links to other local and neighbourhood centres.</li> </ul>
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria:</i> <i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i> Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### Activity centres – roles and boundaries – April 2022

8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</li> </ul>	<ul style="list-style-type: none"> <li>• GRZ2 area on the east side of Nicholson Street – just south of Scotchmer Street, adjoins and is opposite Category 1 and retail core. This land has been developed for medium density housing and is unlikely to be redeveloped in the foreseeable future.</li> <li>• NRZ1 land on the south side of Park Street, between Nicholson Street and Station Street. This land is occupied by small shops which face the parkland, a café and playground on the north side of Park Street. The shops complement the activities along the street and parkland.</li> <li>• GRZ3 area on the east side of Nicholson Street and immediately north of Scotchmer Street. This area is a designated Strategic Development site in the MSS. This land faces the retail core and could be redeveloped to strengthen the retail function and character of the centre. It is occupied by a bus depot.</li> </ul>
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider:</i></p> <p><i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### 8.4 Rathdowne Street – North Carlton

See Map 7

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• Properties front Rathdowne Street– all C1Z</li> <li>• Primary retail core areas are in two small blocks <ul style="list-style-type: none"> <li>○ East side of Rathdowne between Fenwick Street and Curtain Street</li> <li>○ West side of Rathdowne between Newry Street and Lee Street</li> </ul> </li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong</p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

# **Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Activity centres – roles and boundaries – April 2022

	<p>physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> </ul>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

# **Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>
5	<p>Health Precinct not fronting the main street of the retail core, but contiguous with Category 1 or 2</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> </ul>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

# **Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Activity centres – roles and boundaries – April 2022

6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i>  <i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</i></li> </ul>	<ul style="list-style-type: none"> <li>• Curtain Square is parkland which adjoins the retail core of this centre and adds to the attractiveness, function and character of the centre</li> </ul>
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria:</i>  <i>consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i>	
8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	<ul style="list-style-type: none"> <li>• Two areas in the NRZ1 adjoin or are opposite the retail areas in Category 1. <ul style="list-style-type: none"> <li>○ Land on the west side of Rathdowne Street between Fenwick Street and Newry Street includes a mix of cafes, shops, dwellings and the North Carlton Library. The café and shop activities complement the more intense retail and Curtain Square on the opposite frontage</li> <li>○ Land on the east side of Rathdowne Street between Newry Street and Princes Street includes a mix of cafes, shops and dwellings. The café and shop activities complement the more intense retail and Curtain Square on the opposite frontage, north of Lee Street</li> </ul> </li> <li>• One small section of NRZ1 is located immediately west of the C1Z just north of Lee Street. This land is part of two lots which extend across the zone boundary and front Rathdowne Street in the C1Z.</li> </ul>
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider:</i> <i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### 8.5 St Georges Road – North Fitzroy

See Map 6

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• There are two main retail nodes <ul style="list-style-type: none"> <li>○ The southern area extends from Reid Street to Fergie Street along St Georges Road and extends east and west along Scotchmer Street. Most of this land is in the C1Z but a small section north of Scotchmer Street is C2Z. The focus of activity is near the junction of Scotchmer Street with St Georges Road and the Piedimontes supermarket</li> <li>○ The northern area extends from the Inner Circle parkland north to Clauscen Street. This area is separated from the other area around Scotchmer Street by about 600m</li> </ul> </li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong</p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

# **Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Activity centres – roles and boundaries – April 2022

	<p>physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> </ul>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

# **Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>
5	<p>Health Precinct not fronting the main street of the retail core, but contiguous with Category 1 or 2</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> </ul>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i>  <i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• The Government Fitzroy North primary school is located on land bounded by Fergie Street, Alfred Crescent and Best Street. This school adjoins the new community centre and library at the junction of St Georges Road and Best Street and Edinburgh Gardens to the south.</li> <li>• The site of the new Bargoonga Nganjin, North Fitzroy Library, at the corner of Best Street and St Georges Road is in the NRZ1. It is an important addition to the community facilities in the centre.</li> </ul>
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria:</i>  <i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

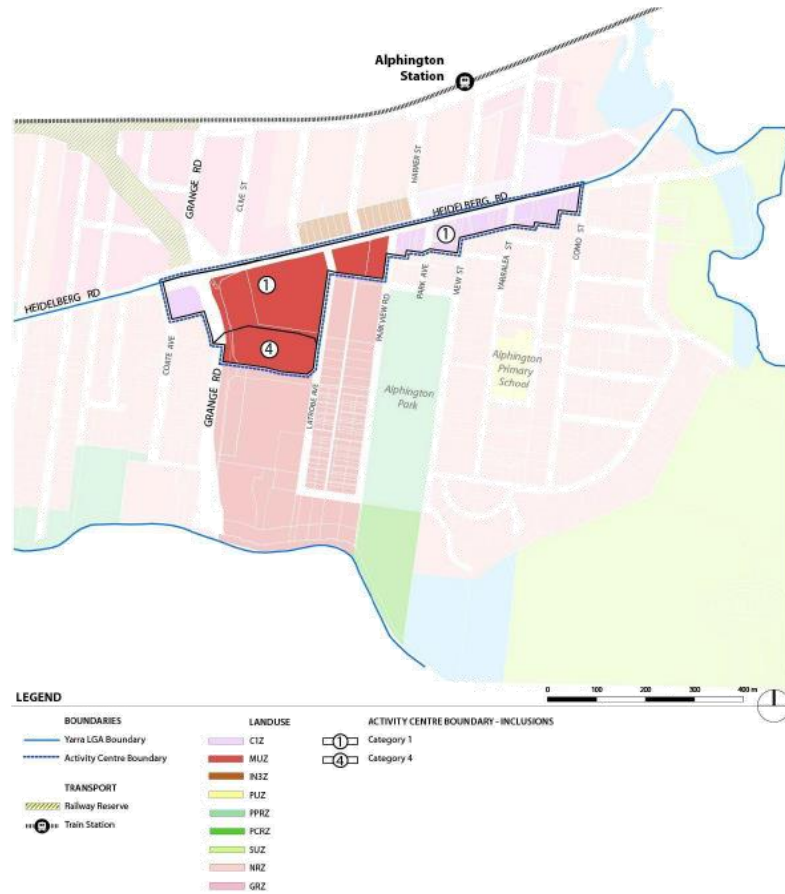
	<i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i>	
8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	<ul style="list-style-type: none"> <li>• One small area in the NRZ1 on the south side of Scotchmer Street between St Georges Road and Fergie Street is a mix of shops and dwellings. This land faces commercial and retail activity in the C2Z. It complements the adjoining retail activity and is close to the retail core.</li> <li>• NRZ in Bent St is between the school, library and commercial land and is occupied by converted warehouses.</li> </ul>
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider:</i> <i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### 8.6 Heidelberg Road – Alphington

Map 8 Heidelberg Road



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• This centre is very small with few retail businesses and very little weekly shopping. The existing C1Z land is in two parts: <ul style="list-style-type: none"> <li>○ Land on the south side of Heidelberg Road between Parkview Road and Como Street</li> <li>○ Land on the north side of Heidelberg Road between Harker Street and Yarralea Street. This is in the City of Darebin and outside the scope of the YPS re-write.</li> </ul> </li> <li>• Future development in this centre is likely to be strongly influenced by the Alphington Paper Mill redevelopment (former AMCOR site)</li> <li>• A parcel of land between Coate Avenue and Grange Road on the south side of Heidelberg Road is zoned C1Z and will become part of the larger centre as Alphington Paper Mill develops.</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

# **Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li><i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li><i>Location of existing commercial areas and land uses</i></li> <li><i>Commercial and residential needs</i></li> <li><i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li><i>Location of transport infrastructure</i></li> <li><i>Walkability</i></li> <li><i>Impacts of boundary on other activity centres</i></li> <li><i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li><i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	<ul style="list-style-type: none"> <li>Parts of the Alphington Paper Mill redevelopment will in the future become a new activity centre or extension of the current small centre. The Alphington Paper Mill redevelopment will be staged over 7-12 years with the retail and commercial components potentially built from around 2024 to 2030. This will see a new neighbourhood centre established with non-residential activities including office, community and retail which will total 24,050m<sup>2</sup> – 33,450m<sup>2</sup> with retail as a sub-set of about 13 – 15,000m<sup>2</sup>.</li> <li>The extent of the land in this new centre is defined in the approved Development Plan and is generally bounded by Parkview Road, La Trobe Avenue and future internal roads within the redevelopment.</li> </ul>
5	<p>Health Precinct not fronting the main street of the retail core, but contiguous with Category 1 or 2</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li><i>Location of existing government and institutional areas and land uses</i></li> </ul>	<ul style="list-style-type: none"> <li>No areas in this category</li> </ul>

# **Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Activity centres – roles and boundaries – April 2022

6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i>  <i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria:</i>  <i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i>  Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider:</i> <i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### 8.7 Gertrude Street – Fitzroy

See Map 3

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• C1Z land fronting Gertrude Street between Smith Street and Nicholson Street</li> </ul>
2	<p>Commercial 1 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

# **Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Activity centres – roles and boundaries – April 2022

	<p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
3	<p>Commercial 2 areas not fronting the retail street, but contiguous (generally behind) with Category 1 that do or could have a strong physical or land use connection to the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul>	<ul style="list-style-type: none"> <li>• No land in this category</li> </ul>

# **Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Activity centres – roles and boundaries – April 2022

	<p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	
4	<p>Mixed Use areas that are contiguous with Category 1 and 2 areas and do or could have a strong physical connection to the retail core</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> </ul>	<ul style="list-style-type: none"> <li>• No land in this category</li> </ul>
5	<p>Health, civic and cultural precincts not fronting the main street of the retail core, but contiguous with Category 1 or 2</p> <p><i>Relevant PPN58 criteria: Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> </ul>	<ul style="list-style-type: none"> <li>• No land in this category</li> </ul>

# **Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Activity centres – roles and boundaries – April 2022

6	<p>Public open space, community facilities and schools not fronting the main street of the retail core, with a strong functional inter relationship with the activity centre</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing government and institutional areas and land uses</li> <li>• Location of existing areas of public open space</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• No land in this category</li> </ul>
7	<p>Commercial 1 and Commercial 2 fronting a main road that intersects the main street of the retail core, and contiguous with land in another category.</p> <p><i>Relevant PPN58 criteria:</i> <i>consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i> Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</p>	<ul style="list-style-type: none"> <li>• No areas in this category</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	<ul style="list-style-type: none"> <li>• NRZ1 land on the south side of Gertrude Street between Nicholson and Brunswick Streets</li> </ul>
9	<p>Large sites or areas with potential to be part of or contribute to an activity centre, if upgraded or redeveloped</p> <p><i>Relevant PPN58 criteria:</i> <i>Consider:</i> <i>Strategic Redevelopment Sites</i></p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### 9 Local centres – boundaries and categories

These small local centres offer a limited range of local services such as cafes, restaurants, milk bar or newsagent. In many cases the amount of local weekly shopping has declined in these centres as this type of shopping has shifted to supermarkets in larger centres.

- Lygon Street – North Carlton / Princes Hill
- Rathdowne Street – North Carlton
- Nicholson Street – North Carlton
- Spensely Street - Clifton Hill
- Berry Street - Clifton Hill

#### Analysis and categories in tables

The Local Centres include a much more limited mix of the categories set out in earlier parts of this report. The tables below apply only category 1 and 8.



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### 9.1 Lygon Street – North Carlton / Princes Hill

See Map 7

This centre is located at and south of the junction of Pigdon Street and Lygon Street. It includes two groups of properties in the C1Z and land north of Pigdon Street in the MUZ. The extent is shown on the map below.

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• C1Z land fronting Lygon Street at the junction with Pigdon Street and extending south to Paterson Street, Princes Hill</li> <li>• A parcel of MUZ land immediately north of Pigdon Street</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### 9.2 Rathdowne Street – North Carlton

See Map 7

This 'centre' is in three parts, located between Pigdon Street and Richardson Street. It includes two groups of shops or former shops and a hotel north of Pigdon Street. All these properties are in the NRZ1. The areas between the groups of shops or former shops are consistently residential. The extent of these areas is shown on the map below.

Category	Descriptions	Reasoning
8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria:</i></p> <p><i>Consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	<ul style="list-style-type: none"> <li>• NRZ1 land on both the east and west side of Rathdowne Street between Pigdon and Richardson Streets. The properties include the Great Northern Hotel at the NE corner of Pigdon Street and clusters of shops and former shops. The activities include cafes and other food outlets and small businesses providing a range of services.</li> <li>• There are few if any shops providing for local weekly shopping.</li> <li>• The clusters of shops are separated by consistent housing development.</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### 9.3 Nicholson Street (south) – North Carlton

See Map 7

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• C1Z land fronting Nicholson Street in two areas: <ul style="list-style-type: none"> <li>○ North and south of Fenwick Street</li> <li>○ North of Lee Street</li> </ul> </li> <li>• The land north of Lee Street is occupied by the San Remo Ballroom and associated activities including a music store.</li> <li>• The land north and south of Fenwick Street is occupied by a mix of activities including restaurants, laundromat and service businesses.</li> <li>• There are no local weekly shopping retail businesses (apart from the 24hr convenience shop to the south in the NRZ1 NW cnr Curtain Street)</li> </ul>
8	<p>Residential areas that due to the surrounding uses, built form and road network are logically included</p> <p><i>Relevant PPN58 criteria: Consider</i></p>	<ul style="list-style-type: none"> <li>• NRZ1 land extends south of the C1Z land at Fenwick Street to Curtain Street and includes a 24hr convenience shop at the NW corner of Curtain Street and a few shops or former shops mixed in with dwellings</li> <li>• The 24hr convenience shop at the NW corner of Curtain Street is the only significant weekly convenience shopping in the centre and serves the high volume traffic in Nicholson Street. It provides off street parking.</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

	<ul style="list-style-type: none"> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Location of existing areas of public open space</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Residential areas that are integrated into the activity centre or surrounded by other uses that have a strong relationship with the activity centre, even where limited development opportunities exist</i></li> </ul>	
--	--	--

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### 9.4 Spensley Street – Clifton Hill

See Map 6

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• <i>Location of existing commercial areas and land uses</i></li> <li>• <i>Location of existing government and institutional areas and land uses</i></li> <li>• <i>Commercial and residential needs</i></li> <li>• <i>Proximity to fixed transport esp fixed rail (train or tram)</i></li> <li>• <i>Location of transport infrastructure</i></li> <li>• <i>Walkability</i></li> <li>• <i>Impacts of boundary on other activity centres</i></li> <li>• <i>Strategic Redevelopment Sites</i></li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• <i>Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</i></li> <li>• <i>Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</i></li> </ul>	<ul style="list-style-type: none"> <li>• C1Z land fronting Spensley Street and Berry Street around the junction generally coincides with the extent of this local centre</li> <li>• The C1Z includes the large three storey Royal Hotel at the SW corner.</li> <li>• The activities include the hotel, cafes, fish and chip shop and a medical centre.</li> <li>• Local weekly convenience shopping is minimal.</li> </ul>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Activity centres – roles and boundaries – April 2022

### 9.5 Berry Street / Ramsden Street – Clifton Hill

See Map 6

This centre is located at the junction of Berry Street and Ramsden Street. It includes shops, apartments and commercial properties in the C1Z around this junction.

Category	Descriptions	Reasoning
1	<p>Commercial 1, Commercial 2, Mixed Use, Comprehensive Development Zones and civic uses fronting the main street of the retail core.</p> <p><i>Relevant PPN58 criteria: consider</i></p> <ul style="list-style-type: none"> <li>• Location of existing commercial areas and land uses</li> <li>• Location of existing government and institutional areas and land uses</li> <li>• Commercial and residential needs</li> <li>• Proximity to fixed transport esp fixed rail (train or tram)</li> <li>• Location of transport infrastructure</li> <li>• Walkability</li> <li>• Impacts of boundary on other activity centres</li> <li>• Strategic Redevelopment Sites</li> </ul> <p><i>Include:</i></p> <ul style="list-style-type: none"> <li>• Sufficient land to provide for commercial activities needed over a 15 – 20 years timeframe + then 30 year horizon.</li> <li>• Key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre</li> </ul>	<ul style="list-style-type: none"> <li>• C1Z land fronting the south side of Ramsden Street at the intersection with Berry Street generally coincides with the extent of this local centre</li> <li>• The C1Z includes five or six shops on the south side of Ramsden Street.</li> <li>• The activities include a cafe and service businesses.</li> <li>• There is no local weekly convenience shopping.</li> <li>• One site at the east end of the centre has been redeveloped for two level apartments and some of the shops may be used as dwellings.</li> </ul>

# NOISE AND VIBRATION CONSIDERATIONS DISCUSSION REPORT

**City of Yarra**

**Prepared for:**

City of Yarra  
PO BOX 168  
Richmond VIC 3121

SLR Ref: 640.10090.99990-R01  
Version No: -v0.6  
[8269117: 32230927\_1]March 2022





**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: Noise Discussion Paper March 2022\_Clean.DOCX  
March 2022

## PREPARED BY

SLR Consulting Australia Pty Ltd  
ABN 29 001 584 612  
Level 11, 176 Wellington Parade  
East Melbourne VIC 3002 Australia

T: +61 3 9249 9400  
E: melbourne@slrconsulting.com www.slrconsulting.com

## BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with City of Yarra (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

## DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
640.10090.99990 Planning Review -R01-v0.6	24 March 2022	Dianne Williams	Jim Antonopoulos	Jim Antonopoulos

# Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: Noise Discussion Paper March 2022\_Clean.DOCX  
March 2022

## CONTENTS

<b>1</b>	<b>INTRODUCTION.....</b>	<b>6</b>
<b>1</b>	<b>ROAD TRAFFIC NOISE.....</b>	<b>1</b>
1.1	Background Information.....	1
1.2	Mandatory Requirements.....	1
1.3	Other Potentially Useful Standards and Guidelines .....	1
1.4	SLR Recommendations .....	2
<b>2</b>	<b>RAIL NOISE.....</b>	<b>3</b>
2.1	Background Information.....	3
2.2	Mandatory Requirements.....	4
2.3	Other Potentially Useful Standards and Guidelines .....	4
2.4	SLR Recommendations .....	4
<b>3</b>	<b>RAIL VIBRATION – TRAINS AND TRAMS.....</b>	<b>5</b>
3.1	Background Information.....	5
3.2	Other Potentially Useful Standards and Guidelines .....	5
3.3	SLR Summary and Recommendations .....	6
<b>4</b>	<b>COMMERCIAL AND INDUSTRIAL PLANT AND EQUIPMENT NOISE .....</b>	<b>8</b>
4.1	Background Information.....	8
4.2	Mandatory Requirements.....	8
4.3	Other Potentially Useful Standards and Guidelines .....	9
4.4	SLR Recommendations .....	9
<b>5</b>	<b>MUSIC NOISE .....</b>	<b>10</b>
5.1	Background Information.....	10
5.1.1	Music Noise Compliance Indoors .....	10
5.1.2	What Needs to be Done .....	11
5.2	Mandatory Requirements.....	11
5.3	Other Potentially Useful Standards and Guidelines .....	11
5.4	SLR Recommendations .....	11
<b>6</b>	<b>PATRON NOISE – NEW OUTDOOR PATRON AREAS.....</b>	<b>13</b>
6.1	Background .....	13
6.1.1	Noise Targets.....	13
6.1.2	Predicting Patron Noise Levels .....	14
6.2	Mandatory Requirements.....	14
6.3	Other Potentially Useful Standards and Guidelines .....	14

**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: Noise Discussion Paper March 2022\_Clean.DOCX  
March 2022

## CONTENTS

6.4	SLR Recommendations .....	14
<b>7</b>	<b>PATRON NOISE – NEW RESIDENTIAL DEVELOPMENT NEAR EXISTING OUTDOOR PATRON AREAS.....</b>	<b>15</b>
7.1	Background .....	15
7.1.1	Noise Targets.....	15
7.1.2	Predicting Patron Noise Levels .....	15
7.2	Mandatory Requirements.....	15
7.3	Other Potentially Useful Standards and Guidelines .....	16
7.4	SLR Recommendations .....	16
<b>8</b>	<b>NOISE FROM APARTMENT DEVELOPMENTS TO EXISTING DWELLINGS .....</b>	<b>17</b>
8.1	Noise Protocol, Part I Assessable Noise.....	17
8.2	Sleep Disturbance .....	17
8.3	Apartment Common Areas.....	17
<b>9</b>	<b>NOISE FROM APARTMENT COMMON AREAS TO APARTMENTS WITHIN THE DEVELOPMENT .....</b>	<b>18</b>
9.1	Communal outdoor areas, including decks, outdoor pools, gardens, carpark entrance etc. ....	18
9.2	Communal enclosed areas, including cinemas, gyms, indoor pools etc. ....	18
9.3	Noise transfer between apartments via lightwells.....	18
9.4	Carpark entrance gates and car stackers.....	19
10	AAAC Guideline for Acoustical Star Ratings for Apartments and Townhouses.....	20
10.1	External noise intrusion .....	20
10.2	Internal Noise Intrusion .....	20
<b>10</b>	<b>BIBLIOGRAPHY .....</b>	<b>22</b>

## DOCUMENT REFERENCES

### TABLES

Table 1	External Noise Intrusion Design Levels (AAAC Star Rating Guide), Lmax levels .....	20
Table 2	External Noise Intrusion Design Levels (AAAC Star Rating Guide), Leq day and night levels .....	20
Table 3	Internal Noise Intrusion Design Targets (AAAC Star Rating Guide), Lmax day and night levels .....	20
Table 4	Internal Noise Intrusion Design Targets (AAAC Star Rating Guide), Leq day and night levels .....	21

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: Noise Discussion Paper March 2022\_Clean.DOCX  
March 2022

---

### CONTENTS

#### FIGURES

Figure 1	NSW Interim Guideline Rail Vibration Assessment Zones .....	5
----------	---	---

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

---

### 1 Introduction

This report provides a technical discussion and summary of previously provided advice to City of Yarra on planning related noise and vibration issues and forms the basis of the *Guidelines – managing noise impacts in urban development, Guidance for planning permit and related decisions under the Yarra Planning Scheme 2021*.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### 1 Road Traffic Noise

#### 1.1 Background Information

Road traffic is a significant and major source of noise impact to dwellings on 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. Planning Practice Note PPN83 *Assessing external noise impacts for apartments* provides further guidance to these Clauses. The provisions nominate decibel targets for day and night average road traffic noise levels, and applies to apartment developments on roads carrying more than 40,000 vehicles, or within 300 m from a freeway. The design targets are 40 dBA Leq,16h for all habitable rooms and 35 dBA Leq,8h for bedrooms.

It is of note that the time classifications used in *Better Apartments* document place the 6 am to 7 am period in the 'day' rather than the 'night' category. This classification is not consistent with those we have been applying to City of Yarra projects, and is not consistent with the classifications usually used in Victoria (e.g. the Vic EPA 'Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues' (Publication 1826) and the Vic EPA 'Noise control guidelines' (Publication 1254)).

In our opinion the *Better Apartments* document should be modified as follows:

- the 6 am to 7 am period should be included in the 'night' period rather than the 'day' period;
  - application of the targets should be extended to all developments affected by road traffic noise (not just those near freeways or on roads carrying more than 40,000 vehicles), and
  - the targets should be applied to all residential developments, not just apartments.

#### 1.2 Mandatory Requirements

The Victorian Planning Provisions were amended in March 2017 with Clause 58, Apartment Developments, objectives and Standard D16 which adopted the *Better Apartments Design Standards*. This introduced the design targets of 40 dBA Leq,16h for living rooms and 35 dBA Leq,8h for bedrooms in developments within 300 m of a freeway on roads carrying more than 40,000 vehicles.

#### 1.3 Other Potentially Useful 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 traditionally been called up in planning permits to address road traffic noise impacts. However the provision in the Standard of a decibel range instead of a specific design target has led to uncertainty with regard to actual design targets (most consultants design to the upper end of the range). Furthermore the assessment methodology is not defined (it is unclear whether traffic noise should be quantified as an average or worst case level, e.g. the loudest hour of traffic noise). In our reviews of acoustic reports for the City of Yarra, and in our own planning noise assessments, we have interpreted the AS/NZS2107 design levels to be as follows: the day and night average noise levels are assessed to the lower end of the AS/NZS2107 range (35 dBA bedrooms and 40 dBA living rooms), and the loudest hour of road traffic noise during the day and night periods are assessed to the upper end of the AS/NZS2107 range (40 dBA bedrooms and 45 dBA living rooms).

[8269117: 32230927\_1]

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

The NSW *Road Noise Policy*, 2011 provides internal targets for road traffic noise of 35 dBA in bedrooms at night and 40 dBA in all habitable rooms during the day period (NSW Road Noise Policy, 2011, C10). These targets are elaborated in the NSW guideline document *Development Near Rail Corridors and Busy Roads - Interim Guideline*, 2008. The NSW targets are generally consistent with the *Better Apartments Design Standards* (with the exception that the 6 am to 7 am period is classified as 'night' in the NSW Road Noise Policy – as per our preference and consistent with the time intervals used in the assessment of commercial noise).

*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 guidelines documents for road and rail noise.

### 1.4 SLR Recommendations

Our office recommends designing to the following levels for road traffic noise:

- 40 dBA Leq,16h (6 am to 10 pm) to all habitable rooms and 35 dBA Leq,8h (10 pm 6 am) in bedrooms, and
- Loudest hour of road traffic noise is 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 following morning. The basis for the loudest hour targets 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 Better Apartment Design Standards.
- These recommended maximum design noise levels should apply to all residential development where there is a reasonable expectation that traffic noise may impact the land (i.e. not just those formally triggered by Clause 58 of the planning scheme).

Reporting should generally be in accordance with NSW guideline document *Development Near Rail Corridors and Busy Roads - Interim Guideline* Appendix D – Acoustic Consultant Reports, Methodology for Testing and Compliance Reporting.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

## 2 Rail Noise

### 2.1 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. However if the threshold levels are not exceeded, rail noise impacts may still need to be considered as a 'secondary matter'. In the context of a proposed residential development, we understand this to mean that the issue of rail noise should be dealt with by the individual developer and local government.

Until recently there was no government guidance about how to assess rail noise impacts on apartment developments. The Clause 58, Apartment Developments, Standard D16 (and associated Planning Practice Note PPN83) 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. The design targets to be met are the same as those for road traffic noise: 40 dBA Leq,16h and 35 dBA Leq,8h.

Prior to the release of the Apartment Developments, Standard D16, a common approach has been to assess rail noise to  $L_{max}$  targets of 60 dBA in living rooms and either 50 or 55 dBA  $L_{max}$  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 (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 for rail noise, in the Apartment Developments Standard D16 provides a clear standard. There is, however, benefit in also incorporating  $L_{max}$  criteria for rail noise for the following reasons:

- Leq is primarily a noise descriptor used to quantify steady or quasi-steady state noise. So 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 / regular as traffic noise. While there are no trains passing by, the occupant experiences little or no noise, yet while the train passes, there is a short term high noise event which can only be quantified via an  $L_{max}$  descriptor; to clarify, the  $L_{max}$  is the actual highest level that someone experiences as the train goes past. In contrast, the long term Leq's are not easily related to the actual objective experience of an occupant when the train passes by.
- $L_{max}$  levels are often used to address sleep disturbance.



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

- On suburban rail corridors where there may only be one line in each direction, relatively infrequent trains and no trains during some of the night period, the  $L_{max}$  criteria become more important and are likely to drive the assessment. If these targets are not in place it is possible for the  $L_{eq}$  targets to be met, and rail noise to exceed sleep disturbance  $L_{max}$  targets by appreciable amounts.
- Very short term noise events, such as train horns, are not well quantified using long term  $L_{eq}$  criteria.

It may be of consideration that in the City of Yarra, where all rail lines carry significant numbers of trains, it is less likely that the assessment will be driven by the  $L_{max}$  criteria.

### 2.2 Mandatory Requirements

Clause 58, Apartment Developments, objectives and Standard D16 has been incorporated into the planning scheme.

### 2.3 Other Potentially Useful Standards and Guidelines

The NSW guideline document *Development Near Rail Corridors and Busy Roads - Interim Guideline*, 2008 provides average day and night targets for road and rail noise that are similar to the levels included in Apartment Developments, Standard D16.

### 2.4 SLR Recommendations

Our office recommends designing to the following levels for road traffic noise:

- Clause 58, Apartment Developments, Standard D16 - 40 dBA  $L_{eq,16h}$  (6 am to 10 pm) in habitable rooms and 35 dBA  $L_{eq,8h}$  (10 pm to 6 am) in bedrooms, and
- Train and Tram generated  $L_{max}$  levels, including horn noise, should not exceed 60 dBA  $L_{max}$  in living rooms or 55 dBA  $L_{max}$  in bedrooms.  $L_{max}$  levels to be achieved for 95% of train pass-by events (a minimum of 20 trains to be measured).

Reporting should generally be in accordance with NSW guideline document *Development Near Rail Corridors and Busy Roads - Interim Guideline* Appendix D – Acoustic consultant Reports, Methodology for Testing and Compliance Reporting.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### 3 Rail Vibration – Trains and Trams

#### 3.1 Background Information

In Victoria, there are no guidelines, standards or policies that address transportation vibration impacts.

The only time that vibration assessments are typically undertaken is when a local council perceives there may be a vibration issue and calls up a vibration assessment in a permit condition, or larger scale projects where a Planning Panel or VCAT may require consideration of the issue.

The lack of guidelines and policy leads to enormous variability and inconsistency in addressing vibration in Victoria.

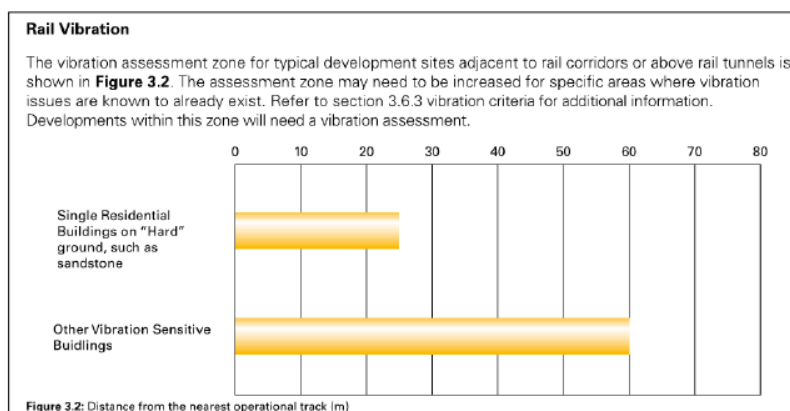
#### 3.2 Other Potentially Useful Standards and Guidelines

NSW has significantly more noise and vibration related planning guidance documents than Victoria does.

Their main planning guideline document relating to new developments is the *Development Near Rail Corridors and Busy Roads – Interim Guideline* (Department of Planning, State Government of NSW, 2008) and provides some guidance on vibration assessment methodology, including a basic preliminary screening process.

Section 3.5.1 of the NSW Interim Guideline provides a basic buffer distance within which a rail vibration assessment should be undertaken, and is reproduced below:

**Figure 1 NSW Interim Guideline Rail Vibration Assessment Zones**



So from the above any multi-level development within 60 m of a railway line will require a vibration assessment. This is a particularly large assessment zone. It should be noted that this relates to railway lines, not trams (which we discuss further below).

The NSW Interim Guideline does not provide the technical requirements of the assessment; it instead refers to another NSW Technical Guideline; *Assessing Vibration: a technical guideline* (DECC 2006).

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

The Technical Guideline includes all necessary details of the testing / or prediction of vibration and also provides the assessment targets. The assessment methodology and targets are based on British Standard BS6472 which uses the 'Vibration Dose Value' measurement (VDV) for intermittent vibration assessment.

The VDV is a long term averaged 'dose' based parameter (a little like a long term Leq), and is a relatively new measurement parameter. The equipment used to measure VDV is more advanced than traditional vibration measuring equipment, however, is readily available and most of the larger acoustical consulting firms have the necessary equipment.

The VDV is assessed for the day (16 h) and night (9 hour) with different criteria applicable for each period and for different uses. The following excerpt from the NSW Technical Guideline shows the criteria:

<b>Table 2.4 Acceptable vibration dose values for intermittent vibration (<math>m/s^{1.75}</math>)</b>				
<b>Location</b>	<b>Daytime<sup>1</sup></b>		<b>Night-time<sup>1</sup></b>	
	Preferred value	Maximum value	Preferred value	Maximum value
Critical areas <sup>2</sup>	0.10	0.20	0.10	0.20
Residences	0.20	0.40	0.13	0.26
Offices, schools, educational institutions and places of worship	0.40	0.80	0.40	0.80
Workshops	0.80	1.60	0.80	1.60

1 Daytime is 7.00 am to 10.00 pm and night-time is 10.00 pm to 7.00 am.  
 2 Examples include hospital operating theatres and precision laboratories where sensitive operations are occurring. These criteria are only indicative, and there may be a need to assess intermittent values against the continuous or impulsive criteria for critical areas.  
 Source: BS 6472-1992

It is normally necessary to monitor for at least a 24 hour period to obtain the VDV value (although it is possible to estimate using shorter measurements). There are also some further complicated calculations necessary when the vibration transmits to the upper floors of a building.

One of the most significant issues relating to the assessment is what to do if the criteria are exceeded. There are really only two options – do not build the building in that location, or design in complicated building vibration isolation into the footings. Both are of major concern to any application / developer.

### Trams

There is a large gap in knowledge and information on tram vibration impacts, primarily because it has not been considered historically in any assessments.

We have minimal reference data upon which to draw indicative buffer distance triggers, however, from our experience in CoY, it is clear that trams operate in very close proximity to existing and proposed residential / office buildings. In addition, there are many additional variables such as track condition, joint locations in the track, and the speed of pass-bys, that would affect the vibration level in the building.

## 3.3 SLR Summary and Recommendations

Rail and tram vibration presents one of the most difficult challenges in relation to planning assessments.

There are no Victorian policy or guideline documents, and no precedent for assessing vibration (with many historical and new developments constructed in close proximity to rail with no formal assessment undertaken).

**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

---

The further complicating issue is that if vibration impacts are found to exceed the British Standard BS 6472 criteria at a particular building, it has drastic implications; either further setback is required, or the building is required to be designed with vibration isolation within the footings – potentially making the development financially not-viable.

Overall, due to the lack of formal guidance in any Victorian policy or guideline and the large extent of variables that can affect a vibration assessment, it is not considered appropriate for these issues to be addressed in the Yarra Planning Scheme at this time.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### 4 Commercial and Industrial Plant and Equipment Noise

Commercial and industrial noise assessable to 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 Background Information

This is a critical 'tier one' planning issue from our perspective. Noise from existing commercial and industrial premises to residential developments needs to be addressed to ensure that:

- The 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 occupants is addressed.

The main issue with commercial and industrial noise pertains to whether or not the noise should be assessed at the façade of the proposed residential development, or within the residence with windows and doors closed. The latter approach is not strictly in accordance with the Noise Protocol, which requires noise to be assessed externally unless noise enters the dwelling via a non-openable section of the façade (solid wall, fixed window etc.).

Whereas the Noise Protocol 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.

Our approach has been largely consistent with the City of Yarra's, however we have encouraged the following exceptions / modifications:

- Where commercial noise is to be assessed internally, we recommend that the targets are equal to the lower of:
  - The effective Noise Protocol internal noise limit, taking into consideration any relevant corrections for noise character (corrections for character are required under the Noise Protocol), and
  - The lower end of the original AS/NZS2107:2000 ranges, which was 35 dBA in living rooms and 30 dBA in bedrooms. However, in the 2016 release of AS/NZS2107, the lower end of the allowable ranges for apartments near major roads has increased to 35 dBA in all rooms

#### 4.2 Mandatory Requirements

Compliance with the Noise Protocol is required, however strictly speaking the onus of compliance is on the business, rather than the developer.

Clause 58, Apartment Developments, Standard D16 (and associated Planning Practice Note PPN83) also applies to commercial noise however the targets provided in this document are generally likely to be less stringent than the Noise Protocol indoor limits.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### 4.3 Other Potentially Useful Standards and Guidelines

The Association of Australian Acoustical Consultants (AAAC) *Guideline for Acoustical Star Ratings for Apartments and Townhouses* provides indoor design targets for commercial noise. Assuming 'three star' (i.e. average) apartments the targets would be:

- Bedrooms: 35 dBA Leq and 50 dBA Lmax
- Living rooms: 40 dBA Leq and 55 dBA Lmax

### 4.4 SLR Recommendations

All residential developments should be designed to ensure that existing commercial uses formally comply with 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 the commercial operator, an internal assessment may be considered. The following internal targets for commercial / industrial noise (windows closed) are to be met if noise is assessed internally:

- Noise Protocol, Part I indoor limits, being the outdoor limits less 20 dB, and
- Not more than 30 dBA Leq in bedrooms and 35 dBA Leq in living rooms, and
- Not more than 45 dBA Lmax in bedrooms 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 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 the Noise Protocol, Part I procedure.

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 the Noise Protocol.



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

## 5 Music Noise

The following 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 straightforward one, and need not revisited here. Consistent with the Noise Protocol, Part II, all new venues need to comply with external noise limits at existing dwellings.

### 5.1 Background Information

This is a critical 'tier one' planning issue for acoustics, with existing music venues being at risk of 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 VC183 28/09/2020 Clause 53.06 Live Music and Entertainment Venues (previously VC120 4 September 2014 Clause 52.43). Planning Practice Note PPN81 *Live Music and Entertainment Noise* provides further technical guidance on the planning scheme clause.

The clause 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 (i.e. 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 the following

- Clause 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 53.06.
- Clause 53.06 only applies to venues within 50 m from a proposed residential development.

The amendment requires new dwellings at which a music noise excess is established, and which cannot be managed in any other way, to be constructed such that noise limits are met indoors. However the means by which compliance is to be achieved in doors has not, in our opinion, been thought through. A brief outline of the issues is provided below.

#### 5.1.1 Music Noise Compliance Indoors

Compliance with the Noise Protocol, Part II is achieved by either designing for a 'background + margin' target (as defined in the Policy), or the 'base noise limits'. The issues are that the 'background + margin' target can rarely be reached when a dwelling's façade is upgraded – the same upgrades that control music noise ingress also work to reduce the ambient noise and effectively lower the noise targets.

By contrast, the 'base noise limits' are fixed targets. However 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 generally exceeds the base noise limits the most (i.e. in the 63 Hz and 125 Hz octave bands).

The planning practice note provides options for upgrading a noise sensitive dwelling on page 3 of the May 2016 revision, however the options are inadequate in the context of controlling significant levels of bass music noise.

In practice, to achieve compliance indoors when music levels are 10 dB or more above the external limit, the following methods or combinations of them can be required:

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

- 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 wintergardens to all balconies and windows – this is effectively 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.

### 5.1.2 What Needs to be Done

In our opinion there is still a lot of work to do before Clause 53.06 is workable.

#### Review of indoor limits

- Are the base noise limits appropriate for all environments? It may be reasonable to apply higher limits in an inner urban environment and particularly in one that is acknowledged as an entertainment district or on a very busy road.

#### *And specifically with regard to noise making:*

- What level of noise masking is acceptable? The masking should not cause occupants discomfort (ideally it should not even be noticed).
- What level of music is acceptable above the noise masking? i.e. should the masking be equal in level to the music, or should the masking be treated as the background noise level, and higher levels of music allowed in accordance with the 'background +' targets.
- Could 'user controlled' masking systems be used? Clause 53.06 allows user control of the acoustic environment by permitting noise limits to be met in dwellings with openable windows closed. It could be argued that the same user control could be extended to noise masking

The above questions cannot be simply answered, and should ideally be explored in the context of a wider review.

## 5.2 Mandatory Requirements

Compliance with the Noise Protocol, Part II is mandatory, however strictly speaking the onus of compliance is on the venue rather than the developer.

Compliance with Clause 53.06 is also mandatory, but only for developments within 50 m of a live music venue.

## 5.3 Other Potentially Useful Standards and Guidelines

Acoustic rating curves (NR, RC or NC) are provided in acoustic literature for quantifying noise intrusion. The curves define acceptable levels of noise in octave measurement bands, not dissimilar to the Noise Protocol octave band night noise limits.

From recent experience on projects incorporating masking for music noise, use of 'Noise Criteria' or NC curves is considered the most appropriate for domestic use.



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### 5.4 SLR Recommendations

We recommend that formal compliance with the Noise Protocol, Part II noise limits is demonstrated, using any of the methods described in **Section 5.1.1** of this review. Effectively this means achieving:

- Base noise limits within apartment habitable rooms with doors and windows closed, OR
- The Noise Protocol '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<sub>90</sub> and the Leq of the masking to no greater than NC20 L<sub>90</sub> + 5 dB.
- Where noise masking is used to achieve compliance:
  - The masking system should 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 should 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 should not be relied on as the sole measure to address music noise exceedances. If implemented on a project, it should be used in conjunction with other reasonable and practical façade upgrades.
- These indoor targets for music noise should be applied to all existing sources of music, not just live music.
- The requirements should be met at dwellings where any significant music noise impacts are identified, not just due to venues within 50 m of the proposed residential use.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

## 6 Patron Noise – New Outdoor Patron Areas

### 6.1 Background

The Noise Protocol Parts I and II specifically exclude patron noise, but with the significant increase in outdoor patron area applications, there have been major noise issues associated with this source.

While there are still no mandatory 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.

#### 6.1.1 Noise Targets

As part of any planning application for an outdoor patron area we expect an assessment of patron noise to 'Leq' and Lmax targets. 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 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:

- The Noise Protocol, Part I – while the Noise Protocol does not strictly apply to patron noise, it can nevertheless provide a useful assessment methodology and we find it valuable for quantifying 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 we have found that the day and evening limits can be impractically low.
- Sleep disturbance targets of 55 dBA Lmax in bedrooms with windows open (usually assessed as 65 dBA Lmax externally, outside openable windows).
- Marshall Day in-house targets for patron noise. MDA have developed patron noise targets based on background noise levels plus a variable margin, being:
  - Background + 10 dB during the day and evening period (including weekends)
  - Background + 5 dB at night (after 10 pm)

The MDA approach is generally supported however the following is noted:

- The evening noise target 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 will be exceeded represent a risk of nuisance rather than grounds for stopping a project from going 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.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### 6.1.2 Predicting Patron Noise Levels

Unless the application 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.
- 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 can be appropriate to use a 3D computer noise modelling program to predict noise to receiver locations.

There is enormous variability in how acoustical consultants predict patron noise and we have been particularly disturbed by the recent use of patron sound power data derived from restaurants and non-drinking venues to beer garden environments. Most patron noise assessment we review are delayed during the review process due to differences in opinion with regard to the amount of noise produced in outdoor patron areas.

### 6.2 Mandatory Requirements

There are no mandatory requirements for patron noise.

### 6.3 Other Potentially Useful Standards and Guidelines

None.

### 6.4 SLR Recommendations

Regarding noise limits, or targets for patron noise, we support the following:

- Noise Protocol, Part I
- OR
- Background based assessment of:
  - 'night' targets (background + 5 dB)
  - 'evening' and 'day' targets (background + 10 dB) where they can be demonstrated to be reasonable, and where they align with the Noise Protocol definition of evening (that is including all day Sunday).
  - 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 of 55 dBA Lmax in bedrooms with windows open (65 dBA Lmax externally, outside openable windows).

**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

## 7 Patron Noise – New Residential Development Near Existing Outdoor Patron Areas

### 7.1 Background

The issue of existing noise from outdoor patrons areas to new developments should be assessed in any planning application to protect future residents from noise. Due to the fact that there are no mandatory requirements for patron noise, we are generally comfortable with the developer designing to meet appropriate patron noise targets indoors with windows closed. Some consideration should also be given to patron noise to balconies.

#### 7.1.1 Noise Targets

Our approach to date has been to require patron noise to be designed to meet the 'satisfactory' levels provided in AS/NZS2107:2000. These were 35 dBA in living rooms and 30 dBA in bedrooms near major roads. The recently reissued version of the Standard proposes higher minimum noise levels in bedrooms (35 dBA). In our opinion these are not appropriate for voice noise and we recommend adoption of the 30 dBA target in bedrooms which also aligns with the WHO recommendations for sleep disturbance during the night (WHO 1996). Patron noise is a very distinctive, potentially annoying and variable noise source. Patron noise levels equal to 35 dBA Leq will include frequent levels of over 40 dBA Lmax, which we believe are unacceptable in sleeping areas.

With regard to acceptable patron noise levels to balconies, this is a complicated issue given that:

- By adopting indoor targets we are effectively accepting high levels of noise externally, and in many cases these will occur on balconies
- It can be difficult to avoid having balconies overlooking the noise source (many apartment developments only have one external façade).
- Unavoidably high levels of noise on balconies can occur in the context of road traffic noise.
- Patron noise levels on balconies above 60-65 dBA Leq would, in our opinion make the outdoor space unusable for most 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 (small reduction in noise level to seated position on balcony).

#### 7.1.2 Predicting Patron Noise Levels

Patron noise from existing venues should ideally be measured at a location representative of 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, however, still take into consideration the actual patron noise levels at the venue during worst case operating conditions. This may involve monitoring noise over a busy weekend period, with a logger located above the outdoor patron area. In our opinion it is not appropriate to use theoretical patron noise data to predict patron levels from an existing outdoor area

### 7.2 Mandatory Requirements

None.

**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

---

### 7.3 Other Potentially Useful Standards and Guidelines

The *Better Apartments Design Standards, 2016* provides indoor targets of 40 LAeq,16h and 35 LAeq,8h. As indicated above, we believe these are too high for patron noise. The long term averaging component (16h and 8h) is also not relevant. To provide for a reasonable level of amenity we would expect patron noise to meet the nominated targets at all times, not just over a long averaged period.

The Noise Protocol effective indoor limits (external noise limit less 20 dB) can be used as indoor targets for patron noise however there is a risk that the resultant limits will be unreasonably high in some instances.

### 7.4 SLR Recommendations

We recommend that new residential developments exposed to noise from outdoor patron areas be designed to achieve the following internal targets:

- 35 LAeq,15mins in habitable rooms
- 30 LAeq,15 mins in bedrooms at night
- 45 dBA, Lmax in bedrooms at night
- 65 LAeq,15 mins to balconies, 1.2 m high

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.

**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

---

## 8 Noise from Apartment Developments to Existing Dwellings

### 8.1 Noise Protocol, Part I Assessable Noise

Communal mechanical plant, car stackers, carpark entrance gates and the like are required to comply with the Noise Protocol, Part I at existing and proposed dwellings.

In our opinion as much advice as practical should be provided by the consultant at 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 setdowns to accommodate vibration isolation mounts.

Noise from mechanical plant cannot usually 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, we recommend that more guidance be provided for achieving compliance. 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 ratings for air conditioning condenser units.

### 8.2 Sleep Disturbance

Noise from operation of carpark equipment should also be designed to comply with sleep disturbance targets outside openable windows of nearby dwellings. Noise levels should not be in excess of 65 dBA L<sub>max</sub>.

### 8.3 Apartment Common Areas

There are no mandatory limits for voice noise from apartment common areas such as communal decks, gardens, pools and spas. In our opinion these should be assessed similarly to any other patron noise (see **Section 6** of this document).



**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

## 9 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. We consider this a 'second tier' planning issue because, theoretically, any issues due to noise within the development can be addressed in the future by the Body Corporate. However, it is preferable to address these items during the planning stage particularly as they can be costly and difficult to rectify post construction.

The following is a summary of the relevant potential impacts. City of Yarra should consider if their planning documents should require assessment of these '2<sup>nd</sup> tier' issues.

### 9.1 Communal outdoor areas, including decks, outdoor pools, gardens, carpark entrance etc.

Facade upgrades should be provided to apartments within the development that are potentially impacted by noise from voice and vehicles in communal outdoor areas. From our perspective moderate glazing upgrades, as opposed to a full patron noise assessment, are appropriate in the context of outdoor communal areas. If, after reasonable upgrades, occupants are still annoyed by voice noise, the Body Corporate should manage impacts through restricted access to the communal facilities.

Appropriate moderate upgrades may include, for example, calling up double glazing comprising 10.38 mm thick laminated glass, 12 mm airgap, 6 mm glass to the most affected windows.

### 9.2 Communal enclosed areas, including cinemas, gyms, indoor pools etc.

The main issue with regard to gyms and pools is vibration and structure-borne noise due to running machines, free weights, and weight machines.

The degree of vibration control appropriate for a development will depend on the size of the gym, the proximity of the closest apartments, and the equipment proposed for use. For small gyms, it may be sufficient to install a 50 mm thick dense rubber matt throughout the gym and to restrict the use of free weights and running machines. For more elaborate gyms a full acoustic floating floor may be required.

### 9.3 Noise transfer between apartments via lightwells

Noise transfer between apartments that share a lightwell should be addressed in the acoustic report as this issue is not covered under the National Construction Code (NCC).

Noise transfer can be a particular problem in instances where the lightwell is enclosed on all sides, as the ambient noise within the lightwell is low, and sound attenuation within the lightwell is minimal. Sound emanating from one apartment (which may have their windows open) will reflect off the walls and windows of the lightwell, potentially causing nuisance to other occupants.

There are two basic scenarios:

- a. Lightwells that contain non-openable windows to habitable rooms, and openable windows to bathrooms / toilets only
- b. Lightwells that have openable window from habitable room.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

**Scenario A** is not a major concern, because, provided reasonable 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  $R_w = 30$  dB (eg. 6 mm thick glass to windows of all habitable rooms onto the lightwell).

**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. We recommend glazing to habitable rooms be rated not less than  $R_w = 38$  dB in this situation (e.g. double glazing comprising 10.38 mm thick laminated glass, 12 mm airgap, 6 mm glass).

The above advice will not be optimum for all situations – very large lightwells or light courts, for example, may be less critical because more sound attenuation will take place between apartments. A lesser upgrade would be reasonable in these areas.

### 9.4 Carpark entrance gates and car stackers

These items are potential sources of airborne noise, structure-borne noise and vibration.

#### Noise

Carpark entrance gates and carstackers need to comply with the Noise Protocol, Part I effective indoor limits within apartments and should also be designed to achieve appropriate  $L_{max}$  levels indoors for sleep disturbance and general annoyance.

The 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. In our measurements of car stackers we have found that a 5 dB impulsive correction always applies; a 2 dB correction for tonality is often appropriate and intermittency corrections apply to the day and evening periods.

Regarding sleep disturbance, as a minimum, we recommend that the AAAC internal targets for  $L_{max}$  levels in three star apartments are met with windows closed (40 dBA  $L_{max}$  in living rooms and 35 dBA  $L_{max}$  in bedrooms). Lower noise levels should be targeted by the developer if they classify the apartment as moderately high to high quality.

Controls to apartments potentially affected by noise from the carpark typically include glazing upgrades and / or floor ceiling upgrades (particularly for lightweight/non-masonry floor construction).

#### Structure-borne Sound and Vibration

Car stackers and carpark entrance gates should be vibration isolated to ensure that the noise targets are met in potentially affected apartments.



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### 10 AAAC Guideline for Acoustical Star Ratings for Apartments and Townhouses

SLR have often advised on the use of the AAAC Acoustic Star Rating design targets because these address many sources of noise in apartments that are not always captured or assessable under existing guidelines, standards and policies.

The AAAC recommended indoor targets for internal and external noise, and for discrete events (quantified using the 'Lmax' acoustical descriptor) and steady state noise are provided in the sections below. We have generally advised targeting for not less than 3 stars in City of Yarra reports. If a development is advertised as moderately high to high quality, a higher star rating should be targeted by the developer.

These targets are a useful fall-back for many sources of noise, however we do not recommend using them for:

- Noise from existing outdoor patron areas - the Guideline would result in targets of 35 dBA Leq in bedrooms and 40 dBA Leq in living rooms, which is too high for patron noise.

#### 10.1 External noise intrusion

Examples of external Lmax sources of noise include: individual truck pass-bys, crashing and banging due to deliveries or rubbish collection.

**Table 1 External Noise Intrusion Design 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

**Table 2 External Noise Intrusion Design 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

#### 10.2 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 (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

**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

Internal noise intrusion	2 star	3 Star	4 Star	5 Star	6 Star
Other habitable rooms	55	45	40	35	32

Examples of internal Leq sources of noise include: mechanical plant and equipment serving the building or commercial tenancies and hydraulic noise.

A decibel penalty should be added to the measured noise level where the source is deemed to include annoying characteristics. Penalties are typically equal to +2 dB for just audible characteristics, and +5 dB for clearly audible characteristics

**Table 4 Internal Noise Intrusion Design Targets (AAAC Star Rating Guide), Leq day and night levels**

Internal 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

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

City of Yarra  
Noise and Vibration Considerations Discussion Report

SLR Ref No: 640.10090.99990  
March 2022

### 10 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*, 2010, Prepared by the Association of Australian Acoustical Consultants (AAAC)

*City of Yarra Planning Scheme: Clause 52.43 – 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

*Assessing external noise impacts for apartments*, Victorian Government, Department of Environment, Land, Water and Planning (DELWP), Planning Practice Note 83, August 2017

*EPA Victoria Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, Publication 1826, (Noise Protocol)*

*EPA Victoria Environment Protection Regulations 2021*

*Yarra Planning Scheme, updated 14/05/2021*

*Kilker Pty Ltd v Stonnington CC [2004] VCAT 341*

*Pomeroy Pacific Pty Ltd v Moreland CC No. 2 [2011] VCAT 475,*

*Richmond Icon Pty Ltd v Yarra CC [2011] VCAT 2175*

*Amendment C82 Hobsons Bay Planning Scheme, Planning Panels Victoria 2012*

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### ASIA PACIFIC OFFICES

#### BRISBANE

Level 2, 15 Astor Terrace  
Spring Hill QLD 4000  
Australia  
T: +61 7 3858 4800  
F: +61 7 3858 4801

#### CANBERRA

GPO 410  
Canberra ACT 2600  
Australia  
T: +61 2 6287 0800  
F: +61 2 9427 8200

#### DARWIN

Unit 5, 21 Parap Road  
Parap NT 0820  
Australia  
T: +61 8 8998 0100  
F: +61 8 9370 0101

#### GOLD COAST

Level 2, 194 Varsity Parade  
Varsity Lakes QLD 4227  
Australia  
M: +61 438 763 516

#### MACKAY

21 River Street  
Mackay QLD 4740  
Australia  
T: +61 7 3181 3300

#### MELBOURNE

Suite 2, 2 Domville Avenue  
Hawthorn VIC 3122  
Australia  
T: +61 3 9249 9400  
F: +61 3 9249 9499

#### NEWCASTLE

10 Kings Road  
New Lambton NSW 2305  
Australia  
T: +61 2 4037 3200  
F: +61 2 4037 3201

#### PERTH

Ground Floor, 503 Murray Street  
Perth WA 6000  
Australia  
T: +61 8 9422 5900  
F: +61 8 9422 5901

#### SYDNEY

2 Lincoln Street  
Lane Cove NSW 2066  
Australia  
T: +61 2 9427 8100  
F: +61 2 9427 8200

#### TOWNSVILLE

Level 1, 514 Sturt Street  
Townsville QLD 4810  
Australia  
T: +61 7 4722 8000  
F: +61 7 4722 8001

#### TOWNSVILLE SOUTH

12 Cannan Street  
Townsville South QLD 4810  
Australia  
T: +61 7 4772 6500

#### WOLLONGONG

Level 1, The Central Building  
UoW Innovation Campus  
North Wollongong NSW 2500  
Australia  
T: +61 404 939 922

#### AUCKLAND

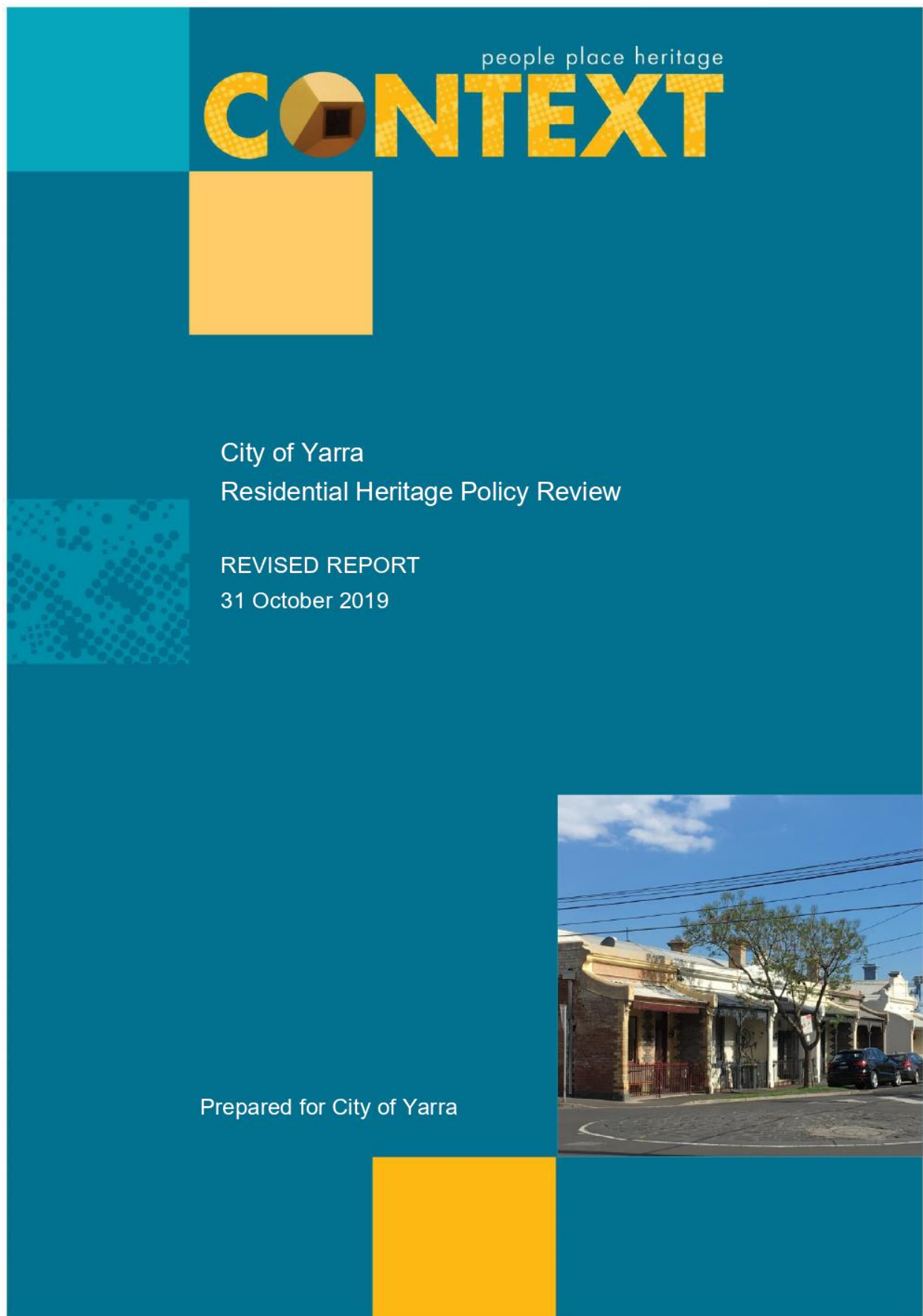
68 Beach Road  
Auckland 1010  
New Zealand  
T: +64 27 441 7849

#### NELSON

6/A Cambridge Street  
Richmond, Nelson 7020  
New Zealand  
T: +64 274 898 628

[www.slrconsulting.com](http://www.slrconsulting.com)

[8269117: 32230927\_1]



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

© Context 2018

[GML Heritage Victoria Pty Ltd, trading as Context. ABN 31 620 754 761]

Project Team:

Louise Honman

Vicki McLean

Claire Scott, Claire Scott Planning

Revised by:

Louise Honman

### Report Register

This report register documents the development and issue of the report entitled *City of Yarra Input to Residential Heritage Policy* undertaken by Context in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue Date	Issued to
2220	1	Draft Stage 1 report	9 February 2018	Amanda Haycox
2220	2	Draft Stage 2 report	21 February 2018	Amanda Haycox
2220	3	Draft final report	28 February 2018	Amanda Haycox
2491	4	Revised report	31 October 2019	Amanda Haycox

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

---

### CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1	Scope	1
1.2	Method	1
	Project brief	2
	Limitations	2
1.3	Stage 1 report	3
	Summary	3
	How can 'visibility' be determined?	3
	How does building typology affect 'visibility'?	4
<b>2.0</b>	<b>INPUT TO HERITAGE POLICY</b>	<b>5</b>
2.1	Demolition	5
	What is the issue?	5
	Policy intention	5
	Key content	6
2.2	Subdivision	7
	What is the issue?	7
	Policy intention	7
	Key content	7
2.3	Alterations and additions	8
	What is the issue?	8
	Policy intention	9
	Key content	14
2.4	New buildings	14
	What is the issue?	14
	Policy intention	15
	Key content	15
	<b>REFERENCES</b>	<b>17</b>
	<b>APPENDICES</b>	<b>18</b>

## 1.0 INTRODUCTION

This report has been revised in October 2019 following key changes in Victorian Planning Schemes. Further detail is in Section 1.2.

### 1.1 Scope

The residential areas of the City of Yarra are diverse, ranging from inner urban terraces in Richmond and Collingwood to suburban development in Alphington. They are also experiencing rapid change as the whole city grows and the desirability of inner city living is reflected in the market for denser living. These changes are being expressed in a new densification of inner city neighbourhoods, many of which are in Heritage Overlays.

In response to a major planning scheme review of the Yarra Planning Scheme, the Local Planning Policy Clause 22.02 (Development Guidelines for Sites Subject to the Heritage Overlay) was identified as requiring updating. The brief for this project provided for the development of improved policy content to address the identified shortcomings of that policy. The brief included:

- Analysing a sample of recent developments in the City of Yarra, both 'good' and 'bad'.
- Identifying different residential typologies that may benefit from particular policies.
- Assessing the common heritage policy tests for visual impact assessment and how they apply to different typologies.
- Identifying specific heritage and design considerations for additions and infill development.

### 1.2 Method

Considerable background material was provided for this project and comprised preliminary work undertaken by planning officers, references to recent VCAT cases, and identified issues with the current policy illustrated through photographic examples.

The project in 2017-18 was undertaken in two stages.

Stage 1 included a policy critique and analysis of Clause 22.02 before the draft rewrite, with the outcome as a letter of advice (included in the February 2018 report as Appendix 1). As this critique is now out of date it has been deleted from this version of the *Yarra Residential Heritage Policy Review*. The exploration of different residential typologies is now Appendix 1.

Stage 2 in the 2018 report included policy intentions and key content including recommendations for an improved residential heritage policy.

This 2019 report retains the same content but has been revised to be consistent with subsequent work by the City of Yarra and DELWP on a new heritage policy, to meet the requirements of Amendment VC148.

Subsequent to the 2018 report Amendment VC148 has amended all Victorian Planning Schemes. Arising from the Victorian Government's Smart Planning program, Amendment VC148, gazetted on 31 July 2018, introduced significant changes to all Victorian Planning Schemes. Amongst many other changes, it has amended Clause 43.01 (Heritage Overlay) to require the schedule to the overlay to specify a statement of significance for each new heritage place added to the overlay after July 2018. Also as a result of VC148 a new format heritage policy has been prepared in line with the Practitioner's Guide to Victorian Planning Schemes prepared by the Department of Environment, Land, Water and Planning (DELWP) (Clause 15.03-1L) for all land within a Heritage Overlay.



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

CITY OF YARRA

---

### **Project brief**

The brief called for building typology to be the basis for the development of policy. Initial work indicated that keeping it simple through the adoption of broad typological groupings was likely to be of most benefit. Consequently, the following typologies were identified.

- Terrace house in a row of similar houses (single and double storey examples).
- Pair/ duplex (single and double storey examples).
- House on corner of laneway/ street- compact block (single and double storey examples).
- House on corner of laneway/ street – medium or large block (single and double storey examples).
- Freestanding house not on a corner – compact block.
- Freestanding house not on a corner – medium/ large block.
- House with a parapet concealing the roof form (single and double storey).
- House with eaves line and visible roof (gable or hip, single and double storey).

Through examining 'good' and 'bad' examples and selected VCAT cases, it became evident that common considerations of lot size (compact, medium and large), siting (midblock or corner), scale (one or two storeys) and roof form can be most useful in informing heritage policy. Consequently, the project has concentrated on providing policy content differentiated by lot size, siting, scale and roof form.

This report includes draft text that may form the basis of a new heritage policy for the City of Yarra. It is understood that heritage is to be addressed as a comprehensive policy rather than as policy with additional heritage guidelines. Guidelines are not proposed to supplement the policy.

An examination of a range of local government heritage policies and guidelines has informed the project. Illustrations throughout the report have been selected from several heritage guidelines and policies, and were not specially prepared for the City of Yarra. The use of illustrations as part of heritage policy has been discontinued as a result of the rewrite, however they have been retained in this report of the purposes of explanation. All guidelines and policies consulted are in the References section.

### **Limitations**

The project brief did not require fieldwork to identify further examples, however additional examples of houses with additions and alterations were reviewed to inform this review.

The following items within the current heritage policy are not addressed in this report. They are not considered to need substantial revision.

- Painting and surface treatments to buildings. Requiring specific colours or colour schemes is not considered necessary in heritage policy.
- Culturally significant trees.
- Carports, car spaces, garages and outbuildings.
- Front fences and gates.
- Ancillaries and services.

### 1.3 Stage 1 report

#### Summary

The purpose of the heritage policy is to provide guidance on decisions relating to development on sites covered by the Heritage Overlay. A local policy helps the responsible authority and other users of the planning scheme, such as VCAT members, to decide on a particular matter, and assist applicants and the local community to understand how a proposed development will be considered and what will influence whether or not a planning permit is issued.

The Stage 1 report included the following issues for consideration in a new residential heritage policy:

- Appropriate design responses for different architectural typologies.
- Facadism and integrity i.e. the preference to retain the three-dimensional form of buildings, particularly when visible from the public domain needs retention and strengthening in policy.
- The siting and visibility of roof decks, and their contribution to facadism.
- Issues of increased visibility on corner sites, and appropriate design responses where additional policy for corner sites is recommended.
- Scenarios when the sightline envelope is not appropriate or helpful e.g. small sites or sites of minimal depth, corner sites etc.
- Guidance on what level of visibility, or what type of design response is appropriate (should also be included in the typologies work)
- As above for corner sites.
- Improved guidance on demolition, including what extent of demolition is appropriate.
- Demolition policy linked to whether a place is Significant or Contributory. We would also recommend that policy on Non—contributory places be addressed
- Identification of significant building elements to assist in determining an acceptable extent of demolition.
- Discouraging the use of atypical examples as precedents where the surrounding context and character should be privileged over atypical examples.
- Consideration of the surrounding context and its importance relative to the host site and related to that the impact of development when a dwelling forms part of a 'group' e.g. terrace row.
- The surrounding context and character is a first order consideration, leading to responses where scale and form are of elevated importance.
- Roof decks have been identified as a particular issue in development approvals and require specific mention in heritage policy.

#### How can 'visibility' be determined?

The visibility of alterations and additions to heritage places is one of the key issues identified for addressing in the new heritage policy.

Most policies use one of several tests to determine visibility for additions. Guidelines or policies generally use diagrams to illustrate the tests.

- Retention of the primary roof form. This usually includes mention of chimneys as significant elements.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

CITY OF YARRA

---

- Retention of the two front rooms.
- Absolute setback distances, often given as 5-8m for small and compact lots and 8-10m for larger lots. Absolute distances are more appropriate for heritage guidelines rather than heritage policy.
- Building envelopes established through sightlines. This is either done from the viewing eye level across the street, or through a given viewing angle in degrees originating from the same point. Viewing angles can be specified as achieving either full, substantive or partial concealment.
- Preferred ceiling heights of two storey additions. This shows how fitting two storeys into approximately 1.5 x height of a building with high ceilings may be achieved.
- Establishing viewing lines from the corners of the site to the corners of the building. This shows an area for rear extensions that is concealed behind the dwelling.

### **How does building typology affect 'visibility'?**

Buildings of different typologies may partially conceal upper storey alterations to different degrees. Typologies can be usefully distinguished by size of lot (large, small, compact) or roof form (hipped, gabled or with parapet).

In examining various building typologies, the following issues are found:

- Common roof forms are gabled and hipped with an eaves line.
- Roof ridges are generally either parallel to or perpendicular to the street.
- Many Victorian era houses have a parapet that conceals the front eaves line. The parapet may be small or large, simple or elaborate, solid or balustraded, and this affects visibility.
- The type of parapet results in different levels of concealment when viewed directly from the front.
- Oblique views of the roof with, or without a parapet are similar and the parapet is not necessarily helpful in concealing additions.
- Street corner sites provide a more three-dimensional view of the house.
- Laneway corner sites also provide a three-dimensional view, but the urban form may be more compact and laneway edge buildings may be present.
- Consideration of only the front façade is not sufficient for either street or laneway corner sites.

## 2.0 INPUT TO HERITAGE POLICY

### 2.1 Demolition

#### What is the issue?

- Demolition or removal of buildings can result in a loss of heritage value to the place and its surrounding context.
- Buildings occupy three-dimensional space and the street facade is not the only important significant element.
- Poor condition is often cited as a reason for demolition.
- There may be different outcomes for demolition depending whether a place is scheduled as individually significant (IS), contributory (C) or non-contributory (NC).

#### Learnings from VCAT

##### Demolition and visibility

##### 261-265 Fitzroy Street Fitzroy

The key issue in this case is the extent of demolition permitted. Whilst the Burra Charter's general principal of "*changing as much as necessary but as little as possible*" is a useful one, it does require further interrogation for individual places. For individually significant places, the statement of significance should define the attributes that contribute to its heritage value. That all parties in this case agreed that a rear wall was a significant element should trigger caution about its alteration/partial demolition. Whether the alteration is visible or not is an additional consideration. This is addressed in Section 2.3 Alterations and additions.

Reflecting upon this case and the policy intent, it may be that for demolition or partial demolition, consideration of the significance of an element should carry more weight than visibility.

It is therefore recommended that the application requirements for demolition are accompanied by appropriate material that identifies the significance of the place and the key elements within. An improved checklist for application requirements could support this approach (an example of a check list is provided at Appendix 3).

#### Policy intention

A heritage policy for demolition should provide the following:

- Retention of heritage places.
- Retention of the elements of heritage places that form part of their significance.
- Minimising the adverse effect on significance of a heritage place by partial demolition.
- Demolition as a result of poor condition is based on solid evidence.
- Appropriate policies are provided for individually significant, contributory and non-contributory places. These terms will need to be defined and all places within precincts scheduled.
- It is recommended that IS and C places have demolition controls but that this is not required for NC places.
- A comprehensive checklist and documentation accompanies a permit application for full or partial demolition. This should indicate significant attributes of the place that contribute to its heritage value.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

CITY OF YARRA

### **Individually significant and contributory places**

Demolition should be limited to non-significant features.

Demolition of all but the façade is strongly discouraged.

### **Non- contributory places**

Non-contributory places may be demolished provided that a replacement plan for new development accompanies the application.

A cross reference to the policy for new buildings would be useful.

### **Key content**

#### **Partial demolition**

This applies to Individually Significant and Contributory places.

The extent to which significant and contributory elements are retained including visible elevations (front and sides), verandahs, chimneys, original door and window openings, at least the front two rooms. The statement of significance now required to accompany all places added to the Heritage Overlay after 31 July 2018 may assist in the interpretation of significant elements.

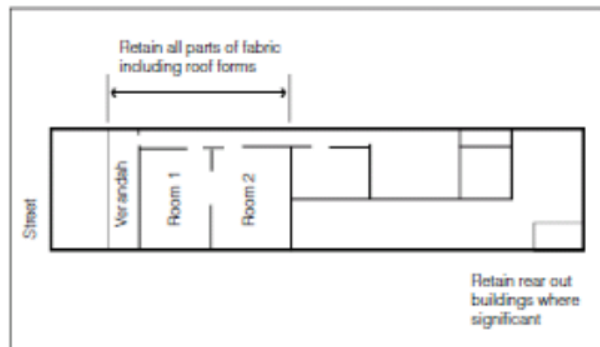


Figure 1 Small and compact houses. Source: Heritage Council Guidelines, 2007 – Demolition.

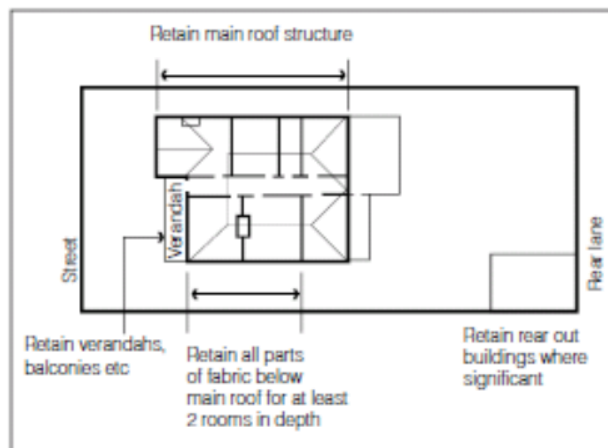


Figure 2 Freestanding larger houses Source: Heritage Council guidelines – Demolition

### Full demolition

The policy should require all applications for full demolition to be accompanied by an application for new development and a report from a suitably qualified structural engineer with demonstrated experience in the conservation of heritage buildings. The report should outline the structural condition of the building and the various options available for its management.

## 2.2 Subdivision

### What is the issue?

Subdivision can impact on the cultural significance of a place and its setting.

### Policy intention

- Subdivision of a heritage place should not adversely affect the significance of the heritage place.
- A subdivision layout should maintain an appropriate setting for the heritage place, including the retention of any significant garden areas and elements.

### Key content

- Subdivision should retain the significant elements of a heritage place on the one lot. This may include residential buildings, outbuildings, trees or garden features. The statement of significance now required to accompany all places added to the Heritage Overlay after July 2018 may assist in the interpretation of significant elements.
- Ensure that the subdivision of a heritage place will support development that is sympathetic to the scale and setbacks of surrounding heritage places.

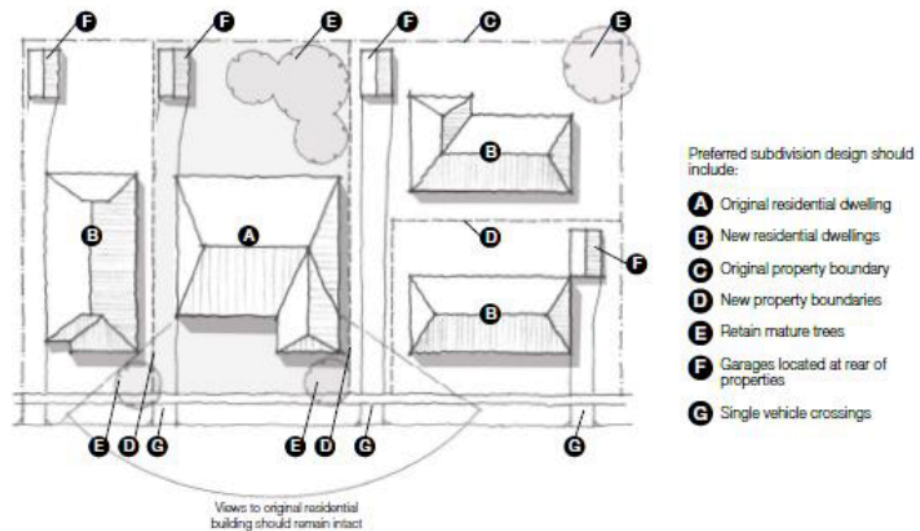


Figure 3 Preferred outcomes for subdivision – larger freestanding houses. Source: Stonnington Design Guidelines



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

CITY OF YARRA

## 2.3 Alterations and additions

### What is the issue?

A heritage place may be impacted by additions and alterations that are unsympathetically designed. The design of alterations and additions is often dominant and highly visible.

Particular issues include:

- Being 'readily identifiable' as an addition does not automatically make it sympathetic.
- Policy needs to be made clearer that alterations and additions includes roof decks.
- The visibility of additions varies according to many factors including lot size, location, siting and roof form.
- The demonstration of viewing sightlines. This is not considered an effective measure in controlling the visibility of upper floor additions as it is limited to viewing from the centre front of a house and not when viewed at an oblique angle. The extent of visibility is also dependent on the width of the street with wider streets allowing more visibility through a lower viewing angle.
- There was inadequate consideration of corner sites in the heritage policy.
- There was no policy effectively addressing corner sites.

### Learnings from VCAT

#### Visibility and contemporary design

##### 39-41 Oxford Street Collingwood

Visibility of additions and alterations is not the issue, but the degree to which excessive visibility detracts from the heritage values of the place is. The question to be asked is – which heritage values are impacted and to what degree?

It is not reasonable for a heritage policy to require additions to have no visibility. What is clear is that scale and form is of primary importance in the maintenance of heritage values, and that mitigation of poor outcomes for scale and form is very difficult to achieve through materials or other building details.

The degree to which visibility is acceptable is highly subjective, but visibility tests can be useful as a performance standard. Using 'design quality' to justify high visibility additions is unlikely to add clarity or transparency to decision making. This is supported by the Burra Charter Practice Note on New Work. The intention of this Practice Note has not yet been taken up in heritage policies but should be.

The outcome of this VCAT hearing may have been improved by heritage policy that is not so reliant on contemporary design, material palette and being 'distinguishable'. The key wording is:

*Contemporary design is encouraged **provided that** the cultural significance of the heritage place is also respected.*

##### 261-265 Fitzroy Street Fitzroy

This case addressed the issues of the visibility of alterations to significant elements. The proposed heritage policy provides the following two points regarding significance and visibility. It is intended to require both the consideration of significance and of visibility.

*Additions and alterations should be designed not to obscure or alter an element that contributes to the significance of the heritage place.*

*Additions and alterations should be designed to be either not visible or have limited visibility from key viewing points.*

### *Corner sites*

#### **383 Scotchmer Street North Fitzroy**

The requirements for corner sites need to be specifically addressed in heritage policy and this is best done in a site diagram such as Fig.5. The important issue is one of setbacks that reflect not only the primary frontage but also the secondary frontage. Heritage policy that addressed corner site setbacks may have resulted in a different outcome in this case.

It is appropriate that heritage policy allows for corner sites on streets and on lanes to be considered differently. What is important is consideration of the context and surrounding buildings and their setbacks.

### *Roof decks*

#### **200 Park Street Fitzroy North**

The roof deck in this case required the removal of part of the front two rooms of the house. Under a 'depth of two rooms' test this would have discouraged this proposal at the assessment stage. Both the use of this test and the inclusion of roof decks specifically as part of additions and alterations, increases the chances that this type of proposal would not gain approval.

#### **246 Canning Street Carlton North**

A similar scenario is enacted in the hearing for 246 Canning Street that also involved a roof deck in a prominent location. Canning Street is a cohesive Victorian streetscape and this case may also have benefited from heritage policy that required defining the extent of the heritage place, and its cultural significance. For this site it might reasonably have included the characteristics of the street that are shared by many houses.

### **Policy intention**

The policy for alterations and additions should apply to the following circumstances:

- Ground level additions and alterations.
- Upper level additions and alterations including roof decks.
- Reconstruction.

The intent of the policy should include reference to the following:

- Alterations and additions should provide an appropriate design response to the setting, immediate context and host building.
- A respectful design response is **primarily** demonstrated through appropriate siting, scale and massing in relation to the host building and its surrounding context.
- Additions to the side of a house may be considered providing their scale, design, and distance from the street frontage do not significantly compromise views of the building and site from the public domain or from an adjacent heritage place.
- Where additions are taller than the host building, additions and alterations (including roof decks) are required to be set back from the front and side façades.
- The height of upper level additions and alterations should be proportional to the host building and its context and be either wholly or substantially concealed.
- Reference to atypical buildings as indicators of scale and form is not an appropriate design response.
- Additions and alterations should be designed not to change the original or early elements of a principal facade(s) or primary roof form and to retain building fabric to the depth of at least the front two rooms.



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

CITY OF YARRA

- Additions and alterations should be designed not to obscure or alter an element that contributes to the significance of the heritage place. to accompany all places on the Heritage Overlay may assist in the interpretation of significant elements.
- Additions and alterations should be designed to be either substantially concealed from key viewing points.
- Vistas or view lines to the principal facade(s) of a heritage place should be maintained.

The methods by which these key outcomes may be achieved is through 'visibility tests'.

### **Visibility tests**

This section provides some analysis of the visibility tests that are commonly used in heritage policy and guidelines. These are essentially performance measures with some analysis and recommendations. The illustrations have been those gathered from other sources and are commonly used as performance measures for how to achieve certain outcomes.

Alterations and additions, if over one storey in height will rarely be able to be totally concealed, however large sites may provide more opportunity to do so. Small and compact sites generally have fewer opportunities for substantial concealment.

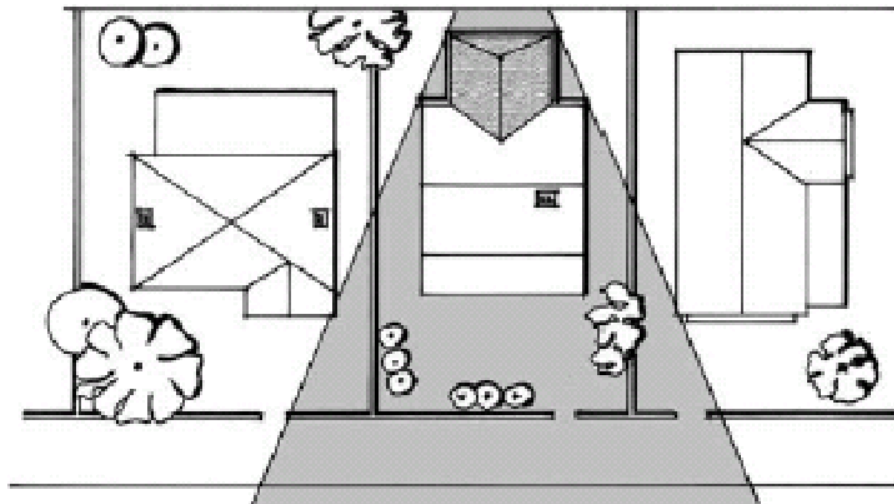


Figure 4 Visibility to the side of a building.

Larger sites may provide opportunity to wholly conceal extensions using a sightline test to determine building envelope. The viewing point is directly at the front of the building. Source: Whitehorse Heritage Guidelines.

This diagram is clearer than the one in the current heritage policy however it may be overly restrictive for small and compact sites. It is recommended that it be applied to lots over 500m<sup>2</sup> in area. Whilst it does not limit visibility entirely, it provides a performance measure of a greater setback for wider side additions and encourages additions to the rear of the site. The angle is established from the two front points of the building and is not dependent on where the viewer is standing. The depth of two front rooms test results has a similar resultant effect on the visibility of extensions to the side of a house.

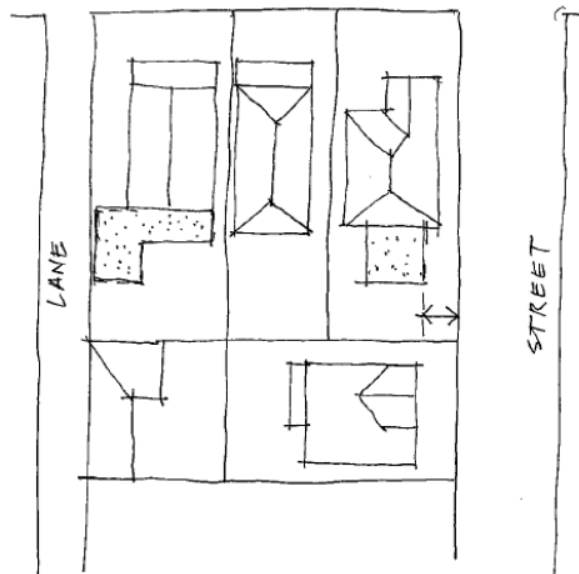


Figure 5 Corner siting on streets and laneways.

Setbacks for additions to houses on corner sites, both for two streets and for street and laneway corners.

Source: Context preliminary sketch

Streets and laneways have evolved historically as very different places. Laneways do allow the opportunity to build to zero setback if that is part of the character of the lane. Setbacks on laneways may be reduced to reflect the predominant setbacks along the laneway. Setbacks to side streets should reflect the setbacks of the houses fronting the side street. It is recommended that a heritage policy allows for differing setbacks depending on whether the corner is a street or a laneway. On corner sites concealment of additions may not be possible, making scale and form an important consideration.

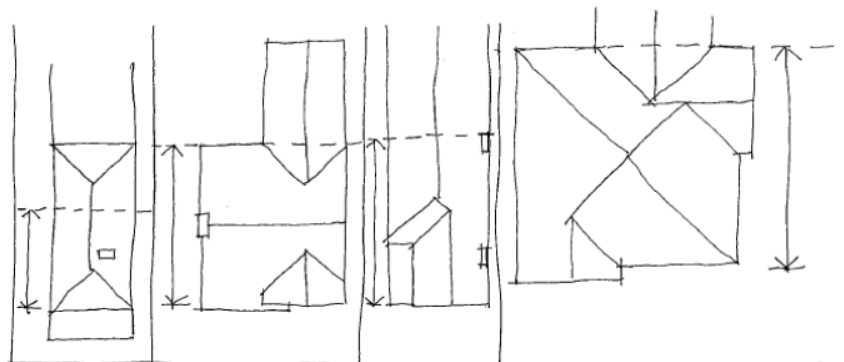


Figure 6 Depth of two rooms test.

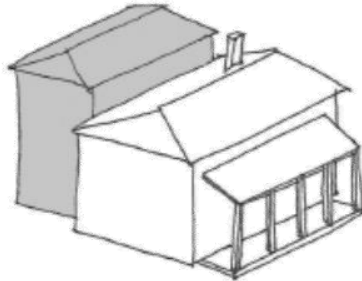
Setbacks showing the depth of two rooms for different lot sizes and building typologies as defined by roof form.

Source: Context preliminary sketch adaptation of Stonnington Guidelines, 2000

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### CITY OF YARRA

A review of good and bad examples shows that all types of residential buildings benefit from this test. It is useful in promoting the conservation of the primary roof form and the chimneys. It is recommended that a performance measure based on the depth of two rooms test be included.



*Figure 7 Additions sited behind the primary roof form – small lots*

*Small lots may create the opportunity for additions to be concealed behind the primary roof form.*

*Source Manningham Design Guidelines*



*Figure 8 Additions sited behind the primary roof form – large lots*

*For larger freestanding houses extensions can be concealed behind the primary roof form.*

*Source Moreland Design Guidelines*

It is recommended that a performance measure on siting additions behind the primary roof form be used.



*Figure 9 Using ceiling heights as a guide to height of two storey additions*

*Source: Moreland Heritage Guidelines*

This is less a visibility test than a tool for achieving reasonable height in a two-storey extension. This diagram is a measurement of the ceiling height of the early building – nominally 3.0 metres.

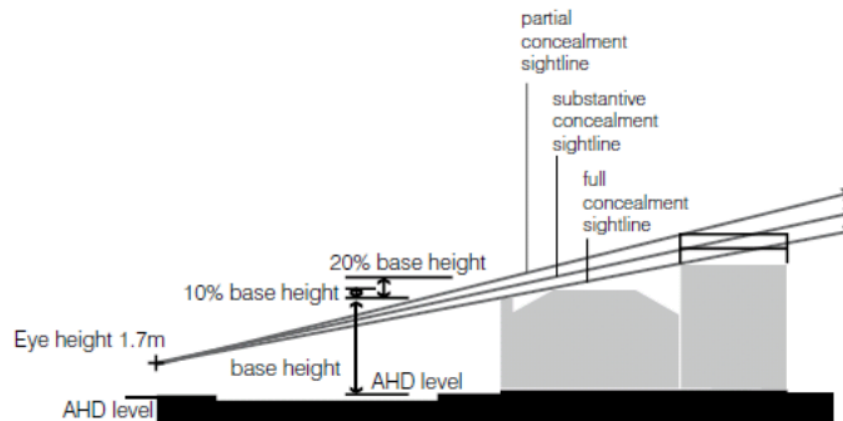


Figure 10 Vertical sightline test with three variables

A sightline test for full, substantive or partial concealment of additions that are taller than the host building.

Source: Heritage Council Guidelines

This vertical sightline test introduces a finer grain of detail to visibility testing and introduces added complexity for no great benefit.

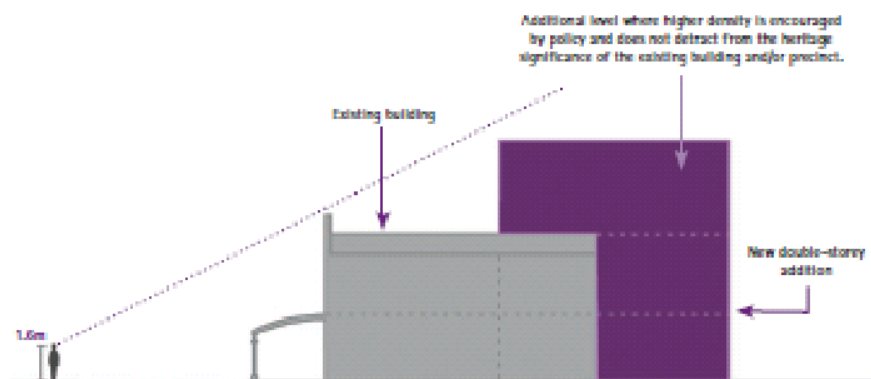


Figure 11 A two storey building and higher additions

Establishing a building envelope by sightline for a two-storey terrace. Source: Moonee Valley Heritage Guidelines.

### Summary – visibility tests

Vertical sightline tests have limited success in limiting the visibility of upper floor additions. The sightline established through a fixed viewing point is limited in its effectiveness because the extension can be seen from more than one fixed point.

The sightline test for the ‘depth of two rooms’ or ‘behind the primary roof form’ allows for a setback that is related to the particular roof form and an easily understood performance measure that is less open to conjecture.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

CITY OF YARRA

### **Key content**

- Limit the visibility of additions to achieve substantial concealment.
- Require proposals for additions and alterations to be sited appropriately, and be of an appropriate scale relative to the host building.
- Show the extent to which the addition is visible to either side of a house (Fig.4).
- Show how additions address corner sites through appropriate setbacks to the street or laneway (Fig.5).
- Retention of the depth of the front two rooms (Fig.6). This addresses the situation where the ridgeline is perpendicular to the street i.e. gable fronted, hip fronted, or with a parapet. It covers all lot sizes, small, compact and large.
- Retention of the primary roof form (Figs 7 & 8) This addresses the situation where the ridgeline is parallel to the street or where is a dominant roof form that should be retained. It covers all lot sizes, small, compact and large.

### **Reconstruction of significant elements**

Encourage the accurate reconstruction of elements where they have previously been removed.

Elements may include, but are not limited to:

- Verandahs
- Roofing
- Wall claddings
- Windows
- Front fences
- Other architectural details and features.

## **2.4 New buildings**

### **What is the issue?**

- The design of new buildings should have close regard to the urban context in which they are located.
- Reference to atypical buildings as indicators of scale and form is not an appropriate design response.
- There may be different design approaches that are appropriate, depending on the context.
- New buildings should provide an appropriate design response to the setting, context and host building.
- Alterations and additions should not result in a loss of heritage value to individually significant and contributory places.

### **Learnings from VCAT**

#### *Atypical examples as precedents*

#### **396 Canning Street Carlton North |**

Two related issues are of interest in this case. The use of atypical examples as precedents and the definition of the heritage place as the surrounding context rather than the individual place. The key content in the heritage policy includes:

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### RESIDENTIAL HERITAGE POLICY REVIEW

*A respectful design response is primarily demonstrated through appropriate siting, scale and massing in relation to the host building and its surrounding context*

This would suggest that both the individual place and its context are considered. More weight might reasonably be given to contextual surroundings for a contributory place. For an individually significant place more weight may be given to significant attributes of the host place. The policy might benefit from differentiation in this regard, with specific reference to whether the place is contributory or individually significant.

The heritage policy intent includes reference to atypical examples in the following way:

*Reference to atypical buildings as indicators of scale and form is not an appropriate design response.*

This lends weight to the argument that atypical buildings should not be considered as the new benchmark for height or dominance. This is equally important whether the atypical building is a contemporary one or a heritage place, for example a church or other public building in a street of houses will be atypical but is not a reference point for additions to a house.

#### Policy intention

- Demonstrate in the design response, an understanding of the extent and values inherent in the cultural significance of the place. The use of site analysis diagrams is beneficial.
- Cultural significance, and the response to it should be demonstrated in the application requirements.
- A definition of the heritage place that is being responded to needs to be included. The boundary of the heritage place may be the individual site, the street or part of it, or the whole precinct. Where precincts are either very large and/or diverse in character the boundary of the area being considered is likely to be smaller to be meaningful.
- Reference to the Burra Charter Practice Note on Article 22 (Appendix 2) that encourages new buildings that support the cultural significance of the place.
- Reference to atypical buildings as indicators of scale and form is not an appropriate design response.

The policy should encourage new buildings that:

- Reinforce the spatial characteristics and relationships between buildings that form part of cultural significance
- Do not dominate adjoining heritage buildings
- Respect the scale, form, siting, setting and front and side setbacks of nearby heritage places (Fig. 12).
- Do not obscure views of the principal façade(s) or identified significant features of surrounding heritage places.

#### Key content

Where appropriate, such as in a street of uniform buildings, including a row or terrace, encourage a sympathetic approach to new buildings. (Fig. 15)

Contemporary design is encouraged provided that the cultural significance of the heritage place is also respected.

Contemporary designs for new buildings should also have regard to:

- Prevailing front and side setbacks
- Appropriate scale - height relative to the surrounding context
- Appropriate massing - roof form and pitch relative to the surrounding context



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

CITY OF YARRA

- Complementary materials and colours

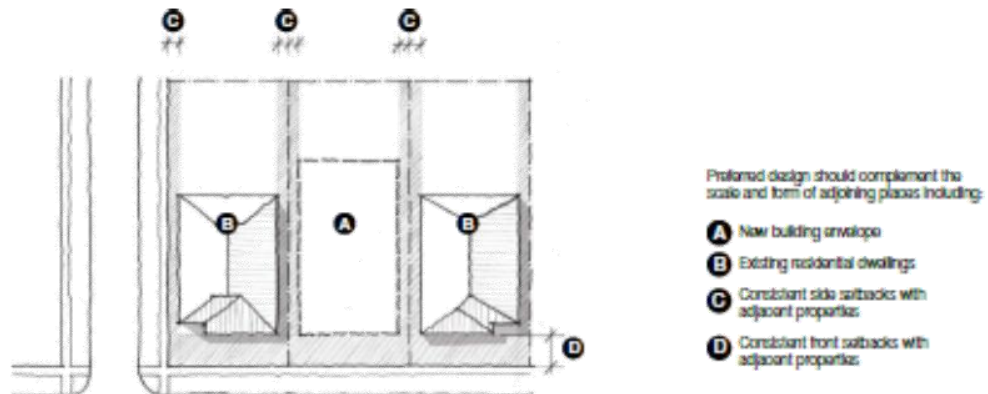


Figure 12 Residential setbacks, orientation and siting

This diagram could be made more useful with a greater diversity of setbacks shown.

Source: Stonnington Guidelines

#### Reconstruction – new buildings

Reconstruction of entire buildings is not generally recommended and is not recommended as an alternative to demolition or removal.

Reconstruction may be appropriate for a missing house in an otherwise identical row or terrace. A reconstructed building should be distinguishable **at close quarters**, but its scale and form may be identical.

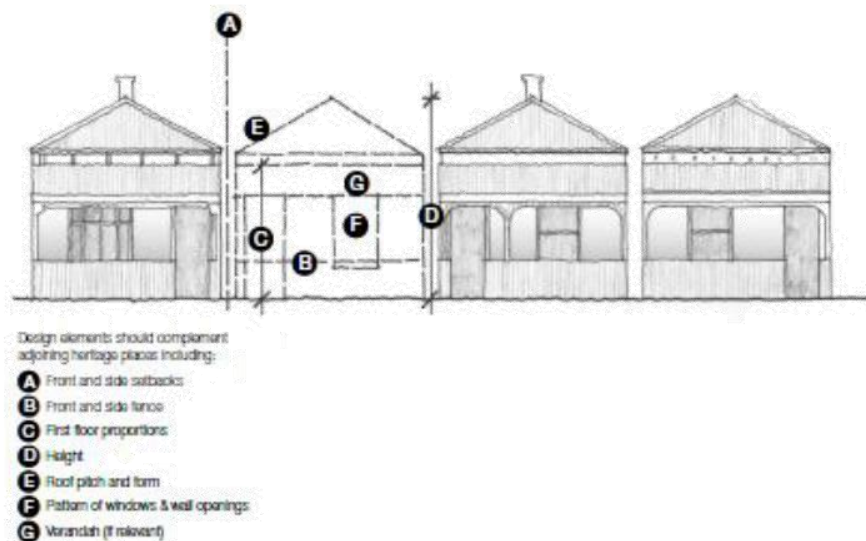


Figure 13 Modelling the form and scale of neighbouring buildings

Source: Stonnington Design Guidelines

## REFERENCES

Australia ICOMOS Charter for Places of Cultural Significance, *Burra Charter*, 2013

Australia ICOMOS, Burra Charter Practice Note, 2013, Article 22, New Work

### ***Heritage policies***

City of Yarra

City of Brimbank

City of Port Phillip

City of Moonee Valley

City of Moreland

### ***Heritage guidelines***

City of Manningham – Warrandyte Township Guidelines, 2007

City of Greater Bendigo, Heritage Design Guidelines, 2015

Victorian Heritage Council Heritage Guidelines, 2007

City of Moonee Valley Heritage Guidelines (n.d.)

City of Greater Geelong Heritage and Design Guidelines, 1997

Darebin Heritage Guide, Alterations and Additions 1998

Darebin Heritage Guide, Residential Infill, 1998

City of Moreland, Heritage Guideline 2, alterations and additions to houses in heritage areas (n.d.)

City of Stonnington Heritage Design Guidelines, 2016

City of Stonnington Heritage Guidelines, 2000

City of Whitehorse, Guidelines for Alterations and Additions to individually listed dwellings in the Heritage Overlay, (n.d.)

NSW Heritage Office and RALA NSW Chapter, Design in Context, Guidelines for Infill Development in the Historic Environment, 2005

### ***VCAT decisions***

383 Scotchmer Street, Fitzroy North VCAT Ref. No. P2115/2014

39-41 Oxford Street, Collingwood VCAT Ref. No. 1527/2013

200 Park Street, Fitzroy North VCAT Ref. No. P2255/2016

246 Canning Street, Carlton North VCAT Ref. No. P125/2017

261-265 Fitzroy Street, Fitzroy VCAT Ref. No. P1231/2014

396 Canning Street, Carlton North VCAT Ref. No. P2605/2013



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

CITY OF YARRA

---

### **APPENDICES**

- 1 Residential typologies in Yarra
- 2 Burra Charter Practice Note Article 22 New Work
- 3 Design in Context - application requirement checklist (example)

**Residential types in the City of Yarra****Introduction**

The City of Yarra is made up of a diverse group of suburbs with varied residential building types and streetscapes. Residential character varies considerably throughout the municipality. Defining what makes the special qualities of residential character is important in structuring an effective heritage policy.

Residential areas are defined by characteristics that include, but are not limited to, scale, form, siting, materials and colour and detailing. These characteristics underpin residential building typologies and are keys to structuring policy.

- Scale
  - Height
  - Density
  - Grain
- Form
  - Volume
  - Roofline and slope
  - Repetition
- Siting
  - Orientation to street frontage
  - Setback patterns
  - Alignment
  - Views and vistas
- Materials and colour
  - Predominant building materials
  - Texture
  - Pattern
  - Colour
- Detail elements
  - Predominant patterns
  - Repetition
  - Particular distinctive detail

**Examples**

The following broad groupings identifying compact, medium and large character areas provide some instructive information for the further identification of residential typologies using the characteristics defined above.

# Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

## CITY OF YARRA, RESIDENTIAL HERITAGE POLICY REVIEW

### **Compact character**

- Narrow frontage
- No or minimal front setback
- Single storey (or small double storey)
- Hipped roof or parapet
- Terraced house or small freestanding cottage
- Located on narrow street with minimal landscaping and dense development.

Typically, houses in this category would be from the mid-late nineteenth century, and built as small dwellings in the suburbs of Richmond, Collingwood, Abbotsford and parts of Fitzroy and Carlton.



*Figure 1. Richmond (typical terrace row with narrow street frontages and minimal setbacks).*



*Figure 2. Richmond (small detached dwelling).*



Figure 3. Richmond (terrace row with single roof form, narrow frontages, minimal setbacks on crowded street setting).



Figure 4. North Carlton (row of small terraces with minimal street setbacks).



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### CITY OF YARRA, RESIDENTIAL HERITAGE POLICY REVIEW

#### ***Medium sized character***

- Wider frontages than above
- Houses set back behind small or medium sized gardens
- Single or double storey
- Hipped roof or parapet
- Large terraced houses or terraced styled houses detached or semi-detached,
- Detached houses with narrow side set backs
- On wider streets with some landscaping

Typically, these houses date from the early 20<sup>th</sup> century, or are double fronted examples from the late twentieth century. They represent a better class of housing in the working suburbs of Richmond and Fitzroy, and the lower end of development in the more prestigious parts of the municipality such as North Fitzroy, North Carlton and Alphington.



*Figure 5. Richmond (wide frontages, minimal setback, semi detached, double fronted houses, wide street).*

Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

CITY OF YARRA, RESIDENTIAL HERITAGE POLICY REVIEW



Figure 6. Clifton Hill (wide frontages, medium set back and front garden, semidetached, wide open street).



Figure 7. Clifton Hill (mixed row with generally wide frontages, attached or narrow side setbacks, mix of double fronted and single fronted, narrow front setback, wide open street).

**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

CITY OF YARRA, RESIDENTIAL HERITAGE POLICY REVIEW

---



*Figure 8. North Carlton (row of mixed terraces, single fronted but with more generous frontage and front setbacks, wide open street setting).*



*Figure 9. Richmond (generous terraces and double fronted, narrow front setbacks, corner and laneway boundaries, medium width street setting).*



**Large character**

- Free standing houses located on large garden blocks, with deep front and side setbacks.
- Single or double storey
- Located on wide tree lined streets



Figure 10. Clifton Hill (wide generous garden block, open wide street, large detached house).



Figure 11. North Fitzroy (large double storey detached house on large garden block, wide open street setting).



**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

CITY OF YARRA, RESIDENTIAL HERITAGE POLICY REVIEW

---



*Figure 12. Albington (generous house on large garden site).*

## Practice Note

Version 1: November 2013



# Burra Charter Article 22 — New Work

## 1 Purpose

This Practice Note provides guidance on the application of Article 22 of the *Australia ICOMOS Burra Charter, 2013* (hereafter *Burra Charter*). It is not a substitute for the *Burra Charter*.

The 1999 version of Article 22.2 of the *Burra Charter* ('*New work should be readily identifiable as such*') has sometimes been used to support new design which does not respect the cultural significance of the place. Consequently, in the 2013 *Burra Charter* Article 22.2 has been revised to read: *New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place.*

## Scope

This Practice Note covers:

- 1 Purpose
- 2 What is New Work
- 3 Common issues in relation to New Work
- 4 Resources

## 2 What is New Work?

New work means additions or changes to a place and is commonly undertaken as part of *adaptation* (Articles 1.9, 21 of the *Burra Charter*) where a place is modified to suit an existing use or a proposed new use. New work may include additional buildings or structures at a place, as well as alterations to an existing building, to introduce new services, or to comply with legal or code requirements.

## Terminology

Repair	<i>Repair involves restoration or reconstruction. (Article 1.5)</i>
Reconstruction	<i>Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material. (Article 1.8)</i>
Adaptation	<i>Adaptation means changing a place to suit the existing use or a proposed use. (Article 1.9)</i>

## 3 Common issues in relation to New Work

**Issue:** Being readily identifiable does not automatically make new work sympathetic to the place.

*The Burra Charter should always be read as a whole.*

**Guidance:** As the preamble to the *Burra Charter* explains, *the Charter should be read as a whole and many articles are interdependent*. It is not appropriate to quote a single article as justification for

## Practice Note

Version 1: November 2013



proposed works. All work should comply with the Charter as a whole, and this means that while new work should be readily identifiable, it should also:

- Not *adversely affect the setting* of the place (Article 8)
- Have *minimal impact on the cultural significance of the place* (Article 21.1)
- Not *distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation* (Article 22.1)
- *Respect and have minimal impact on the cultural significance of the place* (Article 22.2).

An important factor in the success of new work is the quality and sensitivity of the design response. New work should respect the context, strength, scale and character of the original, and should not overpower it. The key to success is carefully considered design that respects and supports the significance of the place. Imitative solutions should generally be avoided: they can mislead the onlooker and may diminish the strength and visual integrity of the original. Well-designed new work can have a positive role in the interpretation of a place.

The cultural significance of a place and its particular circumstances will determine any constraints on the design of new work. If, for example, the issue is replacement of a removed building (producing a 'missing tooth') in a row of buildings that have a degree of uniformity, then the new work should closely follow the existing buildings in bulk, form, character, complexity of detail, set back, etc. Detailing of joinery or masonry should be modified to indicate the new work.

There will be other places where there are less contextual constraints on the design of new work. These will be where there is a greater diversity in the setting, or where the siting, form and scale of the new work will not adversely impact on significance. As Article 15.1 says: *The amount of change to a place and its use should be guided by the cultural significance of the place and its appropriate interpretation.*

### Issue: The importance of getting the study boundary right

*There may be different outcomes depending on the choice of study boundary.*

**Guidance:** The boundary of the area being considered may need to be changed to properly understand a particular situation. Using the example of the missing tooth in a row of buildings: if an important aspect of their significance is the uniformity of the group, then the scale of reference should be changed to include the whole row and replacement of the missing one should be treated as reconstruction (Article 20), rather than new work. This would be the case where the buildings in the row are essentially identical, and where they are significant for that uniformity — a rigorous understanding of significance is critical.

### Issue: Recognising that there is a distinction between New Work and Reconstruction

*Fabric is treated differently, depending on whether it is New Work or Reconstruction.*

**Guidance:** There is often confusion about the distinction between new work (Article 22) and the work done as part of reconstruction (Articles 1.8 and 20). While reconstruction makes use of new materials, it is not new work in the *Burra Charter* sense. Whereas *New work should be readily identifiable as such* (Article 22.2), *Reconstruction should be identifiable on close inspection or through additional interpretation* (Article 20.2). Thus repairs (of which reconstruction is the most common) should **not** be readily apparent, so that the cultural significance of the place is not distorted or obscured, and can be clearly understood. At the same time there is the need to be honest about

## Practice Note

Version 1: November 2013



the repairs, so they should be identifiable, by subtly modifying materials or details, or by incorporating the date and/or marking devices that indicate the extent of the work.

### 4 Resources

#### Primary resources

Australia ICOMOS, 2013 *The Burra Charter: the Australia ICOMOS charter for places of cultural significance* 2013. Available from <http://australia.icomos.org/publications/charters/>

Walker, M. & Marquis-Kyle, P., 2004 *The Illustrated Burra Charter: good practice for heritage places*. Australia ICOMOS. Available from <http://australia.icomos.org/publications/charters/>

#### Other key guidelines

NSW Heritage Office and RAIA NSW Chapter, 2008 *New uses for heritage places: guidelines for the adaptation of historic buildings and sites*. Available from <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/NewUsesforHeritagePlaces.pdf>

NSW Heritage Office and RAIA NSW Chapter, 2005 *Design in context: guidelines for infill development in the historic environment*. Available from <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/DesignInContext.pdf>

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

14:

### ASSESSING NEW DEVELOPMENT IN A HISTORIC CONTEXT

#### THIS SECTION PROVIDES INFORMATION ON HOW STATUTORY BODIES ASSESS DEVELOPMENT APPLICATIONS FOR NEW BUILDINGS AFFECTING A HERITAGE LISTED CONTEXT.

Assessors take a number of aspects into account when appraising development applications. When assessing heritage impact the assessor will check that the development meets the design criteria outlined in these guidelines. Design quality will be an important element. Given that most heritage buildings and conservation areas have been listed for their historic and/or architectural (aesthetic)

significance, it is almost impossible to ignore design quality in the assessment process. Heritage assessment is often accused of being subjective, and to some extent there will be a subjective element to the process. It is possible, however, to define objectives for assessing development within an established and valued historic context. The design criteria put forward in these guidelines attempt to do this.

This checklist assists designers, applicants and assessors to determine whether the proposal is appropriate. It encompasses both the qualitative aspects of the design of the building and the quality of its contribution to its historic context.

#### ASSESSING NEW DEVELOPMENT IN AN HISTORIC CONTEXT: CHECKLIST FOR APPLICANTS AND ASSESSORS

PART A: DOCUMENTS TO BE INCLUDED	APPLICANT'S CONFIRMATION	ASSESSOR'S COMMENTS
<b>Date of submission</b>		
<b>Statement of heritage impact statement (SOH)</b> Include a statement of significance for any heritage item, precinct or conservation area affected by the new development  Respond to the design criteria described in <b>Design in Context</b> in graphic and written point form (see Part B of this checklist)		
<b>Site plan</b> Showing setting including adjacent properties, buildings, trees and structures such as fences 1:200 scale min.		
<b>Landscape plan</b> 1:100 scale		
<b>Floor plans</b> 1:100 scale		
<b>Sections and details</b> 1:100 scale minimum		
<b>Elevations</b> 1:100 scale minimum		
<b>Fencing details</b> 1:50 scale minimum		
<b>External materials and colours</b> Provide schedule and, where required, a sample board		
<b>Working model</b> 1:200 scale minimum		

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

:15

## ASSESSING NEW DEVELOPMENT IN AN HISTORIC CONTEXT: CHECKLIST FOR APPLICANTS AND ASSESSORS

PART B: CHECKLIST FOR INCLUSION IN HERITAGE IMPACT STATEMENT: RESPONSE TO DESIGN CRITERIA	APPLICANT'S CONFIRMATION	ASSESSOR'S COMMENTS
<b>01. CHARACTER</b>  Use annotated diagrams, photographs and/or sketches to describe the factors which contribute to the character of the historic context, including: <ul style="list-style-type: none"> <li>• topography of site and its surroundings;</li> <li>• distinctive landscape elements and quality;</li> <li>• street and subdivision patterns;</li> <li>• date and style of built form;</li> <li>• figure/ground and figure/landscape qualities;</li> <li>• views, vistas and skylines;</li> <li>• local culture and traditions;</li> <li>• uses;</li> <li>• consistency or repetition of above factors.</li> </ul>		
<b>02. SCALE</b>  Annotate drawings, photographs of model or photomontages to describe the relationship between the proposed new development and the context, in terms of the following design criteria: <ul style="list-style-type: none"> <li>• scale of buildings;</li> <li>• building and wall heights;</li> <li>• massing;</li> <li>• density — pattern of arrangement of buildings and size of buildings;</li> <li>• proportions;</li> <li>• rhythm of buildings and landscape;</li> <li>• floor-to-floor heights and relationship to ground or street plane;</li> <li>• modulation of walls, openings and roof planes in response to the scale of neighbouring buildings;</li> <li>• transition between different heights (for example, through the use of setbacks).</li> </ul>		
<b>03. FORM</b>  Annotate drawings, photographs of model or photomontages to describe the relationship between the proposed new development and the context, in terms of the following design criteria: <ul style="list-style-type: none"> <li>• predominant form of neighbours;</li> <li>• roof form and skyline — ridge and parapet lines, roof slopes, punctuation by party walls, chimneys and lanterns or skylights;</li> <li>• proportion and number of openings;</li> <li>• solid to void ratios;</li> <li>• relationship between internal and external spaces.</li> </ul>		



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

16:

### ASSESSING NEW DEVELOPMENT IN A HISTORIC CONTEXT

#### ASSESSING NEW DEVELOPMENT IN AN HISTORIC CONTEXT: CHECKLIST FOR APPLICANTS AND ASSESSORS

PART B: CHECKLIST FOR INCLUSION IN HERITAGE IMPACT STATEMENT: RESPONSE TO DESIGN CRITERIA	APPLICANT'S CONFIRMATION	ASSESSOR'S COMMENTS
<p><b>04. SITING</b></p> <p>Annotate drawings, photographs of model or photomontages to describe the relationship between the proposed new development and the context, in terms of the following design criteria:</p> <ul style="list-style-type: none"> <li>• predominant setbacks — front, side and rear;</li> <li>• boundary walls and fences;</li> <li>• orientation and address of buildings;</li> <li>• location and dimensions of driveways and garages and design strategies to reduce their visual and physical impact on the streetscape;</li> <li>• retention of views and vistas to and from the new development, across townscape or landscape;</li> <li>• retention of natural features of significance;</li> <li>• retention of significant archaeological remains;</li> <li>• quality of spaces created between existing and new.</li> </ul>		
<p><b>05. MATERIALS AND COLOUR</b></p> <p>Annotate drawings, photographs of model or photomontages to describe the relationship between the proposed new development and the context, in terms of the following design criteria:</p> <ul style="list-style-type: none"> <li>• response to predominant materials, textures and colour palette — harmonious, complementary, contrasting;</li> <li>• commensurate quality of new materials;</li> <li>• qualities of light and shadow;</li> <li>• hierarchy of material use (for example, solid masonry base and lightweight upper levels);</li> <li>• relationship between skeleton or structure and skin.</li> </ul>		
<p><b>06. DETAILING</b></p> <p>Annotate drawings, photographs of model or photomontages to describe the relationship between the proposed new development and the context, in terms of the following design criteria:</p> <ul style="list-style-type: none"> <li>• response to distinctive details of neighbouring existing buildings — reinterpretation in contemporary materials, contrast;</li> <li>• relationship of new fences, garden walls, planting and landscape elements to important existing details;</li> <li>• unobtrusive design of new service elements, such as solar panels and water tanks.</li> </ul>		



## 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](mailto:enquiries@gjmheritage.com)

w: [www.gjmheritage.com](http://www.gjmheritage.com)



**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Yarra Industrial Heritage Policy

2019-046

© 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.

**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Yarra Industrial Heritage Policy

2019-046

**Table of Contents**

<b>Table of Contents .....</b>	<b>ii</b>
<b>Executive Summary .....</b>	<b>iii</b>
<b>1.0 Introduction.....</b>	<b>1</b>
<b>2.0 Northern Suburbs Factory Study .....</b>	<b>2</b>
<b>3.0 Examples of redeveloped industrial sites .....</b>	<b>3</b>
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
<b>4. Existing and proposed policy guidance.....</b>	<b>22</b>
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
<b>5. Recommended Industrial Heritage Policy .....</b>	<b>30</b>
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



## 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 15.03-15 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 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Yarra Industrial Heritage Policy Advisory Report

2019-046

**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.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### 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.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Yarra Industrial Heritage Policy Advisory Report

2019-046

### 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.



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### 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.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Yarra Industrial Heritage Policy Advisory Report

2019-046



### 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.

**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**



- 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.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Yarra Industrial Heritage Policy Advisory Report

2019-046

### 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.





## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version



### 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.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Yarra Industrial Heritage Policy Advisory Report

2019-046



**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.



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version



**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.



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Yarra Industrial Heritage Policy Advisory Report

2019-046

### 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 built form than might be achieved within a primarily residential precinct.



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version



© 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.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Yarra Industrial Heritage Policy Advisory Report

2019-046



### **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.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version



**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.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Yarra Industrial Heritage Policy Advisory Report

2019-046



- 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 (H0321 – 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.



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

- 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 (H0334 – 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.



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Yarra Industrial Heritage Policy Advisory Report

2019-046



### 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:

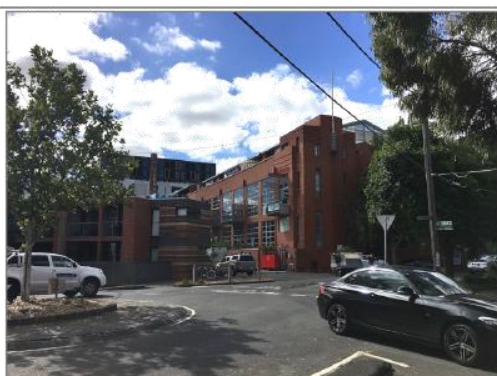
- The new built form (as visible from the street) should not exceed approximately the same volume of the historic form.
- Encourage the massing of new additions to avoid large unarticulated lengths of wall.
- Maintain existing openings within historic facades and discourage the introduction of new openings 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.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### 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.





## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Yarra Industrial Heritage Policy Advisory Report

2019-046

- 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.



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version



**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

**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

Yarra Industrial Heritage Policy Advisory Report

2019-046



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### 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***

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Yarra Industrial Heritage Policy Advisory Report

2019-046

*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.



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

- *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.***

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Yarra Industrial Heritage Policy Advisory Report

2019-046

- *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.*

25

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

*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:*

# Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Yarra Industrial Heritage Policy Advisory Report

2019-046

- *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.***

27



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

*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:

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Yarra Industrial Heritage Policy Advisory Report

2019-046

*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.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### 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’).

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Yarra Industrial Heritage Policy Advisory Report

2019-046

### 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:
    - o 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
    - o 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.**

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

### 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)



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Yarra Industrial Heritage Policy Advisory Report

2019-046

- (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.

33

**Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version**

- 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 or 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 examples of bluestone industrial architecture more often seen in the Footscray-Williamstown area. They include Nettleton's woolworks and the Vauxhall Distillery. Early bluestone industrial buildings utilised locally obtained stone to solve practical construction problems of strength and cost. Their early date and substantial



## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

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 1880s 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.

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

Yarra Industrial Heritage Policy Advisory Report

2019-046

### 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. Latoo & 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 Market 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

## Attachment 9 - Attachment 9 - Activity Centres Roles and Boundaries - Clean version

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.

**Attachment 10 - Attachment 10 - Report on late submissions not referred to the Planning Panel**

# Amendment C269

Report on submissions not  
referred to the Planning Panel



## Attachment 10 - Attachment 10 - Report on late submissions not referred to the Planning Panel

---

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

---

### Purpose

In accordance with Planning and Environment Regulation 9(f) this report sets out submissions not referred to the Planning Panel appointed to hear Amendment C269yara.

The report outlines when the submissions were received and Council's decision not to consider them and forward them to the Planning Panel.

### Background

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).

At its meeting on 3 August 2021, Council resolved to (amongst other items):

- 1(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;*
- 1(d) *refers all submissions, including late submissions received up to the date of this report, to the Panel.*

### Late submissions

Council received 3 late submissions after the Council meeting. These comprised:

- Late Submission 1: on Monday 9 August 2021, Council received correspondence from the Outdoor Media Association (OMA);
- Late Submission 2: on 8 October 2021, Council received correspondence on behalf of the owner of the land at 35 – 41 Spensley Street, Clifton Hill; and
- Late Submission 3: on 25 October 2021, Council received correspondence as proprietors of 3-13 Rae Street, North Fitzroy.

These 3 late submissions were not submissions which Council was required to consider under section 22(1) of the *Planning and Environment Act 1987* because they were received outside the notice period. On this basis, Council had discretion, under section 22(2) of the *Planning and Environment Act 1987* as to whether it would or would not consider these late submissions.

As to each of the late submissions:

Council officers decided not to consider Late Submission 1 for the following reasons:

- Council had considered all submissions up to the Council meeting of 3 August 2021 (in accordance with the Council resolution of 3 August 2021).

## **Attachment 10 - Attachment 10 - Report on late submissions not referred to the Planning Panel**

- The amendment was at an advanced stage of the process.

Officers wrote to the submitter on 17 August 2021, advising of the above decision.

Council officers decided not to consider Late Submission 2 for the following reasons:

- Council had undertaken extensive exhibition of the Amendment over a period of 12 weeks in 2020.
- Council had considered all submissions up to the Council meeting of 3 August 2021 (in accordance with the Council resolution of 3 August 2021).
- The Panel hearing considering submissions to the Amendment had commenced and was in its second week. In particular:
  - Council had tabled its Part A and Part B submissions, and evidence of five expert witnesses.
  - When the submission was received by Council on 8 October 2021, it was the fourth day of the Panel Hearing. At that time, two of Council's five witnesses had given evidence and had been cross-examined by parties.

Council's CEO wrote to the submitter on 14 October 2021, advising of the above decision.

Council officers decided not to consider Late Submission 3 for the following reasons:

- Council had undertaken extensive exhibition of the Amendment over a period of 12 weeks in 2020.
- Council had considered all submissions up to the Council meeting of 3 August 2021 (in accordance with the Council resolution of 3 August 2021).
- The Panel hearing considering submissions to the Amendment had commenced and was in its final week. In particular, Council had tabled and presented its Part A and Part B submissions, and the evidence of five expert witnesses.

Council's CEO wrote to the submitter on 27 October 2021, advising of the above decision.

## 8.3 Proposed declaration and consent to closure of the roads abutting 592-600 Smith Street, Clifton Hill

---

<b>Reference</b>	D22/57641
<b>Author</b>	Bill Graham - Coordinator Valuations
<b>Authoriser</b>	Director Corporate, Business and Finance

---

### Purpose

1. This report seeks Council authority to:
  - (a) remove the government roads abutting 592-600 Smith Street, Clifton Hill (**Roads**), shown highlighted red on the plan attached to this report as Attachment 1 (**Site Plan**), from Council's Register of Public Roads (**Register**) pursuant to section 17(4) of the Road Management Act 2004 (**RMA**);
  - (b) declare that the Roads are not required for public traffic and therefore are 'unused roads' pursuant to section 400(1) of the Land Act 1958 (**Land Act**); and
  - (c) consent, pursuant to section 349(1) of the Land Act, to the closure of the Roads by the Department of Environment, Land, Water and Planning (**DELWP**).

### Critical analysis

#### History and background

2. On 2 June 2020, DELWP wrote to Council to inform Council that it proposed to discontinue and sell the Roads to the owner of the adjoining properties, Foundry Company Pty Ltd (**Owner**).
3. A copy of the letter received from DELWP is attached as Attachment 2.
4. The Roads are Crown land known to title as 'government roads.'
5. The Owner is either the registered proprietor of, or has entered into a contract of sale to purchase, all the properties shown delineated green on the Site Plan, and being the land contained in certificates of title: volume 11532 folio 487 - 592-596 Smith Street; volume 8139 folios 309-310 - 598-600 Smith Street; volume 4374 folio 621 & volume 10124 folio 229 - 602-610 Smith Street; volume 10309 folio 833 & volume 10124 folio 228 & volume 10310 folio 548 - 612-614 Smith Street; volume 9365 folio 680 - 1-7 Reeves Street; volume 11532 folio 480-482 (inclusive) - 2-12 Alexandra Parade; all in Clifton Hill together the (**Owner's Properties**).
6. The Owner has requested that Council facilitate the discontinuance and sale of the Roads to it by DELWP (**Proposal**).

#### **Road Status**

7. The Roads are:
  - (a) Crown land known to title as 'government roads;'
  - (b) constructed of bitumen; and
  - (c) listed on Council's Road Register.
8. As the Roads are 'government roads' which are Crown land for the purposes of the Land Act, DELWP has the power to consider discontinuing the Roads pursuant to section 349 of the Land Act. If discontinued the Roads will vest in the Crown.
9. A copy of the title search of the Roads is attached as Attachment 3.

### **Objection**

10. Council received a copy of a written objection to the proposal made to DEWLP on behalf of Blackstone Developments Pty Ltd, being the owner of the property known as 628-632 Smith Street, Clifton Hill (**Objecting Owner**).
11. The Objecting Owner's property, being the whole of the land contained in certificate of title volume 10805 folios 044-046 (inclusive), is shown delineated purple on the Site Plan.
12. The Objecting Owner objected to the Proposal on the basis that the Roads and the balance of the laneways (together, the **Laneways**):
  - (a) are used on a daily basis by the Objecting Owner and other local businesses;
  - (b) are utilised by the Objecting Owner and other adjoining owners for deliveries and collection of goods to their properties (and that it is unrealistic to expect deliveries and collections to occur from either Smith Street or Alexandra Parade due to the traffic volume);
  - (c) provide direct access from 628-632 Smith Street to Alexandra Parade; and
  - (d) if closed would create a 'dead end' within the Laneways which would encourage antisocial behaviour.
13. A copy of the written objection made by the Objecting Owner is attached as Attachment 4.

### **Submission**

14. In May 2021, Council received a submission on behalf of the Owner in support of the Proposal.
15. The Owner contended that Council should support the proposal on the basis that:
  - (a) The Victorian Civil and Administrative Tribunal (**VCAT**) granted planning permit PLN19/0845 (**Planning Permit**) to develop the site (**Development**), conditionally upon the Roads being discontinued;
  - (b) the Development will include a laneway for pedestrian and cyclist access between Reeves Street and Smith Street;
  - (c) the Roads are not required for public traffic or public use;
  - (d) no services in the Roads would be affected by their closure;
  - (e) discontinuing the Roads would be in accordance with Council's Management Policy in relation to Laneways, Passageways and Rights of Way in Yarra;
  - (f) by discontinuing the Roads, vehicular access from the Laneways to Alexandra Parade would be blocked, which would be beneficial as direct access to Alexandra Parade (which is a major arterial road) is undesirable and causes potential road safety issues; and
  - (g) the portion of the Laneways north of the Roads would remain open for use by the owners of the adjoining properties.
16. The submission included submitter sponsored traffic survey data commissioned over a two-week period in late August-early September 2020 showed that:
  - (a) vehicles were permanently parked across the east-west portion of the Roads, preventing through access over the Roads from Reeves Street;
  - (b) during business hours, vehicles were parked across the north-south portion of the Roads, preventing through access between Alexandra Parade and Council Street;
  - (c) all 95 vehicle movements within the east-west portion of the Roads were associated with the Owner's Properties;
  - (d) of the 238 vehicle movements within the north-south portion of the Roads and the balance of laneways;



- (i) 201 appeared to be associated with the Owners;
  - (ii) 34 appeared to be associated with 628-632 Smith Street but did not utilise the Roads; and
  - (iii) 3 were 'through' movements, 2 between Alexandra Parade and Council Street (via the Roads and the balance of the laneways) and 1 between Council Street and Reeves Street (via) the balance of the laneways only.
17. The submissions traffic survey data indicated that 16 of the surveyed traffic movements were garbage trucks entering the laneways (via the Road) from Alexandra Parade and reversing back onto Alexandra Parade.
18. The submission also provided the following legal comment:
- (a) Based on the decision by the Victorian Court of Appeal in the case of *Bass Coast Shire Council v King & Vink Nominees Pty Ltd*, *no objection by any other member of the public to the Proposal can fetter Council's discretion to determine whether to declare the Rads to be 'unused roads'.*
19. A copy of the submission made by the Owner is attached as Attachment 5.

### **Planning Permit**

20. Planning Permit PLN19/0845 was issued by VCAT on the 7 May 2021.
21. The permit allows, in accordance with endorsed plans:
- (a) *To use the land for 'food and drink premises' where the leasable floor area exceeds 100sqm;*
  - (b) *To use the land for 'retail';*
  - (c) *To use the land for a 'supermarket' where the floor area exceeds 1,800 sqm;*
  - (d) *To construct a building or construct or carry out works;*
  - (e) *To demolish or remove a building;*
  - (f) *To reduce the number of car parking spaces; and*
  - (g) *To create or alter access to a road in a Road Zone.*
22. Condition 58 of the permit states:
- "The development must not commence until the two laneways shown as 'Government Road' are discontinued under the provisions of section 349 of the Land Act 1958 and formally transferred into private ownership which is the same as the ownership of instruments of title forming the land under this planning permit."*
23. The discontinuance of the Road by DEWLP will fulfil the requirements of condition 58 of the Planning Permit.
24. Condition 44 of the permit states:
- "Drainage infrastructure must be constructed to capture and redirect all rainfall run-off from the catchment area that drains into the north-south aligned laneway. The drainage infrastructure must be designed to capture 1 in 100-year ARI (Average Recurrence Interval) flows. The drainage infrastructure design, together with the catchment analysis and hydraulic and hydrological computations, must be submitted to the Responsible Authority for assessment and approval. The cost of all drainage infrastructure works shall be borne by the Permit Holder and must be constructed to the satisfaction of the Responsible Authority."*
25. Condition 45 of the permit states:
- "Prior to the commencement of development, detailed engineering design drawings of all public infrastructure works must be submitted to the Responsible Authority for assessment and approval."*

- 26. The estimated total cost of works for Planning Permit PLN19/0845 is \$112 Million.
- 27. A copy of the Planning Permit is attached as Attachment 6.

#### **Removal of Roads from Council's Register of Public Roads**

- 28. Council must consider that the roads are no longer reasonably required for general public use pursuant to section 17(4) of the RMA.
- 29. The roads only provide access to the rear of the Owner's Properties and are predominantly used by the owners and occupiers of the Owner's Properties and other local properties and not by the general public.
- 30. The roads are regularly unavailable for vehicular access as a thoroughfare, due to vehicles being parked on the Roads.

#### **Consent and declaration in respect of Roads**

- 31. DEWLP have advised Council as follows:
  - (a) *The Department would like to formally submit to the Council – we remain neutral on the matter and will await the Council consideration and ruling accordingly; and*
  - (b) *The Department expects Council will thoroughly review and consider the area, ensuring that the local community, including residents and businesses, do not require future use of the section of the road, whether by car, van, bike or walking before declaring unused.*
- 32. In order for DELWP to discontinue the Roads pursuant to Section 349(1) of the Land Act and sell the discontinued Roads to the Owner, Council must.
  - (a) declare that the Roads are 'unused roads' pursuant to section 400(1) of the Land Act; and
  - (b) consent pursuant to section 349(1) of the Land Act, to the closure of the Roads.
- 33. It is open for Council to make a decision to declare the Roads to be 'unused' if Council considers that the Roads are not required for public traffic.
- 34. It is considered that the Roads are 'unused roads', and that Council should consent to the closure of the Roads, as:
  - (a) the Roads are unable to be used as a thoroughfare for vehicular traffic due to regular obstruction by parked cars;
  - (b) the Roads are only used to the extent that they are used by the Owners and occupants of the adjoining properties, being private traffic which is not of itself evidence of the use of the road by 'Public Traffic'; and
  - (c) there is negligible evidence of the Roads being used by any other parties or by the general public.

#### **Economic Implications**

- 35. As the Roads are government roads, if the Roads are discontinued by DELWP they will vest in the Crown. Any arrangement to sell the discontinued Roads to the Owner will be made between the Crown and the Owner.
- 36. Council has agreed to bear its own costs and disbursements associated with the Proposal.

#### **Conclusion**

- 37. It is proposed that Council should, remove the roads from the road register pursuant to section 17(4) of the RMA. Declare the Roads 'unused roads' pursuant to section 400(1) of the Land Act, and consent, pursuant to section 349(1) of the Land Act, to the closure of the Roads by DELWP.

## RECOMMENDATION

1. That Council, acting under section 17(4) of the Road Management Act 2004, resolves that the roads abutting 592-600 Smith Street, Clifton Hill (**Roads**), being Crown land known to title as 'government roads', be removed from Council's Register of Public Roads on the basis that the Roads are no longer required for general public use for the reasons set out in the body of this report:
2. That Council:
  - (a) declares that the Roads are not required for public traffic and therefore are 'unused roads' pursuant to section 400(1) of the *Land Act 1958* (**Land Act**) for the reasons set out in this report;
  - (b) consents, pursuant to section 349(1) of Land Act, to the closure of the Roads by the Department of Environment, Land, Water and Planning; and
  - (c) authorises Bill Graham Valuations Coordinator to undertake the administrative procedures necessary to enable Council to carry out its functions in relation to this matter.

## Attachments

- 1 [↓](#) Attachment 1 - Site Plan
- 2 [↓](#) Attachment 2 - DEWLP Letter
- 3 [↓](#) Attachment 3 - Title Search
- 4 [↓](#) Attachment 4 - Objection
- 5 [↓](#) Attachment 5 - Submission
- 6 [↓](#) Attachment 6 - Planning Permit

Attachment 1 - Attachment 1 - Site Plan



Maddocks



## Attachment 2 - Attachment 2 - DEWLP Letter



### Department of Environment, Land, Water & Planning

Port Phillip Region  
609 Burwood Highway, Knoxfield  
DX212005  
Private Bag 15, Ferntree Gully  
Delivery Centre, VIC 3156  
[property.portphillip@delwp.vic.gov.au](mailto:property.portphillip@delwp.vic.gov.au)  
[www.delwp.vic.gov.au](http://www.delwp.vic.gov.au)  
ABN: 90 719 052 204

2 June 2020

Reference: 12L12/2229

City of Yarra  
PO BOX 168  
RICHMOND VIC 3121

Dear Sir/Madam

#### **Consultation for the sale of surplus Crown land – rear 592-600 Smith Street, Clifton Hill**

#### **GOVERNMENT ROAD ADJOINING LOTS CP109798, CP108195, LOT 1 TP81119, 13 1, 14 1, 15 1, 18 1, 19 1, 21 1, PARISH OF JIKA JIKA**

As part of the Government's public consultation process in respect of the disposal of surplus government property, council is given the opportunity to comment on properties proposed for sale.

Accordingly, your comment is sought on the proposed sale of the Government Road adjoining Lots CP109798, CP108195, LOT 1 TP81119, 13 1, 14 1, 15 1, 18 1, 19 1 and 21 1, outlined in blue on the included plan. It is proposed to sell the property directly to the current adjoining owners.

I would appreciate your advice on:

1. Council services available/provided;
2. Any outstanding rates or charges;
3. Easement requirements; and
4. Any other comments from Council.

Comments should be forwarded directly to myself at this office, within 14 days from the date of this letter. Should there be no comments, it will be accepted that council has no objections to the proposal.

If you require any further information, please don't hesitate to contact me by email [georgia.karamoutzos@delwp.vic.gov.au](mailto:georgia.karamoutzos@delwp.vic.gov.au) and on 0439 454 599. Please quote the above reference number when telephoning or writing about this matter.

Yours sincerely

Georgia Karamoutzos (DELWP)  
**Land & Built Environment Program Officer**  
**Port Phillip Region**

#### **Privacy Statement**

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



Attachment 3 - Attachment 3 - Title Search

**FEIGL & NEWELL PTY. LTD.** A.B.N. 91 155 326 195  
*Professional Title Searchers*

ESTABLISHED 1968

*Consultant for:*  
SEMI & LOCAL GOVERNMENT  
SURVEYORS  
PLANNERS  
VALUERS  
SOLICITORS  
ESTATE AGENTS

*Searchers of:*  
T.L.A. TITLES  
GENERAL LAW  
CROWN LANDS  
SURVEY INFORMATION  
CORPORATE AFFAIRS  
ELECTORAL ROLLS

1<sup>st</sup> July 2021

**Government Road-Clifton Hill**

The road highlighted on plans attached is Government Road.

Kind Regards

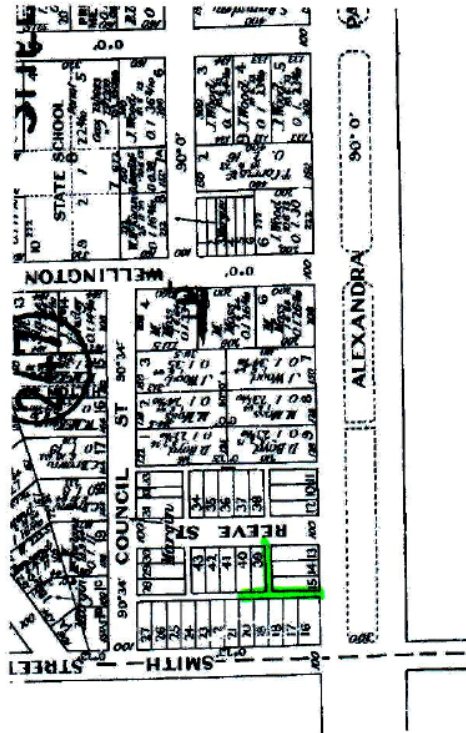
  
Dinah Newell

Office: Suite 812, Level 8, 530 Little Collins Street, Melbourne, 3000.  
Postal Address: G.P.O. Box 2343, Melbourne, 3001.  
Telephone: 03 9629 3011, 03 9620 7022 Fax: 03 9649 7833  
Email: [info@feignewell.com.au](mailto:info@feignewell.com.au) Website: [www.feignewell.com.au](http://www.feignewell.com.au)



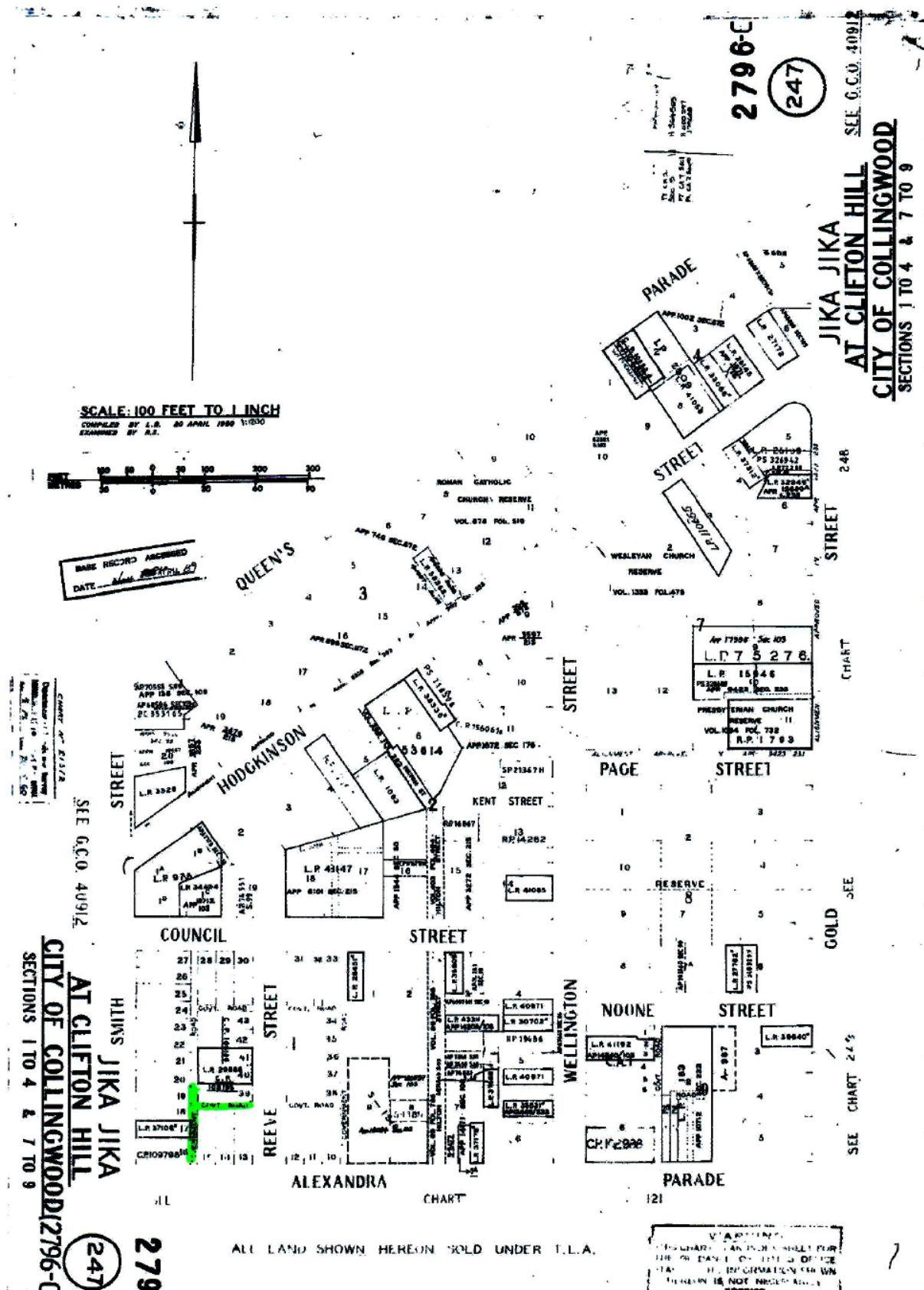


Attachment 3 - Attachment 3 - Title Search





Attachment 3 - Attachment 3 - Title Search



**Attachment 4 - Attachment 4 - Objection**



Gintaras Simkus  
Town Planning Consultant  
BA International Relations  
Grad Dip Urban & Social Policy  
PO BOX 5010 Alphington 3078  
m 0439330583  
e [gintaras@directplanning.com.au](mailto:gintaras@directplanning.com.au)  
[www.directplanning.com.au](http://www.directplanning.com.au)

Mr David Adeson  
Program Manager, Land and Built Environment  
DELWP  
Port Phillip Region  
Private Bag 15  
Ferntree Gully Delivery Centre  
VIC 3156

22 September 2020

Your Reference: 12L 12/2229

By email

Dear Mr Adeson,

**RE: Discontinuance of Laneway / Road**  
**LAND: Rear 600 – 604 Smith Street, Clifton Hill**

---

We have been engaged by Blackstone Developments Pty Ltd, owner of land at 628 – 632 Smith Street, Clifton Hill.

On behalf of Blackstone Developments Pty Ltd, we object to the sale of the government laneway ("the road") as shown in your correspondence dated August 13, 2020.

We submit this is not surplus land, rather, remains an integral feature for many businesses that form part of this commercial precinct bound by Smith Street (west), Alexandra Parade (south), Reeves Street (east) and Council Street (north). This precinct is zoned Commercial 2. The primary purpose of the zone is *'to encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail; uses and associated business and commercial services.'*

## Attachment 4 - Attachment 4 - Objection

2

The laneway network that services these properties provides a competitive advantage as the width of the laneway being 3.4m wide (approximate) and treated with bitumen rather than bluestone ensures deliveries, loading and unloading activities are conducted at the rear of premises. It is simply not feasible to conduct these activities along either Smith Street or Alexandra Parade. Both Smith Street and Alexandra Parade are primary arterial roads and are considered one of many regional traffic movement roads. It is unrealistic to expect loading and unloading of goods to occur from either Smith Street or from Alexandra Parade, when there exists excellent ROW access to the rear of these properties.

With respect to Smith Street, normal traffic volumes often see south bound traffic banked up to Council Street given the location of the tram stop to the south adjacent to the intersection with Alexandra Parade. Whilst Covid-19 has impacted traffic flows, we anticipate the immediate area will encounter greater traffic volume with the completion of works on land opposite (west) at the old Fitzroy Gasworks Site. The works on the four (4) hectare site propose a mixed-use development comprising five (5) built form clusters ranging in height of between six (6) to fourteen (14) storeys. The provision of schools, open space, residential land use and commercial land use will add traffic volumes to this section of Smith Street.

For these reasons it remains imperative, the existing laneway network be retained, as shown below.



*View south looking towards Alexandra Parade. Image taken standing at the rear of 628 Smith Street.*

*Direct Planning  
On behalf of Blackstone Developments P/L*

*Discontinuance of Laneway/Road,  
Rear 600-604 Smith Street, Clifton Hill*



**Attachment 4 - Attachment 4 - Objection**

3



*View east looking towards Reeves Street.*



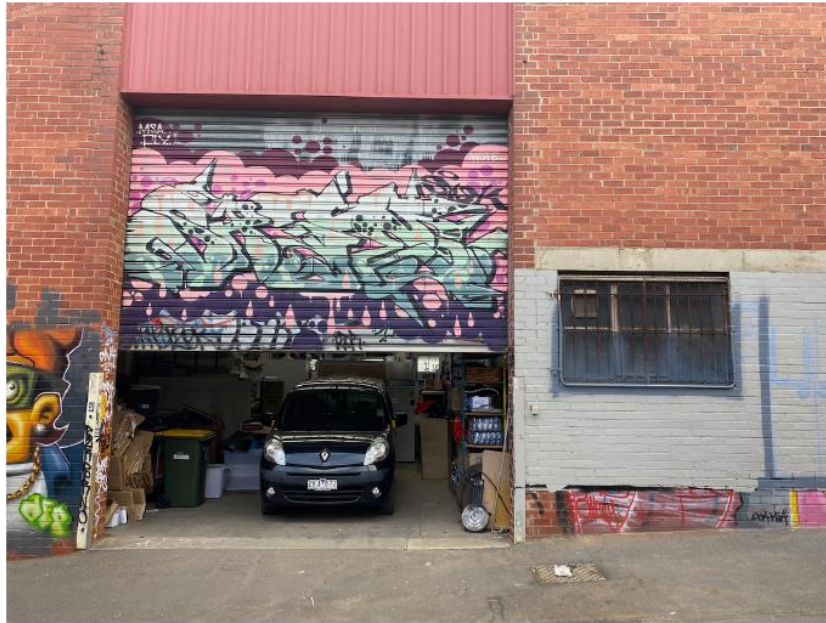
*View north looking towards Council Street. Image taken standing at the rear of 628 Smith Street.*

*Direct Planning  
On behalf of Blackstone Developments P/L*

*Discontinuance of Laneway/Road,  
Rear 600-604 Smith Street, Clifton Hill*

**Attachment 4 - Attachment 4 - Objection**

4



*View of the rear of 628 – 632 Smith Street, Clifton Hill*

This laneway network is used on a daily basis. Equally, the direct access to Alexandra Parade ensures that delivery trucks do not have to exit the site via Council Street and then onto Smith Street in order to access Alexandra Parade. Whilst the same could be said in terms of accessing Reeves Street, the existing laneway network does provide convenient and efficient opportunities for the loading and unloading of goods and it's closure cannot be justified.

Apart from our business related operations, we also raise a concern the closure of the laneway will create a dead end feature whereby anti-social behaviour can occur. As indicated by the photos, the laneway is utilised on a daily basis. It is clean, devoid of rubbish demonstrating its high usage. Discontinuing the road will only encourage antisocial behaviour which is considered to be a poor urban design response and should be avoided.

For the reasons expressed above, we object to the closure of the laneway ("the road") as indicated in your correspondence dated 13 August 2020.

*Direct Planning  
On behalf of Blackstone Developments P/L*

*Discontinuance of Laneway/Road,  
Rear 600-604 Smith Street, Clifton Hill*

**Attachment 4 - Attachment 4 - Objection**

5

Should you have any further questions or require any clarification please do not hesitate to contact our offices.

Yours faithfully,



**Gintaras Simkus**

**Town Planner**

**Direct Planning**

*CC Blackstone Developments Pty Ltd - raff@mesop.com*

*Direct Planning  
On behalf of Blackstone Developments P/L*

*Discontinuance of Laneway/Road,  
Rear 600-604 Smith Street, Clifton Hill*

## Attachment 5 - Attachment 5 - Submission

# MinterEllison

19 May 2021

William J. Graham  
Valuations Coordinator  
City of Yarra  
By email [bill.graham@yarracity.vic.gov.au](mailto:bill.graham@yarracity.vic.gov.au)

Dear William

## Alexandra Parade, Clifton Hill laneway discontinuance and acquisition

### Background

1. We act for Foundry Company Pty Ltd (**Client**) in relation to the land at 592-622 Smith Street, 2-12 Alexandra Parade & 1-7 Reeves Street, Clifton Hill (**Foundry Land**).
2. Our Client is the owner of a number of the properties comprising the Foundry Land and has entered into contracts to purchase the remainder of the properties.
3. The Properties are separated by a laneway running in a north-south direction between Smith Street and Reeves Street which connects to Alexandra Parade to its south and Council Street to its north. The Properties are also separated by a laneway running in an east-west direction which connects to the north-south laneway to its west and Reeves Street to its east. The existing laneways are shown by blue dotted lines on Figure 1 below.
4. On 11 May 2021, the Victorian Civil and Administrative Tribunal (**VCAT**) granted planning permit PLN19/0845 (**Permit**). The Permit allows for the Properties to be developed with a mixed use building containing a supermarket, food and drink premises, offices and retail (**Approved Development**). A plan view of the Approved Development is shown below in Figure 2.
5. The Approved Development includes the closure of part of the existing north-south laneway and provision of a new east-west laneway to provide through block access between Smith Street and Reeves Street.
6. It is a condition of the Permit that "[t]he development must not commence until the two laneways shown as 'Government Road' are discontinued under the provisions of section 349 of the Land Act 1958 and formally transferred into private ownership which is the same as the ownership of instruments of title forming the land under this planning permit".<sup>1</sup>
7. We understand that the relevant laneways:
  - (a) are on the City of Yarra's (**Council**) register of public roads;
  - (b) are government roads (with underlying crown land); and
  - (c) if discontinued, will vest in the Crown in the Right of Victoria (as managed by the Department of Environment, Land, Water and Planning (**DELWP**)).

<sup>1</sup> Condition 58 of planning permit PLN19/0845.

Level 20 Collins Arch 447 Collins Street Melbourne  
GPO Box 769 Melbourne VIC 3001 Australia DX 204 Melbourne  
T +61 3 8608 2000 F +61 3 8608 1000 [minterellison.com](http://minterellison.com)

ME\_183988610\_2





## Attachment 5 - Attachment 5 - Submission

8. Our Client is seeking to acquire the relevant laneways. To this end, we understand that:
  - (a) applications were made to DELWP;
  - (b) DELWP undertook consultation regarding the potential closure of the relevant laneways; and
  - (c) in order for the Governor in Council to close the relevant laneways, DELWP requires the Council to:
    - (i) give notice that the relevant laneways are not required for public traffic pursuant to section 400(1) of the *Land Act* 1958; and
    - (ii) decide that the relevant laneways are not reasonably required for public use and remove them from the register of public roads pursuant to section 17(4) of the *Road Management Act* 2004.
9. The purpose of this letter is to support the Council in taking these steps.

### Existing and proposed laneways

10. Figure 1 below is an aerial photograph of the Foundry Land (outlined red) with existing laneways identified by blue dotted lines. The portions of the existing laneways which are within the area outlined red are sought to be acquired (**Subject Laneways**).

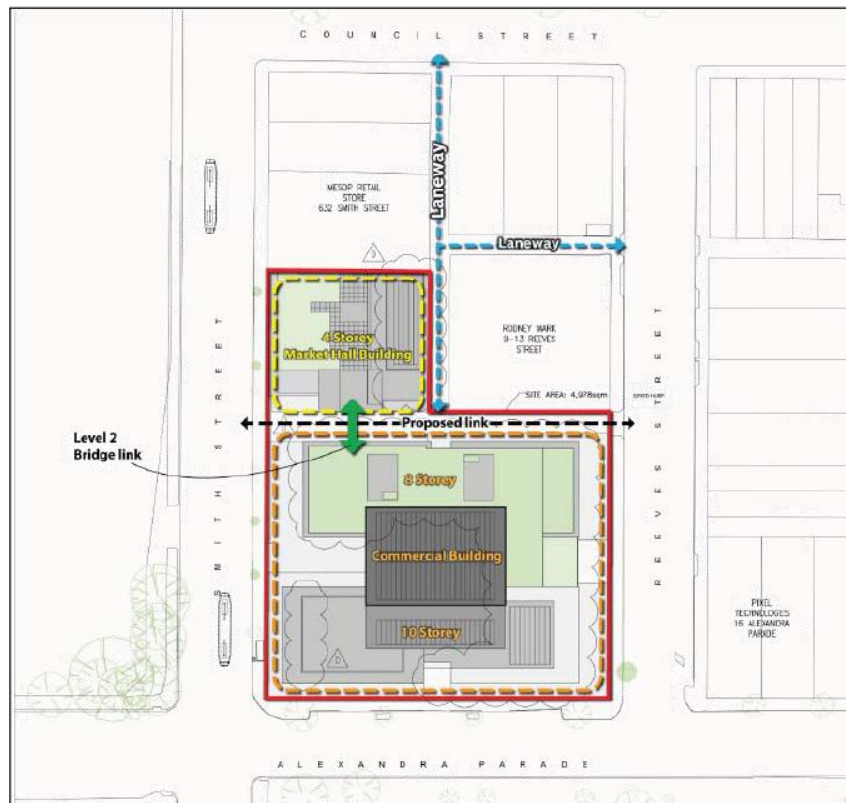


**Figure 1:** Aerial photograph of Foundry Land (extracted from expert evidence of Ms Catherine Heggen to VCAT in proceeding P1511/2020).

11. Figure 2 below is a depiction of the Approved Development, where the black dotted line indicates the location of a proposed new laneway which will be constructed as part of the development and will provide public through block access for pedestrians and cyclists between Reeves Street and Smith Street.



## Attachment 5 - Attachment 5 - Submission



**Figure 2:** Depiction of proposed development (extracted from expert evidence of Ms Catherine Heggen to VCAT in proceeding P1511/2020).

#### Public traffic and use

12. It is submitted that the Subject Laneways are not required for public traffic or reasonably required for public use.
13. It is our understanding that there are no services in the Subject Laneways which would be affected by their closure.
14. It is acknowledged that the north-south portion of the Subject Laneways provides an overland flow path for stormwater run-off. As part of the Approved Development all surface run-off on the Subject Laneways is required to be captured and redirected by drainage infrastructure, which must be designed and constructed to the satisfaction of the Council.<sup>2</sup> Accordingly, the Subject Laneways will no longer be required to be part of the public stormwater drainage system.
15. Vehicle movements within the laneway network were surveyed by Cardno over a two week period in August / September 2018. Advice issued by Cardno summarising the survey results is enclosed to this letter. In summary, the advice of Cardno was that:
  - (a) vehicles were permanently parked within the east-west portion of the Subject Laneways, preventing through access;
  - (b) vehicles were stored during business hours within the north-south portion of the Subject Laneways, preventing through access at these times;
  - (c) there were 95 vehicle movements in the east-west portion of the Subject Laneways, all of which were associated with the Foundry Land (1-7 Reeves Street or 602 Smith Street); and

<sup>2</sup> Condition 44 of planning permit PLN19/0845.

## Attachment 5 - Attachment 5 - Submission

- (d) there were 238 vehicle movements in the north-south portion of the Subject Laneways, of which:
    - (i) 201 appeared to be associated with the Foundry Land (predominantly 602 Smith Street);
    - (ii) 34 appeared to be associated with the land at 628-632 Smith Street and approached or departed via the east-west laneway to the north of the land at 9-13 Reeves Street (which is not proposed to be discontinued);
    - (iii) 3 were 'through' movements, 2 of which travelled from Alexandra Parade to Council Street and 1 of which travelled from Council Street to Reeves Street (via the east-west laneway to the north of the land at 9-13 Reeves Street); and
  - (e) 16 of the surveyed movements were associated with garbage trucks entering the north-south laneway from Alexandra Parade and subsequently reversing out of the north-south laneway back onto Alexandra Parade.
16. Significantly, apart from the Foundry Land, there is no land which relies on the Subject Laneways for access. The Foundry Land adjoins the full length of the Subject Laneways on both sides and is the only land which takes direct access from the Subject Laneways. In circumstances where the owner / purchaser of the Foundry Land supports the discontinuance of the Subject Laneways, it can reasonably be concluded that the Subject Laneways are not required for public traffic.
  17. The discontinuance of the Subject Laneways will remove the ability to directly access Alexandra Parade from the laneway network. Relevantly, Alexandra Parade is a controlled access road pursuant to section 42 of the *Road Management Act 2004*.<sup>3</sup> The *VicRoads Access Management Policies* May 2016 seek to reduce and manage potential conflicts resulting from access to such roads. We consider that direct laneway access to Alexandra Parade in this location is unnecessary and undesirable from a road management perspective. First, we note that Alexandra Parade is accessible via Smith Street and Reeves Street and there is no public need to use the Subject Laneways. Secondly, we note that direct access between the laneway network and Alexandra Parade has the potential to cause road safety issues, because Alexandra Parade is a major arterial road which carries significant traffic volumes and whose role and function would be disrupted by vehicles entering or existing a narrow laneway (such as any disruptions caused by the garbage trucks reversing onto Alexandra Parade observed in the Cardno survey).
  18. The proposed discontinuance, in conjunction with the Approved Development, will result in an improved laneway network. Through access will be provided for pedestrians and cyclists between Smith Street, Council Street and Reeves Street. In addition, vehicles will continue to be able to access the northern portion of the laneway system, including to and from Council Street and Reeves Street, via the northern portion of the north-south laneway and via the east-west laneway to the north of the land at 9-13 Reeves Street.
  19. We understand that when DELWP undertook consultation in relation to the intended acquisition of the Subject Laneways by our Client, one person objected. We have not been provided with details of the identity of that person or their objection and we would welcome the opportunity to be provided with information in relation to the nature and content of the objection, and be provided with an opportunity to respond. However, to the extent that the objector may have contended that the Subject Laneways are required for public traffic, we note and commend to the Council the observations of President Winneke of the Court of Appeal in relation to a decision of a municipal council under section 400(1) of the *Land Act 1958* as to whether a road is required for public traffic:

*"In my view the purpose of the legislation would be frustrated if the Council's ability to form the opinion as to whether a road was, or was not, required for public traffic (and, thus, whether it should be kept open for public use or discontinued) could be fettered by a declaration made at the instance of a member of the public that the road was, in fact, required for public traffic. There is no right invested in a member of the public to bind the Council to form its opinion in a particular way. To declare that a particular road is required*

<sup>3</sup> <https://vicroadsmaps.maps.arcgis.com/apps/webappviewer/index.html?id=e8fa54687853433eb58e51584b36f681>

## Attachment 5 - Attachment 5 - Submission

*for public traffic is, effectively, to remove the discretion from the Council and to convert its qualified obligation to keep the road open into an absolute one".<sup>4</sup>*

20. Recognising President Winneke's observations and in accordance with the relevant legislation, the Council must apply its own discretion when considering whether the Subject Laneways are required for public traffic.
21. To the extent that the objector may currently use the laneway network for through access, the Council should recognise that the objector will continue to be able to use the northern portion of the laneway network for access between Council Street and Reeves Street and to private property adjacent to that section of the laneway network. Further, access to Alexandra Parade will continue to be achieved safely via the road network on Smith Street or Reeves Street.

### Council's Laneway policy

22. The described circumstances are consistent with the removal criteria under Council's *Management Policy in Relation to Laneways, Passageways and Rights of Way in Yarra* (2019) (**Laneway Policy**), adopted by Council on 17 December 2019. The Laneway Policy acknowledges that the *Road Management Act* 2004 does not define the phrase 'reasonably required for general public use', and:

*"...it is up to Council (as the Road Authority) to determine, guided by the principles that:*

- the road should be available for use by the community as a whole; and*
- there is an identified reasonable or legitimate need, such as the road is regularly used by the public or it serves a public need."*

23. The criteria and factors for consideration by Council, under clause 5.14 of the Laneway Policy, as to whether a road is 'reasonably required for general public use' are justified on the basis of:

- "The laneway or passageway is currently used by the public and as such there is a public need for the use of the laneway or passageway.*
- The laneway or passageway has an identified movement or access function and contributes to local or regional connectivity for some or all transport modes.*
- The public stormwater drainage system plays an important function in managing storm water. In some cases, disruption to the public stormwater drainage system may result in damaged or shorter life of assets, or may impact on neighbouring properties. In such cases Council may decide that it is in the public interest that the laneway or passageway is a 'public road'.*
- The laneway or passageway contributes to public safety or any other legitimate community outcome or need."*

24. We are not aware of any of the above justifications. As noted under clause 5.15 of the Laneway Policy, consistent with the above observation of public use:

*'... laneways and passageways that do not meet the criteria will not be subject to a decision that they are 'reasonably required for public use' and so will not be 'public roads'. This is likely to include:*

- laneways and passageways that only provide access to adjacent properties and has no through connection (unless it has stormwater drainage function or identified legitimate community need); and*
- disused laneways and passageways.*

<sup>4</sup> *Bass Coast Shire Council v King & Vink Nominees Pty Ltd* [1997] 2 VR 5 at 25.

## Attachment 5 - Attachment 5 - Submission

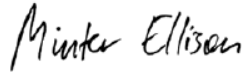
### Submission

25. In summary, we respectfully submit to Council that in accordance with the Laneway Policy it would be appropriate for Council to declare, and give notice to DELWP, that the Subject Laneways:
- (a) are not required for public traffic pursuant to section 400(1) of the *Land Act* 1958; and
  - (b) are not reasonably required for public use and remove them from the register of public roads pursuant to section 17(4) of the *Road Management Act* 2004.
26. This will enable the Governor in Council to close the Subject Laneways by order published in the Government Gazette.

Please contact us if you have any questions or would like to discuss.

Yours faithfully

**MinterEllison**



Contact: Jarryd Gray T: +61 3 8608 2582  
Jarryd.gray@minterellison.com  
Partner: Joshua Dellios T: +61 3 8608 2921  
OUR REF: JUD JCG 1291337

## Attachment 5 - Attachment 5 - Submission

Clifton Hill Laneways –Review of Existing Vehicular Activity  
Consultants Advice Notice - CAN001



## Consultants Advice Notice - CAN001

**Project No:** V181135

**Date:** 23 October 2018

**Project:** Clifton Hill Laneways

### Subject: Review of Existing Laneway Vehicular Activity

**To:** Sian Wong

**Company:** Fortis Development Group

**Email/Fax:** sian@fortis.com.au

**From:** Matthew Duffy

**Phone:** (03) 8415 7563

**Email:** matthew.duffy@cardno.com.au

Cardno was engaged by Fortis Development Group to review the vehicular activity along the north-south aligned laneway between Smith Street and Reeves Street in Clifton Hill.

Specifically, Cardno was requested to undertake 'origin-destination' surveys along the section of laneway between Alexandra Parade and an east-west aligned laneway, as shown in the aerial photograph at Figure 1, below.

**Figure 1: Surveyed Area**



23 October 2018

Cardno Victoria Pty Ltd

Page 1 of 4

M:\2018\1001\_1500\181135\_Clifton\_Hill\_Laneway\_Closures\Traffic\Engineering\Documents\V181135CAN001.docx



## Attachment 5 - Attachment 5 - Submission

### Background Information

Three (3) properties currently take vehicular access from this length of laneway. Those properties are as follows.

**Table 1: Properties with Vehicular Access from Laneway**

Property	Description
<b>A</b> 592 - 596 Smith Street	<ul style="list-style-type: none"> <li>Currently occupied by a 'Pet Stock' retail tenancy</li> <li>Roller door access to a rear storeroom.</li> <li>No internal loading bay</li> </ul>
<b>B</b> 598 - 600 Smith Street	<ul style="list-style-type: none"> <li>Appears Vacant</li> <li>Formerly an Industrial Uniform Outlet</li> <li>Roller door access</li> </ul>
<b>C</b> 602 & 604 Smith Street	<ul style="list-style-type: none"> <li>Currently occupied by 'Volkspac' Motor Service Repairs</li> <li>Roller door access to service workshop and vehicle hoists</li> <li>Has a roller door access located outside of the survey area</li> </ul>

The location of these site access points are illustrated at Figure 2, below.

**Figure 2: Surveyed Vehicular Access Points**



### Parking Surveys

Cardno commissioned Nationwide Traffic Surveys to install video cameras along the laneway to capture the origin and destination of all vehicles travelling through the survey area over the 2-week period from Wednesday 29<sup>th</sup> August, 2018 to Tuesday 11<sup>th</sup> September, 2018.

The cameras were installed in fixed positions over the full 2-week period to capture all vehicles movements, 24 hours a day.

The surveys were also commissioned to occur outside the school holiday period, as would typically be required for any survey data to be submitted to Council.

## Attachment 5 - Attachment 5 - Submission

### Survey Results

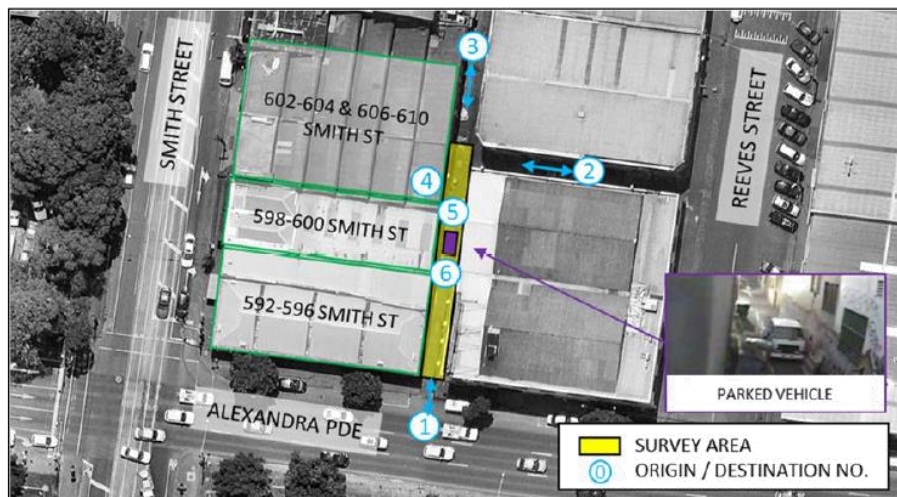
The following points are noted:

- > No vehicle movements were generated into or out of the roller door accesses to No. 592-596 Smith St or No. 598-600 Smith St;
- > A white van was parked at the rear of 598-600 Smith Street throughout the course of the 2-week survey period. As a result:
  - o All vehicle movements that approached from Alexandra Parade were required to depart back towards Alexandra Parade; and
  - o All vehicle movements that arrived from Council Street or Reeves Street were required to depart back towards these exits.
- > Almost all the activity along the laneway was associated with the motor service repairs business at 602-604 Smith St. This includes:
  - o The use of the laneway to temporarily store vehicles;
  - o The use of the laneway to accommodate errands (i.e. deliveries or pick-up type activity)

Cardno noted during its site inspection that vehicles also commonly park along the east-west aligned laneway from the survey area to Reeves Street. Accordingly, arrival and departure via Reeves Street would not be possible at various times throughout the day.

Given the above of the survey area, there are 6 nodes within the survey area that could serve as origins or destinations. These are presented at Figure 3 and summarised at Table 2.

**Figure 3: Origins and Destinations**



**Table 2: Origins and Destinations**

Node	Origin / Destination
1	Alexandra Parade
2	Reeves Street
3	Northern Laneway
4	602-604 Smith Street
5	Parked in Laneway (North of Parked Vehicle)
6	Parked in Laneway (South of Parked Vehicle)



## Attachment 5 - Attachment 5 - Submission

The survey results are summarised as follows. The full survey data is tabulated and appended to this Advice Note.

- > It is not apparent if the vehicle parked within the laneway for the full 2-week period was related to any of the businesses that take access from the laneway;
- > Notwithstanding the above, the motor service repairs business at 602 Smith Street utilised the laneway for vehicle storage on each weekday of the survey period, effectively blocking through traffic along the laneway throughout typical business hours. Vehicles were typically moved from the premises into the laneway early in the morning, and moved back into the premises in the evening. The durations of stay are presented in the appended table;
- > Almost all the activity along the laneway was associated with the motor service repairs business. This includes:
  - o The above use of the laneway to temporarily store vehicles; and
  - o The use of the laneway to accommodate errands (i.e. deliveries or pick-up type activity). These activities typically generate 2 vehicle movements per visit to the business, being an inbound arrival movement prior to parking in the laneway, then an outbound departure movement after visiting the premises. The duration of stay varied per visit and is presented in the appended table.
- > Given the above, a total of 176 vehicle movements were recorded over the 2-week (14 day) period. Of these:
  - o 161 vehicle movements were recorded on weekdays. This equates to an Average Weekday Daily Traffic Volume of (161/10) 16.1 vehicle movements per weekday;
  - o 10 vehicle movements were recorded on weekends. This equates to an average daily traffic volume of 2.5 vehicle movements per day on weekends;
- > Of the 176 survey vehicle movements:
  - o A Garbage Truck entered the laneway from Alexandra Parade during the early morning on several of the surveyed days but could not move past the parked vehicle, instead reversing back towards Alexandra Parade. *(16 vehicle movements)*;
  - o An early morning police check was made on the vehicle parked in the laneway, which also approached and departed towards Alexandra Parade *(2 vehicle movements)*; and
  - o The remaining activity appeared to be associated with the motor service repairs business. *(158 vehicle movements)*.

# Attachment 5 - Attachment 5 - Submission

Summary of Vehicular Activity - Wednesday 29th August - Tuesday 11th September, 2018

Time	Route	Origin	Destination	Time	Route	Origin	Destination	Time Parked in Laneway	Comments
<b>Wednesday 29th August, 2018</b>									
06:40:00	3-5	Northern Laneway	Parked in Laneway (North)	07:24:00	5-3	Parked in Laneway (North)	Northern Laneway	00:44:00	16 vehicle movements
08:43:00	4-5	602 Smith St	Parked in Laneway (North)	16:10:04	5-3	Parked in Laneway (North)	Northern Laneway	07:27:04	All Day Parking
08:46:00	4-5	602 Smith St	Parked in Laneway (North)	19:05:28	5-4	Parked in Laneway (North)	602 Smith St	10:19:28	All Day Parking
10:21:50	1-6	Alexandra Parade	Parked in Laneway (South)	10:24:10	6-1	Parked in Laneway (South)	Alexandra Parade	00:02:20	
11:05:51	1-6	Alexandra Parade	Parked in Laneway (South)	11:12:20	6-1	Parked in Laneway (South)	Alexandra Parade	00:06:29	
16:11:10	4-5	602 Smith St	Parked in Laneway (North)	16:17:12	5-3	Parked in Laneway (North)	Northern Laneway	00:06:02	
16:12:38	1-6	Alexandra Parade	Parked in Laneway (South)	16:19:56	6-1	Parked in Laneway (South)	Alexandra Parade	00:07:18	
18:55:17	3-5	Northern Laneway	Parked in Laneway (North)	18:58:19	5-3	Parked in Laneway (North)	Northern Laneway	00:03:02	
<b>Thursday 30th August, 2018</b>									
04:18:42	1-6	Alexandra Parade	Parked in Laneway (South)	04:23:31	6-1	Parked in Laneway (South)	Alexandra Parade	00:04:49	Garbage Truck
7:29:14	1-6	Alexandra Parade	Parked in Laneway (South)	7:36:21	6-1	Parked in Laneway (South)	Alexandra Parade	00:07:07	
8:36:32	4-5	602 Smith St	Parked in Laneway (North)	18:38:47	5-4	Parked in Laneway (North)	602 Smith St	10:02:15	All Day Parking
8:40:12	4-5	602 Smith St	Parked in Laneway (North)	18:35:50	5-3	Parked in Laneway (North)	Northern Laneway	09:46:38	All Day Parking
9:44:56	1-6	Alexandra Parade	Parked in Laneway (South)	10:26:20	6-1	Parked in Laneway (South)	Alexandra Parade	00:41:24	
10:18:50	1-6	Alexandra Parade	Parked in Laneway (South)	10:26:20	6-1	Parked in Laneway (South)	Alexandra Parade	00:07:30	
12:07:46	3-5	Northern Laneway	Parked in Laneway (North)	12:41:36	5-3	Parked in Laneway (North)	Northern Laneway	00:33:50	
12:12:44	1-6	Alexandra Parade	Parked in Laneway (South)	12:30:01	6-1	Parked in Laneway (South)	Alexandra Parade	00:17:17	
12:33:25	3-5	Northern Laneway	Parked in Laneway (North)	12:41:36	5-4	Parked in Laneway (North)	602 Smith St	00:08:11	
<b>Friday 31st August, 2018</b>									
2:30:49	1-6	Alexandra Parade	Parked in Laneway (South)	2:34:16	6-1	Parked in Laneway (South)	Alexandra Parade	00:03:27	Early Morning Police Check
3:13:40	1-6	Alexandra Parade	Parked in Laneway (South)	3:17:31	6-1	Parked in Laneway (South)	Alexandra Parade	00:03:51	Garbage Truck
4:27:34	1-6	Alexandra Parade	Parked in Laneway (South)	4:29:35	6-1	Parked in Laneway (South)	Alexandra Parade	00:02:01	Garbage Truck
8:40:31	3-5	Northern Laneway	Parked in Laneway (North)	19:29:40	5-4	Parked in Laneway (North)	602 Smith St	10:49:09	All Day Parking
8:44:23	4-5	602 Smith St	Parked in Laneway (North)	19:29:40	5-4	Parked in Laneway (North)	602 Smith St	10:45:17	All Day Parking
9:43:06	3-5	Northern Laneway	Parked in Laneway (North)	10:00:34	5-3	Parked in Laneway (North)	Northern Laneway	00:17:28	
11:54:00	3-5	Northern Laneway	Parked in Laneway (North)	11:56:04	5-3	Parked in Laneway (North)	Northern Laneway	00:02:04	
13:00:15	3-5	Northern Laneway	Parked in Laneway (North)	13:22:01	5-3	Parked in Laneway (North)	Northern Laneway	00:21:46	
13:30:30	1-6	Alexandra Parade	Parked in Laneway (South)	14:06:54	6-1	Parked in Laneway (South)	Alexandra Parade	00:36:24	
15:14:08	4-3	602 Smith St	Northern Laneway						O-D Movement - No Laneway
15:15:15	4-3	602 Smith St	Northern Laneway						O-D Movement - No Laneway
15:23:21	3-5	Northern Laneway	Parked in Laneway (North)	15:28:15	5-4	Parked in Laneway (North)	602 Smith St	00:04:54	
16:15:30	4-5	602 Smith St	Parked in Laneway (North)	16:17:04	5-3	Parked in Laneway (North)	Northern Laneway	00:01:34	
19:09:42	4-3	602 Smith St	Northern Laneway						O-D Movement - No Laneway
<b>Saturday 1st September, 2018</b>									
10:36:12	3-5	Northern Laneway	Parked in Laneway (North)	11:42:26	5-3	Parked in Laneway (North)	Northern Laneway	01:06:14	4 vehicle movements
13:02:04	3-5	Northern Laneway	Parked in Laneway (North)	16:47:21	5-3	Parked in Laneway (North)	Northern Laneway	03:45:17	
<b>Sunday 2nd September, 2018</b>									
12:02:43	3-5	Northern Laneway	Parked in Laneway (North)	12:12:03	5-3	Parked in Laneway (North)	Northern Laneway	00:09:20	2 vehicle movements
<b>Monday 3rd September, 2018</b>									
5:15:45	1-6	Alexandra Parade	Parked in Laneway (South)	5:21:18	6-1	Parked in Laneway (South)	Alexandra Parade	00:05:33	Garbage Truck
9:00:42	4-5	602 Smith St	Parked in Laneway (North)	16:30:30	5-4	Parked in Laneway (North)	602 Smith St	07:29:48	
9:02:47	4-5	602 Smith St	Parked in Laneway (North)	19:21:59	5-3	Parked in Laneway (North)	Northern Laneway	19:19:12	All Day Parking
12:36:28	3-5	Northern Laneway	Parked in Laneway (North)	14:31:38	5-3	Parked in Laneway (North)	Northern Laneway	01:55:10	
16:06:47	4-5	602 Smith St	Parked in Laneway (North)	16:11:04	5-3	Parked in Laneway (North)	Northern Laneway	00:04:17	
16:19:09	3-5	Northern Laneway	Parked in Laneway (North)	16:22:34	5-3	Parked in Laneway (North)	Northern Laneway	00:03:25	
16:31:58	3-5	Northern Laneway	Parked in Laneway (North)	16:45:29	5-3	Parked in Laneway (North)	Northern Laneway	00:13:31	
<b>Tuesday 4th September, 2018</b>									
4:49:56	1-6	Alexandra Parade	Parked in Laneway (South)	4:51:22	6-1	Parked in Laneway (South)	Alexandra Parade	00:01:26	Garbage Truck
6:25:42	3-5	Northern Laneway	Parked in Laneway (North)	6:33:35	5-3	Parked in Laneway (North)	Northern Laneway	00:07:53	
6:38:45	3-5	Northern Laneway	Parked in Laneway (North)	6:41:06	5-3	Parked in Laneway (North)	Northern Laneway	00:02:21	
8:27:31	3-5	Northern Laneway	Parked in Laneway (North)	8:35:42	5-3	Parked in Laneway (North)	Northern Laneway	00:08:11	
10:10:18	3-5	Northern Laneway	Parked in Laneway (North)	19:12:23	5-4	Parked in Laneway (North)	602 Smith St	09:02:05	All Day Parking
10:22:27	1-6	Alexandra Parade	Parked in Laneway (South)	10:37:10	6-1	Parked in Laneway (South)	Alexandra Parade	00:14:43	
10:30:23	3-5	Northern Laneway	Parked in Laneway (North)	10:33:36	5-3	Parked in Laneway (North)	Northern Laneway	00:03:13	
12:53:16	3-5	Northern Laneway	Parked in Laneway (North)	12:58:43	5-2	Parked in Laneway (North)	Reeves St	00:05:27	
14:17:17	3-5	Northern Laneway	Parked in Laneway (North)	14:18:30	5-3	Parked in Laneway (North)	Northern Laneway	00:01:13	
14:20:00	4-3	602 Smith St	Northern Laneway						O-D Movement - No Laneway
14:43:25	3-4	Northern Laneway	602 Smith St						O-D Movement - No Laneway
<b>Wednesday 5th September, 2018</b>									
3:51:14	1-6	Alexandra Parade	Parked in Laneway (South)	3:54:15	6-1	Parked in Laneway (South)	Alexandra Parade	00:03:01	Garbage Truck
8:55:19	4-5	602 Smith St	Parked in Laneway (North)	18:55:28	5-4	Parked in Laneway (North)	602 Smith St	10:01:09	All Day Parking
8:55:46	4-5	602 Smith St	Parked in Laneway (North)	18:55:08	5-4	Parked in Laneway (North)	602 Smith St	09:59:22	All Day Parking
12:40:50	1-6	Alexandra Parade	Parked in Laneway (South)	12:49:35	6-1	Parked in Laneway (South)	Alexandra Parade	00:08:45	
15:30:48	1-6	Alexandra Parade	Parked in Laneway (South)	15:45:34	6-1	Parked in Laneway (South)	Alexandra Parade	00:14:46	
<b>Thursday 6th September, 2018</b>									
6:34:26	3-5	Northern Laneway	Parked in Laneway (North)	6:46:55	5-3	Parked in Laneway (North)	Northern Laneway	00:12:29	
8:43:39	4-5	602 Smith St	Parked in Laneway (North)	20:31:31	5-4	Parked in Laneway (North)	602 Smith St	11:47:52	All Day Parking
8:44:20	4-5	602 Smith St	Parked in Laneway (North)	8:44:20	5-2	Parked in Laneway (North)	Reeves St	00:00:00	
10:37:44	3-5	Northern Laneway	Parked in Laneway (North)	10:58:17	5-3	Parked in Laneway (North)	Northern Laneway	00:20:33	
12:21:10	1-6	Alexandra Parade	Parked in Laneway (South)	12:39:42	6-1	Parked in Laneway (South)	Alexandra Parade	00:18:32	
13:29:57	3-5	Northern Laneway	Parked in Laneway (North)	13:43:45	5-3	Parked in Laneway (North)	Northern Laneway	00:13:48	
<b>Friday 7th September, 2018</b>									
3:19:55	1-6	Alexandra Parade	Parked in Laneway (South)	3:27:51	6-1	Parked in Laneway (South)	Alexandra Parade	00:07:56	Garbage Truck
8:50:37	4-5	602 Smith St	Parked in Laneway (North)	18:57:17	5-4	Parked in Laneway (North)	602 Smith St	10:06:40	All Day Parking
8:51:24	4-5	602 Smith St	Parked in Laneway (North)	19:12:22	5-4	Parked in Laneway (North)	602 Smith St	10:20:58	All Day Parking
10:06:27	3-5	Northern Laneway	Parked in Laneway (North)	10:34:22	5-3	Parked in Laneway (North)	Northern Laneway	00:27:55	
11:40:57	3-5	Northern Laneway	Parked in Laneway (North)	11:54:57	5-3	Parked in Laneway (North)	Northern Laneway	00:14:00	
12:25:21	3-5	Northern Laneway	Parked in Laneway (North)	12:46:42	5-3	Parked in Laneway (North)	Northern Laneway	00:21:21	
12:48:00	3-4	Northern Laneway	602 Smith St						O-D Movement - No Laneway
15:57:32	3-5	Northern Laneway	Parked in Laneway (North)	16:00:02	5-3	Parked in Laneway (North)	Northern Laneway	00:02:30	
17:02:42	3-5	Northern Laneway	Parked in Laneway (North)	17:05:09	5-3	Parked in Laneway (North)	Northern Laneway	00:02:27	
<b>Saturday 8th September, 2018</b>									
14:25:26	3-5	Northern Laneway	Parked in Laneway (North)	15:41:27	5-3	Parked in Laneway (North)	Northern Laneway	01:16:01	2 vehicle movements
<b>Sunday 9th September, 2018</b>									
12:10:45	3-5	Northern Laneway	Parked in Laneway (North)	13:22:44	5-3	Parked in Laneway (North)	Northern Laneway	01:11:59	2 vehicle movements
<b>Monday 10th September, 2018</b>									
03:38:02	1-6	Alexandra Parade	Parked in Laneway (South)	03:39:00	6-1	Parked in Laneway (South)	Alexandra Parade	00:00:58	Garbage Truck
06:32:05	3-5	Northern Laneway	Parked in Laneway (North)	08:32:34	5-4	Parked in Laneway (North)	Northern Laneway	02:00:29	
08:39:37	4-5	602 Smith St	Parked in Laneway (North)	19:03:39	5-4	Parked in Laneway (North)	602 Smith St	10:24:02	All Day Parking
08:42:10	3-5	Northern Laneway	Parked in Laneway (North)	08:43:44	5-3	Parked in Laneway (North)	Northern Laneway	00:01:34	
10:35:39	1-6	Alexandra Parade	Parked in Laneway (South)	10:41:44	6-1	Parked in Laneway (South)	Alexandra Parade	00:06:05	
11:06:26	3-5	Northern Laneway	Parked in Laneway (North)	11:06:43	5-3	Parked in Laneway (North)	Northern Laneway	00:02:17	
12:16:52	1-6	Alexandra Parade	Parked in Laneway (South)	12:26:22	6-1	Parked in Laneway (South)	Alexandra Parade	00:09:30	
13:59:03	4-3	602 Smith St	Northern Laneway						O-D Movement - No Laneway
16:48:11	4-3	602 Smith St	Northern Laneway						O-D Movement - No Laneway
17:07:45	3-5	Northern Laneway	Parked in Laneway (North)	17:14:30	5-3	Parked in Laneway (North)	Northern Laneway	00:06:45	
<b>Tuesday 11th September, 2018</b>									
8:37:16	4-5	602 Smith St	Parked in Laneway (North)	19:13:19	5-4	Parked in Laneway (North)	602 Smith St	10:36:03	All Day Parking
8:41:20	4-5	602 Smith St	Parked in Laneway (North)	19:10:31	5-4	Parked in Laneway (North)	602 Smith St	10:29:11	All Day Parking
9:43:00	1-6	Alexandra Parade	Parked in Laneway (South)	9:51:10	6-1	Parked in Laneway (South)	Alexandra Parade	00:08:10	
11:00:54	3-5	Northern Laneway	Parked in Laneway (North)	11:03:31	5-3	Parked in Laneway (North)	Northern Laneway	00:02:37	
11:24:34	3-5	Northern Laneway	Parked in Laneway (North)	11:36:53	5-3	Parked in Laneway (North)	Northern Laneway	00:12:19	
13:24:43	3-5	Northern Laneway	Parked in Laneway (North)	13:28:01	5-3	Parked in Laneway (North)	Northern Laneway	00:03:18	
13:45:13	1-6	Alexandra Parade	Parked in Laneway (South)	14:00:56	6-1	Parked in Laneway (South)	Alexandra Parade	00:15:43	
17:04:10	3-5	Northern Laneway	Parked in Laneway (North)	17:12:55	5-3	Parked in Laneway (North)	Northern Laneway	00:08:45	

## Attachment 5 - Attachment 5 - Submission

Clifton Hill Laneways –Additional Surveys of Laneway Vehicular Activity  
Consultants Advice Notice - CAN002



## Consultants Advice Notice - CAN002

**Project No:** V181135

**Date:** 12 September 2019

**Project:** Clifton Hill Laneways

**Subject:** Additional Surveys of Laneway Vehicular Activity

**To:** Corrie Warburton

**Company:** Luoda Property

**Email/Fax:** corrie@luoda.com.au

**From:** Matthew Duffy

**Phone:** (03) 8415 7563

**Email:** matthew.duffy@cardno.com.au

Cardno has been retained by Fortis Development Group to review the vehicular activity along the north-south aligned laneway and southern east-west aligned laneway in the block bound by Smith Street, Council Street, Reeves Street and Alexandra Parade in Clifton Hill.

Our findings are as follows:

### Previous Surveys of Laneway Activity

Cardno previously undertook origin-destination surveys for the length of north-south laneway extending from Alexandra Parade at its southern end to the southern east-west aligned laneway at its northern end in 2018.

**Figure 1: Previously Surveyed Area**



Those surveys were undertaken using video cameras for a two-week period in August / September 2018, and the results and analysis of the survey data was presented in an Advice Note prepared by Cardno (Cardno Ref# V181135CAN001) in October, 2018.

12 September 2019

Cardno Victoria Pty Ltd

Page 1 of 5

M:\2018\1001\_1500\V181135\_Clifton\_Hill\_Laneway\_Closures\Traffic\Engineering\Documents\V181135CAN002.docx



## Attachment 5 - Attachment 5 - Submission

### Clifton Hill Laneways –Additional Surveys of Laneway Vehicular Activity Consultants Advice Notice - CAN002



The results of the previous traffic surveys indicate that almost all traffic generated along the southern length of north-south laneway were attributed to the motor repairs business at 602 Smith Street, which utilised the laneway for vehicle storage on each weekday of the survey period, effectively blocking through traffic along the laneway throughout typical business hours.

### *Additional Surveys of Laneway Vehicular Activity*

#### **Survey Extents**

Fortis Development Group has requested additional surveys of vehicular activity along the north-south aligned laneway (between the two east-west aligned laneways) and the southern east-west aligned laneway.

Cardno noted that if these two sections were surveyed in isolation, vehicle movements generated by the motor repairs business at 602 Smith Street could potentially be recorded as 'through movements' with an origin or destination outside the survey area.

Accordingly, to accurately identify vehicle movements generated by the abutting land uses, the survey area was expanded to also include the previously surveyed length of north-south laneway. This resulted in the survey area presented at Figure 2.

**Figure 2: New Survey Area**



#### **Potential Subject Site**

The survey area abuts or dissects a number of land titles owned by Fortis Development Group which could potentially form a development site.

The consolidated site is illustrated at Figure 3, with the existing land uses within those titles summarised at Table 1.

## Attachment 5 - Attachment 5 - Submission

Figure 3: Potential Development Site



Table 1: Existing Land Uses

Property	Land Use	Description
592 - 596 Smith St	Retail	'Pet Stock' Retail Outlet
598 - 600 Smith St	Vacant	Formerly an industrial Uniform Outlet
602 & 604 Smith St	Motor Repairs / Sales	'Volkspac' and 'Motohaus' Motor Repairs and Sales
612 - 614 Smith St	Motor Repairs	'Motorcycle Collision Centre'
616 - 622 Smith St	Travel Agent	Sportsnet Holidays
2 - 12 Alexandra Pde	Project Space	Warehouse Building for Temporary Art Installations, Filming, etc.
1 - 7 Reeves St	Modern Industrial	Printing and Signage Manufacturer

## Origin-Destination Parameters

Cardno commissioned Nationwide Traffic Surveys to install video cameras in various locations along the laneways to capture the origin and destination of all vehicles travelling through or stopping within the survey area over the 2-week period from Monday 12<sup>th</sup> to Sunday 25<sup>th</sup> August, 2019.

The cameras were installed in fixed positions over the full 2-week period to capture all vehicles movements, 24 hours a day.



## Attachment 5 - Attachment 5 - Submission

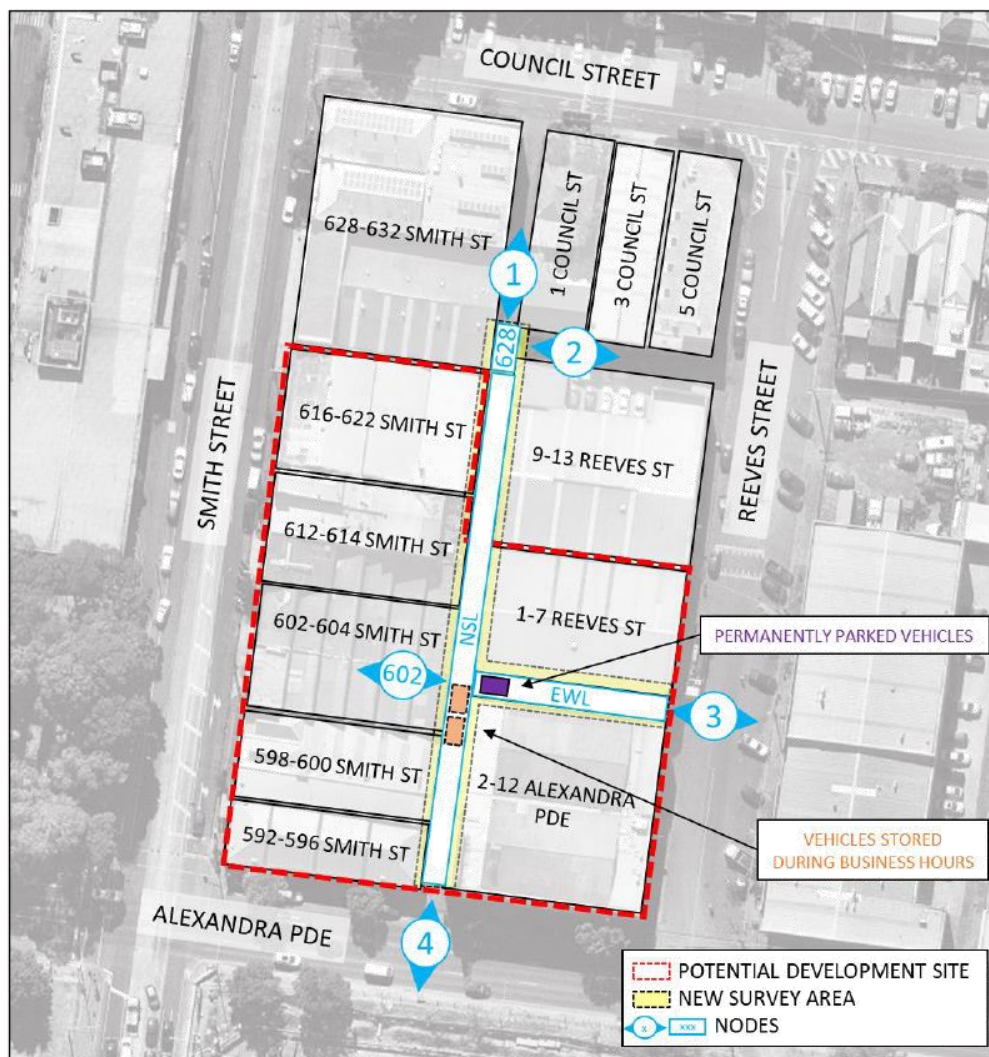
The surveys were also commissioned to occur outside the school holiday period, as would typically be required for any survey data to be submitted to Council.

The following points are noted:

- > Vehicles were parked at the western end of the east-west aligned laneway throughout the entire 2-week survey period. This restricted vehicle movement between the E-W and N-S aligned sections of laneway, and required all vehicles that access the E-W laneway approach and depart to/from Reeves Street; and
- > The motor repairs business at 602 Smith Street stored vehicles on the N-S aligned section of laneway on each weekday of the 2-week survey period. Vehicles were moved from its workshop to the laneway early in the day and returned prior to close of business. This effectively blocked 'through' vehicle movements along the N-S laneway throughout business hours.

The nodes illustrated at Figure 4 and summarised at Table 2 are used to summarise the survey results.

**Figure 4: Origins and Destinations**



## Attachment 5 - Attachment 5 - Submission

**Table 2: Origins and Destinations**

Node	Origin / Destination
1	Council Street
2	Reeves Street North
3	Reeves Street South
4	Alexandra Parade
EWL	East-West Aligned Laneway
NSL	North-South Aligned Laneway
602	602 Smith Street Workshop
628	Rear 628-632 Smith Street (Outside of Potential Development Site)

**Survey Results**

The full list of vehicle movements for the east-west and north-south aligned laneways are appended to this note and summarised in the following sections.

East West Laneway

- > Ninety-five (95) vehicle movements were recorded along the E-W aligned laneway over the 2-week survey period;
- > All vehicle movements entered and/or exited to/from Reeves Street;
- > A tow truck was observed to set-down a car on Tuesday 20<sup>th</sup> August, which was presumably associated with the motor repairs business at 602 Smith Street. Otherwise, all vehicle movements recorded along the laneway were associated with the business at 1-7 Reeves Street, which has a roller door for courier/dispatch fronting the laneway.

North-South Laneway

- > A total of 238 vehicle movements and two (2) cyclist movements were recorded along the N-S laneway over the 2-week survey period;
- > All vehicle movements entered and/or exited to/from Council Street, Alexandra Parade, Reeves Street (via the northern E-W laneway) or via 602 Smith Street, which also has roller door access to Smith Street.
- > Of the 238 vehicle movements:
  - 201 vehicle movements appear to have been associated with businesses fronting Smith Street that are within the potential Development Site. Most of these seem to be associated with the motor repairs business at 602 Smith Street, which used the laneway to temporarily store vehicles or accommodate errands (i.e. deliveries or pick-up type activity);
  - 34 vehicle movements were associated with the business at 638-632 Smith Street, which is outside of the potential Development Site. All of these movements approached or departed to/from Council Street or Reeves Street (via the northern E-W laneway);
  - 3 movements were 'through' vehicle movements, 2 of which travelled from Alexandra Parade to Council Street and 1 of which travelled from Council Street to Reeves Street (via the northern E-W laneway).



# Attachment 5 - Attachment 5 - Submission

## EAST-WEST LANEWAY

Summary of Vehicular Activity - Monday 12th - Sunday 25th August, 2019

Time	Route	Origin	Destination	Comments
Monday 12th August, 2019				18 vehicle movements
2 cars parked in laneway at beginning of survey period				
08:02:53	J-EWL	Reeves Street South	Parked In Laneway	
08:07:27	EWL-J	Parked In Laneway	Reeves Street South	
09:11:33	J-EWL	Reeves Street South	Parked In Laneway	
09:15:30	EWL-J	Parked In Laneway	Reeves Street South	
11:35:05	J-EWL	Reeves Street South	Parked In Laneway	
11:35:39	EWL-J	Parked In Laneway	Reeves Street South	
12:22:39	J-EWL	Reeves Street South	Parked In Laneway	
12:25:05	EWL-J	Parked In Laneway	Reeves Street South	
12:55:27	EWL-J	Parked In Laneway	Reeves Street South	
13:42:19	J-EWL	Reeves Street South	Parked In Laneway	
13:44:24	EWL-J	Parked In Laneway	Reeves Street South	
13:58:27	J-EWL	Reeves Street South	Parked In Laneway	
13:59:36	EWL-J	Parked In Laneway	Reeves Street South	
14:45:30	J-EWL	Reeves Street South	Parked In Laneway	
15:37:49	J-EWL	Reeves Street South	Parked In Laneway	
15:39:51	EWL-J	Parked In Laneway	Reeves Street South	
16:11:29	J-EWL	Reeves Street South	Parked In Laneway	
16:21:10	EWL-J	Parked In Laneway	Reeves Street South	
Tuesday 13th August, 2019				8 vehicle movements
8:03:10	J-EWL	Reeves Street South	Parked In Laneway	
8:04:34	EWL-J	Parked In Laneway	Reeves Street South	
9:35:30	J-EWL	Reeves Street South	Parked In Laneway	
10:02:08	EWL-J	Parked In Laneway	Reeves Street South	
13:40:05	J-EWL	Reeves Street South	Parked In Laneway	
13:44:28	EWL-J	Parked In Laneway	Reeves Street South	
14:47:36	EWL-J	Parked In Laneway	Reeves Street South	
15:43:37	J-EWL	Reeves Street South	Parked In Laneway	
Wednesday 14th August, 2019				0 vehicle movements
Thursday 15th August, 2019				0 vehicle movements
Friday 16th August, 2019				12 vehicle movements
08:36:31	J-EWL	Reeves Street South	Parked In Laneway	
08:39:16	EWL-J	Parked In Laneway	Reeves Street South	
09:39:02	J-EWL	Reeves Street South	Parked In Laneway	
09:42:46	EWL-J	Parked In Laneway	Reeves Street South	
10:44:46	J-EWL	Reeves Street South	Parked In Laneway	
11:10:03	EWL-J	Parked In Laneway	Reeves Street South	
11:20:45	J-EWL	Reeves Street South	Parked In Laneway	
11:23:14	EWL-J	Parked In Laneway	Reeves Street South	
11:54:05	J-EWL	Reeves Street South	Parked In Laneway	
11:57:32	EWL-J	Parked In Laneway	Reeves Street South	
12:00:36	J-EWL	Parked In Laneway	Reeves Street South	
12:03:35	EWL-J	Parked In Laneway	Reeves Street South	
Saturday 17th August, 2019				8 vehicle movements
09:35:14	J-EWL	Reeves Street South	Parked In Laneway	
10:05:35	EWL-J	Parked In Laneway	Reeves Street South	
12:44:21	J-EWL	Reeves Street South	Parked In Laneway	
14:29:33	J-EWL	Reeves Street South	Parked In Laneway	
15:14:36	EWL-J	Parked In Laneway	Reeves Street South	
15:29:30	EWL-J	Parked In Laneway	Reeves Street South	
Sunday 18th August, 2019				0 vehicle movements
Monday 19th August, 2019				15 vehicle movements
08:52:00	J-EWL	Reeves Street South	Parked In Laneway	
09:02:32	EWL-J	Parked In Laneway	Reeves Street South	
09:49:17	J-EWL	Reeves Street South	Parked In Laneway	
10:04:04	EWL-J	Parked In Laneway	Reeves Street South	
11:45:54	J-EWL	Reeves Street South	Parked In Laneway	
11:59:12	J-EWL	Reeves Street South	Parked In Laneway	
12:02:29	EWL-J	Parked In Laneway	Reeves Street South	
12:07:47	EWL-J	Parked In Laneway	Reeves Street South	
12:15:13	J-EWL	Reeves Street South	Parked In Laneway	
12:15:33	EWL-J	Parked In Laneway	Reeves Street South	
12:22:22	J-EWL	Reeves Street South	Parked In Laneway	
12:23:34	EWL-J	Parked In Laneway	Reeves Street South	
13:11:18	J-EWL	Reeves Street South	Parked In Laneway	
13:30:32	J-EWL	Reeves Street South	Parked In Laneway	
13:52:46	EWL-J	Parked In Laneway	Reeves Street South	
Tuesday 20th August, 2019				5 vehicle movements
09:41:34	J-EWL	Reeves Street South	Parked In Laneway	
10:45:35	J-EWL	Reeves Street South	Parked In Laneway	
14:23:05	J-EWL	Reeves Street South	Parked In Laneway	Tow truck arrives - unloads car
14:28:23	EWL-J	Parked In Laneway	Reeves Street South	Tow truck departs
15:25:32	EWL-J	Parked In Laneway	Reeves Street South	
Wednesday 21st August, 2019				17 vehicle movements
08:22:23	J-EWL	Reeves Street South	Parked In Laneway	
09:01:04	EWL-J	Parked In Laneway	Reeves Street South	
09:30:37	J-EWL	Reeves Street South	Parked In Laneway	
09:34:09	EWL-J	Parked In Laneway	Reeves Street South	
11:20:22	J-EWL	Reeves Street South	Parked In Laneway	
11:23:41	EWL-J	Parked In Laneway	Reeves Street South	
12:42:10	J-EWL	Reeves Street South	Parked In Laneway	
12:44:30	EWL-J	Parked In Laneway	Reeves Street South	
13:40:29	J-EWL	Reeves Street South	Parked In Laneway	
14:39:49	EWL-J	Parked In Laneway	Reeves Street South	
14:03:31	J-EWL	Reeves Street South	Parked In Laneway	
14:05:16	EWL-J	Parked In Laneway	Reeves Street South	
14:10:59	J-EWL	Reeves Street South	Parked In Laneway	
14:12:36	EWL-J	Parked In Laneway	Reeves Street South	
15:00:42	J-EWL	Reeves Street South	Parked In Laneway	
15:05:00	EWL-J	Parked In Laneway	Reeves Street South	
17:05:00	EWL-J	Parked In Laneway	Reeves Street South	
Thursday 22nd August, 2019				8 vehicle movements
05:25:16	J-EWL	Reeves Street South	Parked In Laneway	
05:34:31	EWL-J	Parked In Laneway	Reeves Street South	
11:25:10	J-EWL	Reeves Street South	Parked In Laneway	
11:31:08	EWL-J	Parked In Laneway	Reeves Street South	
10:30:34	J-EWL	Reeves Street South	Parked In Laneway	
10:53:45	EWL-J	Parked In Laneway	Reeves Street South	
15:33:15	J-EWL	Reeves Street South	Parked In Laneway	
15:37:16	EWL-J	Parked In Laneway	Reeves Street South	
Friday 23rd August, 2019				8 vehicle movements
10:05:34	J-EWL	Reeves Street South	Parked In Laneway	
10:11:00	EWL-J	Parked In Laneway	Reeves Street South	
12:25:00	J-EWL	Reeves Street South	Parked In Laneway	
13:32:15	J-EWL	Reeves Street South	Parked In Laneway	
13:35:03	EWL-J	Parked In Laneway	Reeves Street South	
19:37:51	J-EWL	Reeves Street South	Parked In Laneway	
Saturday 24th August, 2019				No Activity
Sunday 25th August, 2019				No Activity

# Attachment 5 - Attachment 5 - Submission

## NORTH-SOUTH LANEWAY

Summary of Visitor Activity - Monday 12th - Sunday 28th August, 2018

Time	Route	Origin	Destination	Comments	
<b>Monday 12th August, 2018</b>					
07:11:56	1-HBL	Council Street	Parked in Laneway	Garbage Tn d:	12 vehicle movements
07:45:00	HBL-1	Parked in Laneway	Council Street	Garbage Tn d:	
08:49:20	60-2-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway	
08:55:26	60-2-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway	
09:10:49	4-HBL	Alexandra Pde	Parked in Laneway		
10:28:44	HBL-4	Parked in Laneway	Alexandra Pde		
12:04:07	4-HBL	Alexandra Pde	Parked in Laneway		
12:12:24	HBL-4	Parked in Laneway	Alexandra Pde		
12:15:46	2-HBL	Reeves Street North	Parked in Laneway		
12:24:41	HBL-2	Parked in Laneway	Reeves Street North		
18:25:06	HBL-602	Parked in Laneway	602 Smith Street	Car moved from laneway to workshop	
18:28:03	HBL-602	Parked in Laneway	602 Smith Street	Car moved from laneway to workshop	
<b>Tuesday 13th August, 2018</b>					
4:30:22	4-HBL	Alexandra Pde	Parked in Laneway		41 vehicle movements
4:31:44	HBL-4	Parked in Laneway	Alexandra Pde		
7:17:26	1-HBL	Council Street	Parked in Laneway		
7:31:25	HBL-1	Parked in Laneway	Council Street		
8:40:49	60-2-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway	
9:08:12	60-2-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway	
9:21:09	4-HBL	Alexandra Pde	Parked in Laneway		
9:31:46	HBL-4	Parked in Laneway	Alexandra Pde		
9:50:08	1-HBL	Council Street	Parked in Laneway		
10:07:22	1-628	Council Street	628 Smith Street		628
10:16:29	628-2	628 Smith Street	Reeves Street North		628
10:14:35	4-HBL	Alexandra Pde	Parked in Laneway	Delivery Tn d:	
10:43:07	HBL-4	Parked in Laneway	Alexandra Pde	Delivery Tn d:	
10:53:53	1-628	Council Street	628 Smith Street		628
11:27:42	2-HBL	Reeves Street North	Parked in Laneway		
11:32:32	HBL-2	Parked in Laneway	Reeves Street North		
11:50:53	HBL-2	Parked in Laneway	Reeves Street North		
11:55:54	2-HBL	Reeves Street North	Parked in Laneway		
11:59:25	HBL-2	Parked in Laneway	Reeves Street North		
12:11:37	2-HBL	Reeves Street North	Parked in Laneway		
12:13:16	HBL-2	Parked in Laneway	Reeves Street North		
12:14:58	2-602	Reeves Street North	602 Smith Street	Car entered workshop	
12:17:42	628-1	628 Smith Street	Council Street		628
12:51:29	1-HBL	Council Street	Parked in Laneway		
12:59:12	HBL-1	Parked in Laneway	Council Street		
13:11:03	4-HBL	Alexandra Pde	Parked in Laneway	Delivery Tn d:	
13:17:07	HBL-4	Parked in Laneway	Alexandra Pde	Delivery Tn d:	
14:40:35	4-692	Alexandra Pde	Parked in Laneway	Delivery Tn d:	
14:16:00	2-628	Reeves Street North	628 Smith Street		628
14:40:53	628-2	628 Smith Street	Reeves Street North		628
14:55:28	HBL-4	Parked in Laneway	Alexandra Pde	Delivery Tn d:	
15:03:39	1-628	Council Street	628 Smith Street		628
15:08:37	628-1	628 Smith Street	Council Street		628
15:17:43	HBL-602	Parked in Laneway	602 Smith Street	Car entered workshop	
15:26:56	HBL-2	Parked in Laneway	Reeves Street North		
17:18:46	1-HBL	Council Street	Parked in Laneway		
17:31:40	1-HBL	Council Street	Parked in Laneway		
17:35:09	HBL-1	Parked in Laneway	Council Street		
17:36:40	HBL-2	Parked in Laneway	Reeves Street North		
18:13:09	HBL-602	Parked in Laneway	602 Smith Street	Car moved from laneway to workshop	
18:13:49	HBL-602	Parked in Laneway	602 Smith Street	Car moved from laneway to workshop	
<b>Wednesday 14th August, 2018</b>					
8:50:39	60-2-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway	31 vehicle movements
9:03:53	1-HBL	Council Street	Parked in Laneway		
9:05:14	HBL-2	Parked in Laneway	Reeves Street North		
9:56:01	1-602	Council Street	602 Smith Street	Car entered workshop	
10:27:48	60-2-2	602 Smith Street	Reeves Street North	Car entered workshop	
11:07:26	1-HBL	Council Street	Parked in Laneway		
11:13:00	HBL-1	Parked in Laneway	Council Street		
11:26:31	1-628	Council Street	628 Smith Street		628
11:54:18	628-1	628 Smith Street	Council Street		628
12:14:03	1-HBL	Council Street	Parked in Laneway		
12:42:02	1-628	Council Street	628 Smith Street		628
12:46:06	628-1	628 Smith Street	Council Street		628
12:54:18	HBL-2	Parked in Laneway	Reeves Street North		
13:48:36	1-628	Council Street	628 Smith Street		628
13:48:36	628-1	628 Smith Street	Council Street		628
15:26:40	2-602	Reeves Street North	602 Smith Street	Car entered workshop	
16:13:06	HBL-2	Parked in Laneway	Reeves Street North		
17:14:12	1-628	Council Street	628 Smith Street		628
17:51:07	628-1	628 Smith Street	Council Street		628
18:15:47	HBL-602	Parked in Laneway	602 Smith Street	Car moved from laneway to workshop	
18:17:44	HBL-602	Parked in Laneway	602 Smith Street	Car moved from laneway to workshop	
<b>Thursday 15th August, 2018</b>					
03:23:59	1-HBL	Council Street	Parked in Laneway	Cyclist	14 vehicle movements, 2 cyclist movements
03:32:01	HBL-1	Parked in Laneway	Council Street	Cyclist	
08:14:54	60-2-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway	
09:51:02	60-2-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway	
10:18:32	1-HBL	Council Street	Parked in Laneway		
10:27:37	HBL-1	Parked in Laneway	Council Street		
10:58:17	1-602	Council Street	602 Smith Street	Car entered workshop	
11:44:16	1-602	Council Street	602 Smith Street	Car entered workshop	
12:01:44	HBL-1	Parked in Laneway	Council Street		
13:49:36	1-HBL	Council Street	Parked in Laneway		
13:59:56	HBL-1	Parked in Laneway	Council Street		
15:26:58	1-HBL	Council Street	Parked in Laneway		
15:33:56	HBL-1	Parked in Laneway	Council Street		
16:44:13	60-2-1	602 Smith Street	Council Street		
19:35:51	HBL-602	Parked in Laneway	602 Smith Street	Car moved from laneway to workshop	
19:37:08	HBL-602	Parked in Laneway	602 Smith Street	Car moved from laneway to workshop	
<b>Friday 16th August, 2018</b>					
04:16:09	4-HBL	Alexandra Pde	Parked in Laneway	Garbage Tn d:	25 vehicle movements
04:37:36	HBL-4	Parked in Laneway	Alexandra Pde	Garbage Tn d:	
04:47:47	4-HBL	Alexandra Pde	Parked in Laneway	Garbage Tn d:	
04:51:19	HBL-4	Parked in Laneway	Alexandra Pde	Garbage Tn d:	
06:27:10	1-HBL	Council Street	Parked in Laneway		
07:26:09	HBL-1	Parked in Laneway	Council Street		
09:59:27	1				
10:18:38	1-HBL	Council Street	Parked in Laneway		
10:24:33	HBL-1	Parked in Laneway	Council Street		
10:31:11	1-HBL	Council Street	Parked in Laneway		
11:06:55	HBL-1	Parked in Laneway	Council Street		
11:17:44	1-HBL	Council Street	Parked in Laneway		
11:18:46	HBL-1	Parked in Laneway	Council Street		
12:05:04	1-HBL	Council Street	Parked in Laneway		
12:08:46	HBL-2	Parked in Laneway	Reeves Street North		
12:23:58	1-HBL	Council Street	Parked in Laneway		
12:34:27	HBL-1	Parked in Laneway	C		
13:24:00	60-2-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway	
13:26:10	60-2-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway	
13:38:36	1-HBL	Council Street	Parked in Laneway		
13:53:04	HBL-1	Parked in Laneway	Council Street		
16:31:41	60-2-1	602 Smith Street	Council Street	Car entered workshop	
16:42:34	1-HBL	Council Street	Parked in Laneway		
18:17:42	HBL-1	Parked in Laneway	Council Street		
18:41:42	HBL-602	Parked in Laneway	602 Smith Street	Car moved from laneway to workshop	
18:47:14	HBL-602	Parked in Laneway	602 Smith Street	Car moved from laneway to workshop	

# Attachment 5 - Attachment 5 - Submission

Saturday 01st August, 2018				5 vehicle movements
8:11:48	1-HBL	Council Street	Parked in Laneway	
10:00:03	HBL-2	Parked in Laneway	Reeves Street North	628
10:09:20	1-HBL	Council Street	Parked in Laneway	
11:24:04	HBL-1	Parked in Laneway	Council Street	
11:48:55	1-HBL	Council Street	Parked in Laneway	
11:51:41	HBL-1	Parked in Laneway	Council Street	
Sunday 18th August, 2018				10 vehicle movements
07:38:05	1-HBL	Council Street	628 Smith Street	628
08:09:09	G28-1	628 Smith Street	Council Street	628
08:59:12	1-HBL	Council Street	628 Smith Street	628
11:09:50	G28-1	628 Smith Street	Council Street	628
12:17:25	1-HBL	Council Street	628 Smith Street	628
12:43:53	G28-1	628 Smith Street	Council Street	628
14:03:09	4-1	Alexandra Pde	Council Street	Through Movement
16:09:31	1-HBL	Council Street	Parked in Laneway	
16:12:27	HBL-4	Parked in Laneway	Alexandra Pde	Through Movement
19:55:27	4-1	Alexandra Pde	Council Street	Through Movement
Monday 19th August, 2018				18 vehicle movements
05:21:19	1-HBL	Alexandra Pde	Parked in Laneway	Garbage Truck
05:22:36	HBL-4	Parked in Laneway	Alexandra Pde	Garbage Truck
08:25:37	1-HBL	Council Street	Parked in Laneway	Garbage Truck
08:27:56	HBL-1	Parked in Laneway	Council Street	Garbage Truck
08:40:54	1-HBL	Council Street	Parked in Laneway	
09:02:01	602-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway
09:04:50	602-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway
09:19:11	HBL-602	Parked in Laneway	602 Smith Street	Car moved from laneway to workshop
10:50:50	1-HBL	Council Street	Parked in Laneway	
10:59:49	HBL-1	Parked in Laneway	Council Street	
12:26:14	1-HBL	Council Street	628 Smith Street	628
13:43:53	G28-1	628 Smith Street	Council Street	628
16:44:30	HBL-2	Parked in Laneway	Reeves Street North	
17:23:44	HBL-1	Parked in Laneway	Council Street	
17:29:12	1-HBL	Council Street	Parked in Laneway	
17:32:23	HBL-1	Parked in Laneway	Council Street	
19:11:56	HBL-602	Parked in Laneway	602 Smith Street	Car moved from laneway to workshop
20:33:16	4-HBL	Alexandra Pde	Parked in Laneway	
Tuesday 20th August, 2018				29 vehicle movements
04:28:44	4-HBL	Alexandra Pde	Parked in Laneway	Garbage Truck
04:29:46	HBL-4	Parked in Laneway	Alexandra Pde	Garbage Truck
07:08:53	2-HBL	Reeves Street North	Parked in Laneway	
07:12:27	HBL-4	Parked in Laneway	Alexandra Pde	
08:36:54	1-HBL	Council Street	628 Smith Street	628
XXXXXXX	G28-1	628 Smith Street	Council Street	628
08:46:24	602-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway
09:12:11	1-HBL	Council Street	Parked in Laneway	
09:23:47	1-HBL	Council Street	Parked in Laneway	
09:52:25	HBL-HBL	Parked in Laneway	Parked in Laneway	
9:59:09	HBL-1	Parked in Laneway	Council Street	
10:24:27	1-HBL	Alexandra Pde	Parked in Laneway	
10:26:56	HBL-4	Parked in Laneway	Alexandra Pde	
10:47:46	1-HBL	Council Street	Parked in Laneway	
10:48:01	1-HBL	Council Street	Parked in Laneway	
10:50:15	HBL-2	Parked in Laneway	Reeves Street North	
11:39:28	1-HBL	Council Street	Parked in Laneway	
11:48:59	HBL-1	Parked in Laneway	Council Street	
11:54:44	1-HBL	Council Street	628 Smith Street	628
11:51:41	G28-1	628 Smith Street	Council Street	628
13:12:07	4-HBL	Alexandra Pde	Parked in Laneway	
13:43:12	HBL-4	Parked in Laneway	Alexandra Pde	
14:42:57	4-HBL	Alexandra Pde	Parked in Laneway	Delivery Truck
15:02:30	HBL-4	Parked in Laneway	Alexandra Pde	
16:50:36	602-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway
16:53:11	HBL-1	Parked in Laneway	Council Street	
17:32:11	1-HBL	Council Street	Parked in Laneway	
18:42:50	HBL-1	Parked in Laneway	Council Street	
18:56:03	HBL-602	Parked in Laneway	602 Smith Street	Car moved from laneway to workshop
Wednesday 21st August, 2018				18 vehicle movements
06:39:56	1-HBL	Council Street	Parked in Laneway	
07:57:46	2-HBL	Reeves Street North	Parked in Laneway	
08:00:47	HBL-2	Parked in Laneway	Reeves Street North	
08:13:57	HBL-1	Parked in Laneway	Council Street	
10:11:52	1-HBL	Council Street	Parked in Laneway	
10:11:52	602-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway
11:03:38	4-HBL	Alexandra Pde	Parked in Laneway	
11:15:10	HBL-1	Parked in Laneway	Council Street	
11:30:54	HBL-4	Parked in Laneway	Alexandra Pde	
11:40:03	1-HBL	Council Street	602 Smith Street	Car entered workshop
11:53:00	4-HBL	Alexandra Pde	Parked in Laneway	
11:57:31	HBL-4	Parked in Laneway	Alexandra Pde	
13:36:29	602-1	602 Smith Street	Council Street	Car exited workshop
14:13:26	1-HBL	Council Street	Parked in Laneway	
14:13:26	HBL-1	Parked in Laneway	Council Street	
19:13:03	HBL-602	Parked in Laneway	602 Smith Street	Car moved from laneway to workshop
Thursday 22nd August, 2018				15 vehicle movements
05:53:36	4-HBL	Alexandra Pde	Parked in Laneway	
06:23:00	1-HBL	Council Street	628 Smith Street	628
XXXXXXX	G28-1	628 Smith Street	Council Street	628
08:11:16	HBL-2	Parked in Laneway	Reeves Street North	Car moved from workshop to laneway
08:32:47	602-HBL	602 Smith Street	Parked in Laneway	
10:02:46	1-HBL	Reeves Street North	602 Smith Street	
10:09:20	1-HBL	Council Street	628 Smith Street	628
10:38:00	G28-1	628 Smith Street	Council Street	628
10:50:50	1-HBL	Council Street	628 Smith Street	628
10:50:34	G28-1	628 Smith Street	Council Street	628
12:44:03	1-HBL	Council Street	Parked in Laneway	
12:59:05	HBL-2	Parked in Laneway	Reeves Street North	
15:50:04	602	Parked in Laneway	Reeves Street North	
19:01:16	1-HBL	Council Street	Parked in Laneway	
19:06:19	HBL-602	Parked in Laneway	602 Smith Street	Car moved from laneway to workshop
Friday 23rd August, 2018				30 vehicle movements
08:37:32	602-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway
11:02:01	1-HBL	Council Street	Parked in Laneway	
11:24:40	1-HBL	Council Street	Parked in Laneway	Towtruck arrives to set-down car
11:34:59	HBL-1	Parked in Laneway	Council Street	Towtruck departs
11:36:53	HBL-2	Parked in Laneway	Reeves Street North	
12:18:17	HBL-2	Parked in Laneway	Reeves Street North	
12:29:06	1-HBL	Council Street	Parked in Laneway	
12:32:25	HBL-1	Parked in Laneway	Council Street	
13:27:39	HBL-1	Parked in Laneway	Council Street	
13:41:42	1-HBL	Council Street	602 Smith Street	Car entered workshop
14:01:50	602-1	602 Smith Street	Council Street	Car exited workshop
14:16:10	1-HBL	Council Street	Parked in Laneway	
14:27:17	1-HBL	Council Street	602 Smith Street	Car entered workshop
14:56:19	602-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway
15:19:17	HBL-1	Parked in Laneway	Council Street	
15:28:01	1-HBL	Council Street	Parked in Laneway	
16:10:47	HBL-1	Parked in Laneway	Council Street	
16:49:56	1-HBL	Council Street	Parked in Laneway	
17:04:20	HBL-1	Parked in Laneway	Council Street	
17:36:22	602-HBL	602 Smith Street	Parked in Laneway	Car moved from workshop to laneway
17:38:36	HBL-1	Parked in Laneway	Council Street	
17:44:02	1-HBL	Council Street	602 Smith Street	Car entered workshop
18:33:29	1-2	Council Street	Reeves Street North	Through Movement
18:44:32	1-HBL	Council Street	Parked in Laneway	
18:46:13	HBL-1	Parked in Laneway	Council Street	
19:04:03	1-HBL	Council Street	Parked in Laneway	
19:15:12	1-HBL	Council Street	Parked in Laneway	
19:16:17	HBL-1	Parked in Laneway	Council Street	
19:34:27	HBL-1	Parked in Laneway	Council Street	
19:35:52	HBL-602	Parked in Laneway	602 Smith Street	Car moved from laneway to workshop
Saturday 24th August, 2018				0 vehicle movements
Sunday 25th August, 2018				0 vehicle movements
				No Activity

**Attachment 6 - Attachment 6 - Planning Permit**

Helping you understand your planning needs

**PLANNING PERMIT****Permit No:** PLN19/0845**Planning Scheme:** Yarra**Responsible Authority:** City Of Yarra**ADDRESS OF THE LAND:**592-596 Smith Street, 2-12 Alexandra Parade and 1-7 Reeves Street Clifton Hill  
VIC 3068**THE PERMIT ALLOWS:**

In accordance with the endorsed plans:

- To use the land for 'food and drink premises' where the leasable floor area exceeds 100m<sup>2</sup>
- To use the land for 'retail'
- To use the land for a 'supermarket' where the floor area exceeds 1,800m<sup>2</sup>
- To construct a building or construct or carry out works
- To demolish or remove a building
- To reduce the number of car parking spaces
- To create or alter access to a road in a Road Zone

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:****Amended Plans**

- 1 Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans prepared by BatesSmart, Dated 28/1/21, Drawing Nos. TP01.02(A), TP03.B3(D), TP03.B2(D), TP03.B1(E), TP03.00(F), TP03.00.M(C), TP03.01(F), TP03.02(E), TP03.03(E), TP03.04(E), TP03.06(A), TP03.07(A), TP03.08(B), TP03.09(D), TP03.10(D), TP03.11(E), TP07.00(C), TP07.00.M(C), TP09.01(D), TP09.02(D), TP09.03(D), TP09.04(C), TP10.01(D), TP10.02(D), TP10.03(C), TP10.04(D), TP10.05(D), TP10.06(D), TP41.01(A), but modified to show:

**Date:** 07 May 2021
  
 Mary Osman  
 Signature for the Responsible Authority

Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86

Page 1 of 20

For more information call 9205 5555 or visit [www.yarracity.vic.gov.au](http://www.yarracity.vic.gov.au)

## Attachment 6 - Attachment 6 - Planning Permit

- (a) Ground level weather protection, where possible having regard to the location of existing and new street trees.
- (b) Retention of door and window openings in the front façade of the building at No. 612-614 Smith Street, Clifton Hill.
- (c) Reconstruction of the northern and southern façades of No. 612-614 Smith Street to the distance and extent that they are visible from the public realm (including the profile of the side parapet walls) and using bricks salvaged from the demolished part of the building.
- (d) Street furniture relocated so as not to be located in front of building entrances.
- (e) All bicycle hoops in the Smith Street and Alexandra Parade footpaths set back 600mm from the back of kerb and positioned to the same alignment for a consistent path of travel and with each bicycle hoop allowing for a 1.0m by 1.8m clearance around.
- (f) A notation on the plans that all street furniture will be installed in accordance with City of Yarra Standards and to the satisfaction of the Responsible Authority.
- (g) The kerbs on either side of the internal ramped accessways dimensioned and be no less than 300 mm wide as required by AS/NZS 2890.1:2004.
- (h) The disabled parking spaces line-marked in accordance with AS2890.6 with a length of 5.4m.
- (i) The car spaces located next to non-compliant columns allocated to staff/employees.
- (j) A warning signage and a flashing light system provided at the entrance to the loading bay to alert pedestrians of the departure of a vehicle from the loading area.
- (k) Space must be provided for at least one car to prop on a 1:20 grade as it uses the boom gate on exit of the carpark.
- (l) No more than 20 car spaces are to be 'small car spaces'.
- (m) All bicycle spaces to be dimensioned and provided in accordance with the requirements of AS2890.3-2015 or to the satisfaction of the Responsible Authority.
- (n) A notation on the plans that wayfinding signage is provided to direct visitors to the internal bicycle parking storage room.
- (o) An updated schedule of external materials and finishes, including rendered elevations and/or 3D perspectives of the building and a sample of the market hall casting demonstrating the finish has a low reflectivity.
- (p) Any changes recommended in the amended SMP required by condition 11 of this planning permit.
- (q) Any changes recommended in the amended Acoustic Report required by condition 13 of this planning permit.
- (r) Any changes recommended in the amended Wind Report required by condition 19 of this planning permit.

**Date: 07 May 2021**

  
 \_\_\_\_\_  
 Mary Osman  
 Signature for the Responsible Authority  
 Page 2 of 20

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*

## Attachment 6 - Attachment 6 - Planning Permit

- 2 The use and development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

### Architect Ongoing Involvement

- 3 As part of the ongoing consultant team, BatesSmart or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:
  - (a) oversee design and construction of the development; and
  - (b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

### Façade Strategy

- 4 In conjunction with the submission of development plans under Condition 1, a Façade Strategy and Materials and Finishes Plan generally in accordance with sections 3.2 – 3.5 (inclusive) of the Design Report prepared by BatesSmart dated 29 January 2021 to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Façade Strategy and Materials and Finishes Plan will be endorsed and will then form part of this permit. The Façade Strategy and Materials and Finishes Plan must detail:
  - (a) elevation drawings at a scale of 1:20 illustrating typical podium details, entries and doors, and utilities and typical tower facade details;
  - (b) elevation drawings at a scale of 1:20 detailing all reconstruction works including all restoration works and 'make good works' associated with the buildings at Nos. 612-614 and 616-622 Smith Street to be prepared by a suitably qualified heritage architect;
  - (c) section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;
  - (d) the façade strategy must show textured walls consistent with the development plans under condition 1;
  - (e) information about how the façade will be maintained, including any vegetation;
  - (f) details of any weather protection associated with ground floor retail premises as referred to in condition 1(a); and
  - (g) a sample board and coloured drawings outlining colours, materials and finishes.
- 5 Unless with the written consent of the Responsible Authority, light reflectivity from external materials and finishes must not reflect more than 20% of specular visible light, to the satisfaction of the Responsible Authority.
- 6 External building materials and finishes must not result in hazardous or uncomfortable glare to pedestrians, public transport operators and commuters, motorists, or occupants of surrounding buildings and public spaces, to the satisfaction of the Responsible Authority.

**Date: 07 May 2021**

  
 \_\_\_\_\_  
 Mary Osman  
 Signature for the Responsible Authority  
 Page 3 of 20

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*



## Attachment 6 - Attachment 6 - Planning Permit

### Conservation Works

- 7 Before the development commences, a Conservation Works Plan (CWP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the CWP will be endorsed and will form part of this permit. The CWP must include, but not be limited to, the following:
- (a) Fully dimensioned and accurately measured plans at a scale of no less than 1:50 prepared by a suitably qualified heritage practitioner/ architect, detailing:
    - (i) A schedule of conservation works to the buildings at No. 612-616 Smith Street and No. 616-622 Smith Street generally in accordance with the indicative schedule of conservation works in the Statement of Evidence of Mr B Raworth, dated 5 March 2021 and:
      - Retention of door and window openings in the front façade of the building at No. 612-614 Smith Street, Clifton Hill.
      - Reconstruction of the northern and southern façades of No. 612-614 Smith Street to the distance and extent that they are visible from the public realm (including the profile of the side parapet walls) and using bricks salvaged from the demolished part of the building.
    - (b) A written description of the demolition and construction methods to be used.
- 8 The provisions, recommendations and requirements of the endorsed CWP must be implemented and complied with to the satisfaction of the Responsible Authority.

### Landscape Plan

- 9 Before the development commences, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Design Plan prepared by Barber Landscape Architecture, dated January 2021, but modified to show:
- (a) Consistency with the endorsed plans under condition 1;
  - (b) Philodendron Cordatum replaced with an alternative species that is known to grow outdoors in Melbourne successfully;
  - (c) Additional street tree planting along the Alexandra Parade and Reeves Street frontages;
  - (d) Details of paving, lighting, seating, and demarcation of the public realm and private spaces, including arrangements for pedestrians, bicycles, vehicular circulation and in-ground services;
  - (e) A planting plan nominating botanical names of all proposed plants, number of plants, size at maturity and size at planting.
  - (f) A maintenance program, including details about irrigation, maintenance activities, frequency of tasks, access requirements and excess plant material disposal;
- to the satisfaction of the Responsible Authority.

**Date: 07 May 2021**

  
 \_\_\_\_\_  
 Mary Osman  
 Signature for the Responsible Authority  
 Page 4 of 20

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*



## Attachment 6 - Attachment 6 - Planning Permit

- 10 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed landscape plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed landscape plan must be maintained by:
- (a) Implementing and complying with the provisions, recommendations and requirements of the endorsed landscape maintenance plan;
  - (b) Not using the areas set aside on the endorsed landscape plan for landscaping for any other purpose; and
  - (c) Replacing any dead, diseased, dying or damaged plants,
- to the satisfaction of the Responsible Authority.

### Sustainable Management Plan

- 11 Before the development commences, an amended Sustainable Management Plan (SMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended SMP will be endorsed and will form part of this permit. The amended SMP must be generally in accordance with the SMP prepared by Ark Resources, dated 2 February 2021, but modified to show or detail:
- (a) Consistency with the endorsed plans under condition 1;
  - (b) Evidence that the office component has been registered for a 5.5 star NABERS commitment agreement with the NSW Department of Environment;
  - (c) Confirmation that energy standards for the retail and supermarket components of the development will exceed the NCC 2019 Section J requirements by a minimum of 10%;
  - (d) Remove the Urban Ecology claim of a commitment to 2.5% of the site planted with native species or amend the landscape plan to comply;
- to the satisfaction of the Responsible Authority.
- 12 The provisions, recommendations and requirements of the endorsed SMP must be implemented and complied with to the satisfaction of the Responsible Authority.

### Acoustic Report

- 13 In conjunction with the submission of development plans under Condition 1, an amended Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The amended acoustic report must be generally in accordance with the report by ARUP, dated 10 October 2019 but modified to show/address:
- (a) Consistency with the endorsed plans under condition 1; and
  - (b) Commitment to achieving the appropriate AS/NZS2107 design levels for the proposed use of the space, including a specification for façade upgrade treatments to ensure targets are met.

**Date:** 07 May 2021

  
Mary Osman  
Signature for the Responsible Authority  
Page 5 of 20

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*

## Attachment 6 - Attachment 6 - Planning Permit

- 14 The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
- 15 Before the development is occupied, an updated acoustic report prepared by a suitably qualified acoustic engineer to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The report must:
  - (a) Provide evidence of compliance with the requirements of the endorsed Acoustic Report.
- 16 The recommendations and any works contained in the approved acoustic report must be implemented and completed and where there are recommendations of an ongoing nature must be maintained all to the satisfaction of the Responsible Authority.

### Waste Management Plan

- 17 The Waste Management Plan prepared by WSP dated 21/01/2021 will be endorsed and will form part of this permit.
- 18 The provisions, recommendations and requirements of the endorsed WMP must be implemented and complied with to the satisfaction of the Responsible Authority.

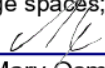
### Wind Assessment

- 19 In conjunction with the submission of development plans under Condition 1, an amended Wind Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Assessment will be endorsed and will form part of this permit. The amended Wind Assessment must be generally in accordance with the Wind Assessment prepared by MEL Consultants (Report No. 19-19-WT-ENV-01), but modified to include or show:
  - (a) Consistency with the endorsed plans under condition 1; and
  - (b) Wind control measures for Level 8 terraces for "walking" comfort except in designated seating areas where "seating" comfort should be achieved or a higher level of comfort than "walking" comfort to the satisfaction of the Responsible Authority.
- 20 The provisions, recommendations and requirements of the endorsed Wind Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

### Green Travel Plan

- 21 Before the development is occupied, an amended Green Travel Plan (GTP) to the satisfaction of the Responsible Authority must be prepared by a suitably qualified professional and must be submitted to and approved by the Responsible Authority. When approved, the GTP will be endorsed and will form part of this permit. The amended GTP must be generally in accordance with the report by Cardno dated 1 February 2021 but modified to show or address:
  - (a) Consistency with the endorsed plans under condition 1;
  - (b) Sustainable transport goals linked to measurable targets;
  - (c) Details of GTP funding and management responsibilities;
  - (d) Security arrangements to access the employee bicycle storage spaces;

**Date: 07 May 2021**

  
Mary Osman  
Signature for the Responsible Authority  
Page 6 of 20

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*

## Attachment 6 - Attachment 6 - Planning Permit

- (e) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3; and
  - (f) A statement that the provisions for the GTP will be updated not less than every 5 years.
- 22 The provisions, recommendations and requirements of the endorsed GTP must be implemented and complied with to the satisfaction of the Responsible Authority.

### Car Park Management Plan

- 23 Before the development is occupied, a Car Parking Management Plan (CMP) to the satisfaction of the Responsible Authority must be prepared by a suitably qualified professional and must be submitted to and approved by the Responsible Authority. When approved, the CMP will be endorsed and will form part of this permit. The CMP must address:
- (a) Security access control measures;
  - (b) A pricing policy including any time limits on free parking;
  - (c) Allocation of parking; and
  - (d) Line marking, signage and other safety devices.
- 24 The provisions, recommendations and requirements of the endorsed CMP must be implemented and complied with to the satisfaction of the Responsible Authority.

### Structural Report

- 25 Before the approval of the Demolition Management Plan (required under condition 27) and prior to the commencement of demolition, a structural report relevant to the retention of the buildings at Nos. 612-614 and 616-622 Smith Street to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The structural report must be prepared by a suitably qualified structural engineer and must demonstrate the means by which the retained portions of the building on-site will be supported during demolition and construction works to ensure their retention. When approved, the structural report will be endorsed and will form part of this permit.
- 26 The provisions, recommendations and requirements of the endorsed structural report must be implemented and complied with to the satisfaction of the Responsible Authority.

### Demolition Management Plan

- 27 Prior to the commencement of any demolition or construction works associated with this permit, and prior to the approval of the Construction Management Plan (required under condition 88) a fully detailed Demolition Management Plan must be submitted to and approved by the Responsible Authority. When approved, the Demolition Management Plan will be endorsed and will then form part of the permit. The Demolition Management Plan must fully describe and clearly demonstrate that the construction methods to be used on site will ensure that the building fabric required to be retained on the plan approved under condition 1 of the permit will be safeguarded during and after the demolition process has occurred, or finished in accordance with the plans approved under condition 1. The Demolition Management Plan must also detail the necessary protection works required to retain the integrity of the perimeter

**Date: 07 May 2021**

  
\_\_\_\_\_  
Mary Osman  
Signature for the Responsible Authority  
Page 7 of 20

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*

## Attachment 6 - Attachment 6 - Planning Permit

wall and include measures of making good the wall following the works to punctuate the approved openings.

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

### Use

- 29 Except with the prior written consent of the Responsible Authority, the food and drink premises use authorised by this permit may only operate between the following hours:
- (a) 7.00am – 1.00am, seven days a week.
- 30 Except with the prior written consent of the Responsible Authority, no more than 500 patrons are permitted within the Market Hall and communal terrace at any one time.
- 31 Except with the prior written consent of the Responsible Authority, no more than 500 patrons are permitted within the food and drink premises across Levels 02 and 03.
- 32 Except with the prior written consent of the Responsible Authority, only background music may be provided on the land and speakers external to the building must not be erected or used.
- 33 Except with the prior written consent of the Responsible Authority, the outdoor terraces may only be used between the following hours:
- (a) 7.00am – 10.00pm, seven days a week.
- 34 The amenity of the area must not be detrimentally affected by the use or development, including through:
- (a) the transport of materials, goods or commodities to or from land;
- (b) the appearance of any buildings, works or materials;
- (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; or
- (d) the presence of vermin;
- to the satisfaction of the Responsible Authority.

### Deliveries

- 35 Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between:
- (a) 7.00am to 10.00pm Monday to Saturday; and
- (b) 9.00am to 10.00pm Sundays and Public Holidays.
- 36 All loading and unloading of goods must occur within the designated on-site loading bays and delivery vehicles must not exceed the size of a 12.5 metre long Heavy Rigid Vehicle.

### Noise

- 37 The uses must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).

**Date: 07 May 2021**

  
Mary Osman  
Signature for the Responsible Authority  
Page 8 of 20

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*

## Attachment 6 - Attachment 6 - Planning Permit

- 38 The uses must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).

### Civil Works

- 39 The kerb and channel along the property's Smith Street, Alexandra Parade and Reeves Street road frontages must be reconstructed to the satisfaction of the Responsible Authority and at the Permit Holder's cost.
- 40 The footpath along the property's Smith Street, Alexandra Parade and Reeves Street road frontages must be reconstructed in asphalt to the satisfaction of the Responsible Authority and at the Permit Holder's cost. The footpath must have a cross-fall of 1 in 33 or unless otherwise specified by the Responsible Authority. All service pit lids within the footpaths are to be readjusted to match the surface levels of the reconstructed footpaths.
- 41 The kerb extensions (both sides of Reeves Street) at the intersection with Alexandra Parade must have constructed a traffic island/pedestrian refuge together with associated line marking, signage and pram crossings with tactile indicators. The traffic management measures must be designed and constructed in accordance with Australian Standards and to the satisfaction of the Responsible Authority and at the Permit Holder's cost.
- 42 All redundant vehicle crossings are to be demolished and reinstated with paving, and kerb and channel to the satisfaction of the Responsible Authority and at the Permit Holder's cost.
- 43 The indented parking areas on the north side of Alexandra Parade, immediately outside the site frontage, must be profiled and re-sheeted to the satisfaction of the Responsible Authority and at the Permit Holder's cost.
- 44 Drainage infrastructure must be constructed to capture and redirect all rainfall run-off from the catchment area that drains into the north-south aligned laneway. The drainage infrastructure must be designed to capture 1 in 100 year ARI (Average Recurrence Interval) flows. The drainage infrastructure design, together with the catchment analysis and hydraulic and hydrological computations, must be submitted to the Responsible Authority for assessment and approval. The cost of all drainage infrastructure works shall be borne by the Permit Holder and must be constructed to the satisfaction of the Responsible Authority.
- 45 Prior to the commencement of development, detailed engineering design drawings of all public infrastructure works must be submitted to the Responsible Authority for assessment and approval.
- 46 All ramps must be designed to meet relevant accessibility requirements (DDA).
- 47 Subject to the approval of the Department of Transport, the existing road hump in Reeves Street must be demolished and the new zebra crossing must incorporate a raised safety platform (RSP). The RSP with the crossing and kerb extensions must be designed and constructed to the satisfaction of the Responsible Authority and at the cost of the Permit Holder.

**Date: 07 May 2021**

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*

  
 \_\_\_\_\_  
 Mary Osman  
 Signature for the Responsible Authority  
 Page 9 of 20



## Attachment 6 - Attachment 6 - Planning Permit

### Traffic Mitigation Works

- 48 Before the development commences,, or by such later date as approved in writing by the Responsible Authority, a detailed Traffic Mitigation Works Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority detailing a No Right Turn ban at Reeves Street into Council Street and a reverse priority treatment making the through traffic movement through the intersection to/from Reeves Street into Council Street, west leg. When approved, the Traffic Mitigation Works Plan must be endorsed and will then form part of this permit.

The Traffic Mitigation Works Plan must include (but is not limited to):

- (a) Design of the proposed reverse priority treatment;
  - (b) Details of any impact on drainage and the flow of stormwater with a drainage infrastructure design;
  - (c) All proposed streetscape materials as per Technical Notes: City of Yarra Public Domain Manual and Yarra Standard Drawings;
  - (d) The location of proposed vehicle crossovers as per Yarra Standard Drawings;
  - (e) The location of all existing infrastructure on footpath and lanes, such as drainage pits, electricity poles and street signs. If any of this infrastructure is proposed to be relocated the proposed location is to be shown.
- 49 Before the development is occupied, the works shown in the endorsed Traffic Mitigation Works Plan must be carried out and completed:
- (a) At the full cost of the permit holder;
  - (b) In accordance with the endorsed Traffic Mitigation Works Plan; and
  - (c) To the satisfaction of the Responsible Authority.
- 50 Before the development is occupied, the Permit Holder must either:
- (a) at its own cost install 'Keep Clear' line marking at Smith Street/Council Street in accordance with VicRoads standards and to the satisfaction of the Responsible Authority with a line-marking plan submitted for approval; or
  - (b) enter into an agreement under s 173 of the *Planning and Environment Act 1987* providing for the payment of Council's costs (in full) of installing 'Keep Clear' line marking at Smith Street/Council Street.

The agreement must be registered on title. The owner, or other person in anticipation of becoming the owner, must meet all of the reasonable expenses of preparing, reviewing, registering and recording the agreement, including the Responsible Authority's costs and expenses (including legal expenses) incidental to preparing, reviewing, registering and recording the agreement.

**Date: 07 May 2021**

  
 Mary Osman  
 Signature for the Responsible Authority  
 Page 10 of 20

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*

## Attachment 6 - Attachment 6 - Planning Permit

### Asset Protection

- 51 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to roads, footpaths and road related infrastructure as a result of the construction works, including trenching and excavation for utility service connections development must be reinstated:
  - (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.
- 52 Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the Permit Holder's expense after seeking approval from the relevant authority.
- 53 Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, boundary traps, valves or meters on Council property will be accepted.
- 54 No parking restriction signs or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management Unit and Construction Management branch.
- 55 Upon the completion of the development, the applicant is to reinstate and readjust on-street parking (signs and line marking) on the west side of Reeves Street in consultation with Council's Parking Management unit.
- 56 The removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must be borne by the Permit Holder.
- 57 Unless with the prior written consent of the Responsible Authority, the bluestone pitchers removed as part of the reinstatement of redundant vehicle crossovers and accessways must be retained and re-used. Surplus stones must be returned to Council.

### Road Discontinuation

- 58 The development must not commence until the two laneways shown as "Government Road" are discontinued under the provisions of section 349 of the *Land Act 1958* and formally transferred into private ownership which is the same as the ownership of instruments of title forming the land under this planning permit.

### Car Parking

- 59 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
  - (a) constructed and available for use in accordance with the endorsed plans;
  - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;

**Date:** 07 May 2021

  
\_\_\_\_\_  
Mary Osman  
Signature for the Responsible Authority  
Page 11 of 20

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*



## Attachment 6 - Attachment 6 - Planning Permit

- (c) treated with an all-weather seal or some other durable surface; and
  - (d) line-marked or provided with some adequate means of showing the car parking spaces;
- to the satisfaction of the Responsible Authority.

### Vehicle Crossings

- 60 Before the development commences, or by such later date as approved in writing by the Responsible Authority, the new vehicle crossings must be designed and constructed:
- (a) in accordance with any requirements or conditions imposed by Council;
  - (b) demonstrating satisfactory access into and out of the site with a vehicle ground clearance check using the B99 design vehicle (and the appropriate commercial vehicle for the crossings servicing the loading docks), and be fully dimensioned with actual reduced levels as per Council's Vehicle Crossing Information Sheet;
  - (c) at the Permit Holder's cost; and
  - (d) to the satisfaction of the Yarra City Council.
- 61 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
- (a) at the permit holder's cost; and
  - (b) to the satisfaction of the Responsible Authority.

### Bicycle Parking

- 62 Except with the prior written consent of the Responsible Authority:
- (a) No less than 71 visitor bicycle spaces are to be provided on the land.
  - (b) No less than 179 employee bicycle spaces within a maximum of two secure facilities are to be provided on the land.
- 63 Wayfinding signage must be provided to direct visitors to the internal bicycle parking storage room.
- 64 No less than 5% of bicycle spaces should have e-bike charging points.
- 65 All visitor and employee bicycle spaces must comply with the clearance and access-way requirements of AS2890.3.
- 66 The secure bicycle parking areas must provide for:
- (a) a 2.0m wide entry;
  - (b) door to be sliding variety; and
  - (c) door to enable automatic opening (ie. via a button).

**Date: 07 May 2021**

  
 \_\_\_\_\_  
 Mary Osman  
 Signature for the Responsible Authority  
 Page 12 of 20

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*

## Attachment 6 - Attachment 6 - Planning Permit

### Lighting

- 67 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the car park and dwelling entrances must be provided within the property boundary. Lighting must be:
- (a) located;
  - (b) directed;
  - (c) shielded; and
  - (d) of limited intensity;
- to the satisfaction of the Responsible Authority.
- 68 Public lighting along the Alexandra Parade frontage is to be supplied and installed in accordance with the Australian/New Zealand Standard AS/NZS 1158, to the satisfaction of the Responsible Authority and at the Permit Holder's cost. The existing lighting comprising a lantern connected to the building structure via mast arm must be demolished and removed.
- 69 A light dimming mechanism is to be activated in the evening and night time period for the office buildings to minimise unnecessary light spill to the satisfaction of the Responsible Authority.

### Section 173 Agreement (Proposed shared zone)

- 70 Within six months of the commencement of works, or by such later date as approved in writing by the Responsible Authority, the owner (or another person in anticipation of becoming the owner) must enter into an agreement with the Responsible Authority under section 173 of the *Planning and Environment Act 1987*, providing for the following:
- (a) The Owner must provide unfettered 24 hour public access over (and inclusive of the provision of lighting) that part of the land to be used for the proposed shared zone;
  - (b) Removable bollards are to be provided at the interface with the north-south laneway to restrict vehicle movements with keys provided to Council and emergency services to ensure access is maintained if required;
  - (c) The owner is responsible for maintaining at all times the areas that are private land open to the public described in condition 70(a) at the cost of the owners of the site and to the satisfaction of the Yarra City Council;
  - (d) The owner(s) must obtain and maintain insurance, approved by Yarra City Council, for the public liability and indemnify Yarra City Council against all claims resulting from any damage, loss, death or injury in connection with the public accessing the land described in condition 70(a).
- 71 The owner, or other person in anticipation of becoming the owner, must meet all of the reasonable expenses of preparing, reviewing, registering and recording the agreement, including the Responsible Authority's costs and expenses (including legal expenses) incidental to preparing, reviewing, registering and recording the agreement.

**Date:** 07 May 2021

  
\_\_\_\_\_  
Mary Osman  
Signature for the Responsible Authority  
Page 13 of 20

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*

## Attachment 6 - Attachment 6 - Planning Permit

### Tree Management Plan

- 72 Before the development commences, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for:
- (a) the protection of trees adjacent to the development site along Smith Street, Alexandra Parade and Reeves Street:
    - (i) pre-construction;
    - (ii) during construction; and
    - (iii) post construction;
  - (b) the provision of any barriers;
  - (c) any pruning necessary; and
  - (d) watering and maintenance regimes;
- to the satisfaction of the Responsible Authority.
- 73 The provisions, recommendations and requirements of the endorsed Tree Management Plan must be complied with and implemented to the satisfaction of the Responsible Authority.


### Street Trees

- 74 Before the development commences, the permit holder must provide an Asset Protection Bond of \$48,000 for the surrounding street trees adjacent to the development site along Smith Street, Alexandra Parade and Reeves Street. The security bond:
- (a) must be provided in a manner, and on terms, to the satisfaction of the Responsible Authority;
  - (b) may be held by the Responsible Authority until the works are completed to the satisfaction of the Responsible Authority; and
  - (c) in accordance with the requirements of this permit; or
  - (d) otherwise to the satisfaction of the Responsible Authority.

### Public Realm Improvements

- 75 Prior to the demolition of any building(s) or by such later date as is approved by the Responsible Authority, a Public Realm Works plan must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The Public Realm Works plan must show the following all to the satisfaction of the Responsible Authority:
- (a) the civil works outlined at conditions 39-46.
  - (b) details of landscaping, paving, lighting and seating on public land consistent with the landscape plan endorsed pursuant to condition 9.

**Date:** 07 May 2021

  
 \_\_\_\_\_  
 Mary Osman  
 Signature for the Responsible Authority  
 Page 14 of 20

## Attachment 6 - Attachment 6 - Planning Permit

(c) details of public lighting in accordance with condition 67.

- 76 Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all works required by the endorsed Public Realm Works plan must be constructed and completed at the full cost of the Permit Holder and to the satisfaction of the Responsible Authority.

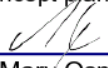
### General

- 77 Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
- 78 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
- 79 Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.
- 80 Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

### Department of Transport (Conditions 81 to 85)

- 81 The permit holder must avoid disruption to tram operation along Smith Street during the construction of the development. Any planned disruptions to tram operation during construction and mitigation measures must be communicated to and approved by the Head, Transport for Victoria and Yarra Trams a minimum of thirty five days (35) prior. The permit holder must ensure that all track, tram and overhead infrastructure is not damaged. Any damage to public transport infrastructure must be rectified to the satisfaction of the Head, Transport for Victoria at the full cost of the permit holder.
- 82 Prior to the occupation of the building, a road safety audit must be submitted to and approved by the Head, Transport for Victoria and the Responsible Authority. The road safety audit must be undertaken by a suitably qualified road safety auditor, and must include the following:
- (a) to identify and address from a configurational context any road safety risks for all road users between the north west corner of Alexandra Parade and Reeves Street to the vehicular and un/loading access point/s of the property on Reeves Street.
- 83 All disused or redundant vehicle crossings along Alexandra Parade must be removed and the area reinstated to kerb, channel and footpath to the satisfaction of the Responsible Authority and at no cost to the Head, Transport for Victoria prior to the occupation of the building hereby approved.
- 84 Before the development commences, an intersection concept plan to the satisfaction of the Head, Transport for Victoria (Department of Transport) must be submitted to and approved by the Department of Transport. When approved, the intersection concept plan will be endorsed

**Date:** 07 May 2021

  
Mary Osman  
Signature for the Responsible Authority  
Page 15 of 20

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*

## Attachment 6 - Attachment 6 - Planning Permit

by the Responsible Authority and will then form part of the permit. The intersection concept plan must show details of proposed modifications to the right turn lane on Alexandra Parade (eastern approach) into Smith Street (north bound) and associated road works including any changes to the road line marking, signage and traffic signals.

- 85 Prior to the occupation of the development, the works shown on the intersection concept plan approved pursuant to condition 84 must be completed at no cost to and to the satisfaction of the Head, Transport for Victoria (Department of Transport) and the Responsible Authority.

### Development Contributions Plan

- 86 Prior to the commencement of the development, the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan, or the Owner must enter into an agreement with Yarra City Council to pay the amount of the levy within a time specified in the agreement.

### Site contamination

- 87 Before the development commences (excluding demolition and excavation of the basement levels), the recommendations of the Preliminary Site Investigation – Clifton Hill Redevelopment, prepared by Coffey, dated 7 December 2018 must be implemented to the satisfaction of a suitably qualified professional and to the satisfaction of the Responsible Authority.

### Construction Management Plan

- 88 Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for (as appropriate):
- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council road frontages and nearby road infrastructure;
  - (b) works necessary to protect road and other infrastructure;
  - (c) remediation of any damage to road and other infrastructure;
  - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
  - (e) facilities for vehicle washing, which must be located on the land;
  - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
  - (g) site security;
  - (h) management of any environmental hazards including, but not limited to:
    - (i) contaminated soil;
    - (ii) materials and waste;

**Date: 07 May 2021**

  
 \_\_\_\_\_  
 Mary Osman  
 Signature for the Responsible Authority  
 Page 16 of 20

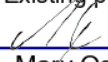
*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*



## Attachment 6 - Attachment 6 - Planning Permit

- (iii) dust;
- (iv) stormwater contamination from run-off and wash-waters;
- (v) sediment from the land on roads;
- (vi) washing of concrete trucks and other vehicles and machinery; and
- (vii) spillage from refuelling cranes and other vehicles and machinery;
- (i) the construction program;
- (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (k) parking facilities for construction workers;
- (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
- (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties (including businesses) and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
  - (i) using lower noise work practice and equipment;
  - (ii) the suitability of the land for the use of an electric crane;
  - (iii) silencing all mechanical plant by the best practical means using current technology;
  - (iv) fitting pneumatic tools with an effective silencer; and
  - (v) other relevant considerations (including impacts on the operation of businesses);
- (q) a detailed dilapidation report detailing and documenting the existing and post construction conditions of surrounding road infrastructure and adjoining private properties;
- (r) if any existing public lighting assets require temporary disconnection, alternative lighting must be provided to maintain adequate lighting levels. A temporary lighting scheme can only be approved by Council and relevant power authority. Existing public lighting could

**Date: 07 May 2021**

  
 Mary Osman  
 Signature for the Responsible Authority

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*

Page 17 of 20

## Attachment 6 - Attachment 6 - Planning Permit

only be disconnected once temporary alternative lighting scheme becomes operational;  
and

- (s) any site-specific requirements.

89 During construction:

- (a) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
- (b) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
- (c) vehicle borne material must not accumulate on the roads abutting the land;
- (d) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
- (e) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

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

### Construction Hours

91 Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:

- (a) Monday-Friday (excluding public holidays) before 7.00am or after 6.00pm;
- (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9.00am or after 3.00pm; or
- (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

### Permit Expiry

92 This permit will expire if:

- (a) the development is not commenced within four years of the date of this permit; or
- (b) the development is not completed within six years of the date of this permit.
- (c) the uses are not commenced within six years of the date of this permit.

93 In accordance with section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

**Date: 07 May 2021**

  
\_\_\_\_\_  
Mary Osman  
Signature for the Responsible Authority  
Page 18 of 20

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*



## Attachment 6 - Attachment 6 - Planning Permit

### Notes

A building permit maybe required before development is commenced. Please contact Council's Building Services on 9205 5095 to confirm.

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5585 for further information.

Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains.

Council will not permit clean groundwater from below the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.

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

All future employees within the development approved under this permit will not be permitted to obtain employee or resident visitor parking permits.

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

The Permit Holder/developer is responsible for the management and protection of their building from groundwater.

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

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

The removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath.

The developer needs to ensure that the building has adequate clearances from overhead power cables, transformers, substations or any other electrical assets where applicable. Energy Safe Victoria has published an information brochure, Building design near powerlines, which can be obtained from their website:

<http://www.esv.vic.gov.au/About-ESV/Reports-and-publications/Brochures-stickers-and-DVDs>

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

Prior to the issue of a building permit for the development allowed by this permit, the Community Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan.

**Date: 07 May 2021**

  
 Mary Osman  
 Signature for the Responsible Authority  
 Page 19 of 20

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*

## Attachment 6 - Attachment 6 - Planning Permit

### THIS PERMIT WAS ISSUED AT THE DIRECTION OF VCAT AS FOLLOWS:

---

**Date of Order**

---

07 May 2021

Planning Permit PLN17/0618 was issued in accordance with the order of the Victorian Civil and Administrative Tribunal – Reference P1511/2020

**Date:** 07 May 2021

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*

  
\_\_\_\_\_  
Mary Osman  
Signature for the Responsible Authority  
Page 20 of 20

## Attachment 6 - Attachment 6 - Planning Permit

### PLANNING PERMIT

#### IMPORTANT INFORMATION ABOUT THIS PERMIT

##### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

##### WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from—
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - (ii) the date on which it was issued, in any other case.

##### WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development requires the certification of a plan of subdivision or consolidation under the Subdivision Act 1988 and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

##### WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

*Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64 64A and 86*

---

## 8.4 Sportsgrounds and Facilities Allocation Policy

---

<b>Reference</b>	D22/60600
<b>Author</b>	Trent Carpenter - Recreation Project Officer
<b>Authoriser</b>	Manager Recreation and Leisure Services

---

### Purpose

1. To present and seek Council endorsement for the proposed policy for the allocation of sportsgrounds and facilities in Yarra; Attachment 1 - *Draft Sportsgrounds and Facilities Allocation Policy 2022*.

### Critical analysis

#### History and background

2. The Recreation and Leisure Services branch manage Yarra's 19 sportsgrounds and 25 pavilions (facilities). These facilities are utilised by over 60 clubs for the facilitation of community sport and active recreation.
3. Officers have conducted a review into Yarra's sports facilities' allocation processes and identified the need to develop a policy that brings the processes into line with industry standards and practices and aligns them with Council policy by mandating fair, transparent minimum standards and qualifying criteria, so as to be eligible to receive an allocation (Attachment 1 - *Draft Sportsgrounds and Facilities Allocation Policy (2022)*).
4. In March 2021, the draft Policy was presented to Council briefing. Following considerable public interest, particularly with respect to the proposed fees component, the public report was withdrawn. Officers were subsequently directed to conduct additional information sessions with all Yarra seasonal clubs, on the basis that there appeared to be considerable misunderstanding and misinformation about the intent of the *Draft Sportsgrounds and Facilities Allocation Policy (2022)* and how this policy relates to the Recreation Services fees and charges proposal.
5. Information sessions with Yarra's sporting clubs have been conducted on two occasions, May 2021 and November 2021. From these direct club information sessions and in recognition of the impacts of COVID-19 on community sport, amendments have been made to Officer recommendations. Specifically, the link between a hirer's allocation criteria score and the fees the hirer is charged has been removed.

#### Discussion

6. The current allocation process for sports facility hire established in 2010 is no longer fit for purpose, is difficult for Officers to apply consistently and does not progress Council's inclusion, diversity and governance objectives. Moreover, the current process removes the ability for Officer's to positively influence club/hirer services, behaviour and/or culture.
7. Additionally, traditional sports, such as Australian rules football, football/soccer and cricket dominate the use of Yarra facilities, which reinforces patterns of demand (i.e., when certain sports are visible, accessible and available, then people are more likely to participate in that sport, rather than sports that are not). The current allocation process has the potential to lock out new and/or emerging organised sports, for instance sports like lacrosse, touch rugby, fistball, ultimate frisbee, etc., that might offer Yarra residents new activities and opportunities.

8. The current allocation process does not incentivise clubs to drive opportunities or activities which encourage participation, diversify opportunities and allow the community to enjoy sport regardless of age, ability, etc. For example, the current ratio of female (12%) to male (88%) participants is low. The provision of active recreation opportunities for underrepresented groups, those with a disability, CALD, women and juniors is at the core of what Officers seek to facilitate and the allocation of facilities should encourage clubs that actively drive opportunities for such groups.
9. Furthermore, the current allocation process has no provision encouraging equitable programming. For instance, how clubs have programmed when and where teams train and play has been the club's responsibility, which historically results in male teams accessing the best/premier facilities and preferred timeslots for training and matches.
10. The allocation process review has identified key opportunities for improvement, including:
  - (a) Guaranteeing standards clubs can be measured against and be held accountable to;
  - (b) Ensuring that there is transparent, consistent application of the allocation criteria;
  - (c) Alignment with branch-wide strategy, such as the Physical Activity Plan;
  - (d) Adherence with wider Council values and objectives; and
  - (e) Incentivising clubs to proactively achieve against the guiding principles and criteria.
11. The purpose of the *Draft Sportsgrounds and Facilities Allocation Policy (2022)* is not to displace any current sport clubs, and adoption will not mean clubs will be allocated different grounds to their current arrangement. The Allocations criteria has been designed to be achievable, support the continued growth and drive the development of inclusive sports club environments, that promote participation for all. Clubs would be provided with support and guidance from Council Officers to achieve these targets and be rewarded with priority access to Council facilities.
12. The draft Policy outlines transparent guiding principles aimed at improving the behaviours and standards of clubs hiring Yarra's sports facilities by ensuring adherence to the following:
  - (a) **Community First** - Allocations reflect that the Yarra community is the priority;
  - (b) **Governance** – Allocations ensure that clubs' organisational conduct demonstrates alignment with their respective State Sporting Associations' safe sport, risk mitigation and compliance, good governance and integrity frameworks and cultures;
  - (c) **Inclusion and Diversity** – Allocations mandate requirements that incentivise clubs to activate programs/services/events that positively influence member diversity; and
  - (d) **Financial Management** – Allocations ensure that that clubs are fiscally responsible.

#### Options

13. Allocation Criteria within the draft Policy would be used from the time of endorsement, with an understanding that some clubs may not be able achieve all targets immediately but will have three years to adapt with assistance from Officers to develop club culture, governance practices and behaviours which focus on inclusion and diversity. Councillors may direct Officers to apply the draft Policy immediately, but Officers would recommend that a stage approach over three years be applied.

#### Community and stakeholder engagement

14. Officers were directed to conduct workshops with sports clubs to ensure clarity of the proposed Policy, better understand the implications for clubs and to consider any/all feedback and suggestions.

15. In May 2021, 21 sports clubs were contacted, with 17 opting to meet one-on-one with Officers (four clubs declined to meet). These meetings were in relation to the Draft Sportsgrounds and Facilities Allocation Policy (2022) and the Recreation Services - Fees and Charges proposal. The feedback captured resulted in the following adjustments being made to the original March 2021 proposal:
- (a) The draft Policy score of applicants will be used purely to determine the allocation of Yarra's sportsgrounds and facilities, rather than be linked with the Recreation Services – Fees and Charges proposal;
  - (b) Some clubs questioned the inclusion of an allocation metric related to the percentage of club members that are residents of the City of Yarra. Clubs located close to the border of the municipality naturally attract members who reside in other Councils making it difficult to achieve a high % of Yarra residents. The inclusion of this metric was considered and retained to ensure facility access for the Yarra community is prioritised. Officers felt that the weighting should be limited to a maximum of 10 points – this ensures clubs located close to the municipal boundary are not significantly disadvantaged. This inclusion is consistent with other areas of Council business that provides weighting to Yarra residents, such as the adopted 'Priority of Access Policy' in Children's Services;
  - (c) Clubs expressed a concern over the amount of additional work required by volunteers to address the Allocation Framework Criteria. Officers acknowledge the work club volunteers do is significant and felt it would be unreasonable to expect all criteria to be achieved in the first 12 months. Hence a progressive implementation of the Allocation Policy over a three year period is recommended; and
  - (d) The definition of the Policy's 'Active Participants' has been revised to ensure clarity and include facilitators of sport e.g., coaches, trainers, runners, volunteers.
16. In November 2021, all seasonal sports clubs were again contacted to socialise the proposed changes. Officers engaged with 19 out of 21 clubs, with just two clubs choosing not to respond.
17. Of those that did respond, 14 clubs provided a written response outlining their position. No significant concerns were raised in relation to the Draft Sportsgrounds and Facilities Allocation Policy (2022), with all clubs supportive of its intent to provide equitable facility access. Most questions related to the operational aspects of the implementation process, including how criteria would be scored.

## Policy analysis

### Alignment to Community Vision and Council Plan

18. There are a range of policy alignments that pertain to this proposal including:
- (a) Climate and Environment - Strategy 3;
  - (b) Social Equity and Health - Strategy 2, Strategy 3 and Strategy 5;
  - (c) Local Economy - Strategy 1, Strategy 2 and Strategy 5;
  - (d) Place and Nature - Strategy 1 and Strategy 2; and
  - (e) Democracy and Governance - Strategy 2, Strategy 3 and Strategy 5.

### Climate emergency and sustainability implications

19. There are no climate emergency or environmental sustainability issues arising from this report.

### Community and social implications

20. The draft Policy has the intention of ensuring that emphasis is placed upon the provision of welcoming, inclusive and accessible organised sporting opportunities for the Yarra community by clubs with safe sport, good governance and integrity frameworks in place, thereby ensuring positive impacts on the opportunities and outcomes for the community.



21. Officers recognise that the criteria within the draft Policy would increase expectations of some club behaviours and practises and this may require some additional work; other clubs will be well-placed to meet these obligations. Consequently, Officers propose that should the draft Policy be adopted the Recreation unit will work directly with clubs to provide advice and guidance; afford development opportunities including formal club development workshops; and offer support that would progress Council's community, inclusion, diversity, accessibility and good governance objectives, as well as assist clubs to adapt, succeed and thrive.

#### Economic development implications

22. There are no immediate economic development implications as a result of this report.

#### Human rights and gender equality implications

23. The essential and weighted criteria developed in the *Draft Sportsgrounds and Facilities Allocation Policy (2022)* by Officers aims to progress inclusion, accessibility and equity opportunities meaningfully and deliberately in organised sport for the Yarra community. Further, Officers also aim to ensure clubs are supported to be welcoming, safe and well-governed.
24. Officers have developed the criteria in the draft Policy seeking to ensure that marginalised or specific cohorts (i.e., women, juniors, disabled, CALD, etc.) are not prioritised in any prescribed order, in recognition that there are many types of underrepresented groups, including new and emerging cohorts. This flexibility within the draft Policy will enable clubs to target and develop their own custom markets, audiences and member bases, as well as ensure the Policy remains relevant within an ever-changing landscape.

### Operational analysis

#### Financial and resource impacts

25. The draft Allocation Policy outlines the essential criteria for applications to use Yarra's sports facilities, which includes the key guiding principle of 'Financial Management'. This principle is intended to identify a club's capacity to pay the fees associated with an application to use Yarra's sportsgrounds and facilities. However, if a club is able to demonstrate exemplary performance, via the allocation criteria framework, but is unable to pay the associated hire fees in the ordinary full sum transaction process, Officers recommend that the current practice of extending the club payment flexibility via a payment plan, be retained.
26. In addition to the club development support proposed and as per normal practices, Officers would continue to work with clubs to notify and assist with possible external funding and grant opportunities relevant to grassroots sport, engagement, participation and membership.

#### Legal Implications

27. The criteria identified in the draft Allocations Policy that form part of the allocation framework related to governance and finance are designed to advance club practices related to financial management, risk mitigation, dispute resolution, child safety and integrity. These criteria are in addition to other mandatory requirements, such as Responsible Service of Alcohol and food-handling certification (where required) and have been informed by peak bodies such as Sport and Recreation Victoria, Sport Australia and State Sporting Associations.

### Conclusion

28. The *Draft Sportsgrounds and Facilities Allocation Policy (2022)* proposes to implement a suite of transparent criteria that directly ties to Council's values and objectives, as well as State Sporting Associations safe sports and integrity frameworks, to ensure that sport is accessible, inclusive, equitable, well-managed and well-governed for all who live, learn, work and play in Yarra. Officers propose that the draft Policy be staged over three years, because of the increased expectations that will be placed on clubs, noting that the Recreation unit would work closely to provide guidance, development and support to clubs.
29. It is proposed that the *Draft Sportsgrounds and Facilities Allocation Policy (2022)* would be implemented at the beginning of the 2022/23 summer season beginning in October 2022.

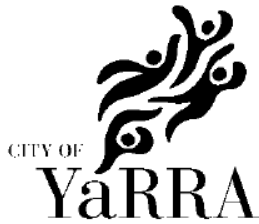


## RECOMMENDATION

1. That Council:
  - (a) Council endorse the Draft Sportsgrounds and Facilities Allocation Policy (2022).

## Attachments

- 1 [↓](#) DRAFT - Sportsgrounds and Facilities Allocations Policy 2022



# Sportsgrounds and Facilities Allocation Policy

---

**Policy Reference Number –**

**File Number –**

**Adopted by Council –**

**Date for Review – 30<sup>th</sup> April 2027**

**Responsible Officer –** Manager Recreation and Leisure Services

**Branch –** Recreation and Leisure Services

## Attachment 1 - DRAFT - Sportsgrounds and Facilities Allocations Policy 2022



### 1. Policy Statement

- 1.1 Yarra City Council (Yarra) will allocate the use of its sportsgrounds and facilities to Hirers that align with Yarra values and that are actively contributing to health, wellbeing and inclusion for the whole community.
- 1.2 The Sportsgrounds and Facilities Allocation Policy outlines the eligibility criteria and selection process for how these assets are allocated.
- 1.3 The policy replaces the allocation criteria aligned with the Yarra City Council Sports Strategy 2008-12 and has been expanded to apply to all allocation types.

### 2. Purpose

- 2.1 To ensure a responsible, consistent, transparent and equitable approach to the allocation of Yarra's sportsgrounds and facilities.
- 2.2 To outline the expectations on Hirers and their role in making a positive contribution to health, wellbeing and inclusion for the Yarra community.
- 2.3 To provide agreed principles to prioritise use and management of sportsgrounds and facilities.

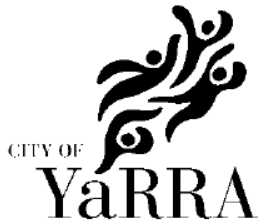
### 3. Scope

- 3.1 This policy applies to the allocation of sportsgrounds and facilities managed by Yarra City Council.
- 3.2 This policy is relevant to sports clubs, associations, community groups, schools, and private and commercial organisations wishing to apply for an allocation.
- 3.3 Tenants who occupy Yarra facilities under a lease or licence agreement will be measured against the criteria from this policy upon re-negotiation of their agreement.

### 4. Objective

- 4.1 To ensure a diverse range of participants and activities at Yarra's sports facilities.
- 4.2 To provide an inclusive approach to sport, active recreation and physical activity opportunities.
- 4.3 To improve the physical, mental and social health and wellbeing outcomes for the Yarra community by ensuring facilities users are aligning their behaviours and culture with that of the organisation.
- 4.4 To ensure Council owned sportsgrounds and facilities are occupied by Hirers who provide safe, welcoming, well governed and sustainable programs.
- 4.5 To drive and encourage usage of Yarra's sports facilities by underrepresented groups within the community.

## Attachment 1 - DRAFT - Sportsgrounds and Facilities Allocations Policy 2022



### 5. Guidelines /Procedures for Hirers

- 5.1 All Hirers must:
  - 5.1.1 Provide current public liability insurance (insurance coverage must meet Council requirements);
  - 5.1.2 Not have any outstanding debts to Yarra City Council;
  - 5.1.3 Accept the terms and conditions of facility hire.
- 5.2 Other requirements may be communicated to Hirers depending on the nature of the activity taking place.
- 5.3 Council recognises the impact of bookings on turf sportsgrounds and the need to maintain playing surfaces. As such, capacity on each sportsground will not exceed 30 hours of allocated use per week.
- 5.4 Hirers based in Yarra will have priority over Hirers based outside the municipality.
- 5.5 Seasonal Hirers can refer to section 6, 7 and 8 of this policy for more information on the allocation process.
- 5.6 Access to sportsgrounds and facilities will be prioritised based on the type of user group, detailed below.

- |    |   |
|----|---|
| 1) | Seasonal Hirers                                 |
| 2) | Not-for-profit community groups                 |
| 3) | Government schools                              |
| 4) | Private / commercial hirers and private schools |

## Attachment 1 - DRAFT - Sportsgrounds and Facilities Allocations Policy 2022



### 6. Allocation of Sportsgrounds and Facilities for Seasonal Hirers

- 6.1 Seasonal sportsground and facility hire are allocated for the purpose of providing sport and/or recreation programs where there is a benefit to the Yarra community.
- 6.2 Seasonal Hirers account for the majority of sportsground and facility allocations in Yarra. In order to achieve an ongoing allocation the Hirer must first meet essential criteria.

Essential Criteria
Registered as a legal entity (such as an Incorporated Association)
Affiliated with a State Sporting Association (SSA)
No financial debts owing to Yarra City Council
Provide current public liability insurance (insurance coverage must meet Council requirements)
Provide details of active participant numbers and demographics
Provide a detailed schedule of use for the requested facility
Acknowledge and sign the Child Safe Clause
Acknowledge and sign the Victorian Fair Play Code
Deliver ongoing programs or initiatives that cater for underrepresented groups
Accept the terms and conditions of seasonal facility hire

- 6.3 Allocation periods are typically based on traditional summer and winter sports seasons. However, it is acknowledged that new and emerging sports may have alternate season dates which will be accommodated where possible.
- 6.4 Seasonal Hirers will be required to submit an application prior to each allocation period, specifying their allocation preferences.
- 6.5 Winter and summer season allocations will take priority over off-season allocations.
- 6.6 Indicative season dates fall into four allocation periods, which are subject to change from season to season to align with scheduled competition dates.
  - 6.6.1 Winter season allocation
    - 1 April – 30 September
  - 6.6.2 Summer season allocation
    - 1 October – 30 March
  - 6.6.3 Winter off-season allocation
    - 15 January – 30 March
    - Up to a maximum of 4 weeks between 1 November – 31 December
  - 6.6.4 Summer off-season allocation
    - 1 August – 30 September

## Attachment 1 - DRAFT - Sportsgrounds and Facilities Allocations Policy 2022

**7. Allocation Framework**

- 7.1 The extent of allocations a Seasonal Hirer will be considered for will be dependent upon the number of participants and programs they cater for.
- 7.2 All eligible Seasonal Hirers will be allocated a primary facility (i.e. a home ground) as a priority before Hirers are allocated a secondary facility.
- 7.3 Where multiple applicants request the same facility, applications are subjected to Yarra's allocation framework and scored according to the weightings for each item. Hirers will be scored based on how well the allocation framework is met.

Item	Allocation Framework Criteria	Weighting
<b>Community First</b>		<b>30</b>
1	Documented evidence of a partnership / network with not-for-profit organisation/s within City of Yarra	5
2	Evidence of Child Safe Policy, including training, incident reporting process and record of Working with Children Checks	5
3	Evidence of partnerships and/or reciprocal arrangements with City of Yarra clubs and businesses	5
4	Evidence of how sustainability and waste management practices are implemented and communicated with members	5
5	Active participants comprise 50-75% Yarra residents	5
6	Active participants comprise 75-100% Yarra residents	5
<b>Inclusion and Diversity</b>		<b>30</b>
7	Planned initiatives and activations that target one or more underrepresented groups	5
8	History of delivering initiatives and activations that target underrepresented groups in previous seasons	5
9	Evidence of a safe, inclusive environment including welcoming off-field social activities	5
10	Provision of a documented inclusion and participation policy/plan, including equitable programming schedule	5
11	The Hirer can demonstrate diversity within the decision making positions of the organisation (e.g. committee, coaching)	5
12	The Hirer can demonstrate that it actively engages with its stakeholders to embed inclusion and diversity values and behaviours	5
<b>Financial Management</b>		<b>20</b>
13	Provision of a financial plan including annual budget	5
14	Provision of a financial statement and annual financial report	5
15	The Hirer can account for outstanding liabilities to creditors	5
16	The Hirer can demonstrate equitable fees and charges to its members	5
<b>Governance</b>		<b>20</b>
17	Previous history of good tenancy at Yarra facilities	5
18	The Hirer can provide a detailed risk management plan and policies that demonstrates both physical risk and dispute resolution	5

## Attachment 1 - DRAFT - Sportsgrounds and Facilities Allocations Policy 2022



19	The Hirer can provide a strategic plan that links to a detailed operating budget	5
20	Registered with an organisation that supports strong club governance (e.g. Good Sports, Sports Community, Vic Sport etc.)	5

### 8. Allocation Framework – Scoring Scale

- 8.1 Applications for sportsground and facility hire are scored against the allocation framework utilising a scoring scale from 0 to 5. Council Officers will determine scores based on season applications and the quality of evidence provided by Seasonal Hirers.

Scoring Scale	Criteria
5	Meets criteria to the full extent
4	Meets criteria to a high level
3	Meets criteria to a medium level
2	Meets criteria to a low level
1	Barely meets criteria
0	Does not meet criteria

### 9. Glossary

<b>Sportsgrounds</b>	Natural turf ovals and pitches designated for the purpose of sport and recreation
<b>Facilities</b>	Incorporates all hireable sporting facilities managed by the Recreation Services unit. This includes all pavilions, halls, tennis/netball courts and cricket nets
<b>Seasonal Hirer</b>	Any organisation seeking ongoing access to a Yarra sportsground or facility (typically sports clubs)
<b>Based in Yarra</b>	Refers to Hirers based in a physical location within City of Yarra, and/or the service they provide directly benefits the Yarra community
<b>Not-for-profit groups</b>	Organisations who are registered with Consumer Affairs Victoria as not-for-profit and do not earn a profit for owners or members
<b>Underrepresented groups</b>	Populations identified as less likely to have opportunities to be physically active, based on demographics such as cultural background, gender, sexuality, age, religion, socio-economic status. The Recreation Services Unit can provide more information on specific priority groups which may evolve over time
<b>Allocation period</b>	Term in which grounds and facilities are assigned to a Seasonal Hirer or Hirers
<b>Active participants</b>	People currently involved in playing, coaching and facilitating sport within the organisation i.e. does not include past players/members



---

## 8.5 Guidelines and budget for the 2023 Annual Grants, 2022-23 Small Project Grants and 2022-23 Room to Create Grants

---

### Executive Summary

#### Purpose

The purpose of this report is to seek endorsement of the 2023 Annual Grants Guidelines (Attachment 1), 2022/23 Room to Create Responsive Grants Guidelines (Attachment 2) and 2022/23 Small Project Grants Guidelines (Attachment 3), and also seek endorsement of the proposed allocated budget for these three grant programs, subject to 2022/23 budget approval.

#### Key Issues

The provision of Community Grants aims to support community initiatives and projects that address local issues, increase community resilience, build social capital and enhance the wellbeing of Yarra residents. Social outcomes such as knowledge and skills development, increased levels of resilience and celebration of cultural diversity are also aims of the grants program. The grants program is one of the key strategies in which Council addresses social cohesion and supports projects which aim to strengthen the community.

#### Financial Implications

The amounts of \$1,062,786 for the 2023 Annual Grants, \$76,124 for the 2022-2023 Small Project Grants, and \$25,375 for the 2022-2023 Room to Create Responsive Grants have been allocated in the draft 2022/23 budget. All amounts are subject to the usual processes associated with obtaining budget approval by Council. The proposed budget allocations may be subject to minor variations between streams, depending on demand and with financial delegation approval of the CEO.

#### PROPOSAL

That Council endorses the funding allocation to the 2023 Annual Grants, 2022-23 Small Project Grants and 2022-23 Room to Create Responsive Grants, as well as the associated funding guidelines for each program.

---

## 8.5 Guidelines and budget for the 2023 Annual Grants, 2022-23 Small Project Grants and 2022-23 Room to Create Grants

---

<b>Reference</b>	D22/63653
<b>Author</b>	Michael Van Vliet - Team Leader Community Grants
<b>Authoriser</b>	Manager Social Strategy and Community Development

---

### Purpose

1. The purpose of this report is to seek endorsement of the 2023 Annual Grants Guidelines (Attachment 1), 2022/23 Room to Create Responsive Grants Guidelines (Attachment 2) and 2022/23 Small Project Grants Guidelines (Attachment 3), and the, and also seek endorsement of the proposed allocated budget for these three grant programs, subject to 2022/23 budget approval.

### Critical analysis

#### History and background

2. The three grant programs outlined above are administered on an annual basis. The Annual Grants are the largest of our grant programs and generally attract more than 200 applications each year. The Small Project Grants are also very popular, with more than 100 applications per year. The Room to Create Responsive program first ran in 2018 and funds approximately eight projects each year.
3. In the 2021/22 financial year the grants program provided approximately 300 grants to not-for-profit organisations and artists totalling more than \$2.3m.

#### Discussion

4. The Annual Grants (AG) program provides financial and in-kind support for community initiatives and projects. The annual grants are split into several different streams, some of which also have sub-categories, and these include: Arts and Culture, Community Development, Community Housing, Family, Youth and Children, Sports and Recreation, Sustainability and Youth-Led Grants. The total allocation for 2022-23 is \$1,062,786 subject to final approval of the 2022/23 Council budget. The annual grants are proposed to open on 13 June 2022 and close 31 July 2022, for projects to be delivered in 2023.
5. The Small Project Grants program (SPG) are quick response grants for community groups and artists conducting projects in Yarra, with a maximum of \$1,000 in funds being available per grant. There are three streams of grants: Arts and Culture, Community Projects and Climate Action. The total budget in 2022/23 is \$76,124. The grants are proposed to open in July 2022 and continue throughout the financial year, until the funding pool is exhausted.
6. The Room to Create Responsive Grant program (RTC) is a quick response program that is intended to help creative spaces and live music venues remain in Yarra. The program pool is \$25,375 per annum and funding is capped at \$2,000 for a stand-alone grant or at \$5,000 for a matching grant, when the applicant can make a matching contribution of \$5,000 or more.
7. The assessment process varies for the three grants. The Annual Grants are assessed by community panels, consisting of independent external community representatives, the SPGs are assessed internally by Council Officers, while the RTCs are assessed by members of the Yarra Arts Advisory Committee.

## Community and stakeholder engagement

8. The Grants team seeks feedback on the grant process each year at both the application stage and through the acquittal process from grant applicants and recipients. This feedback is collated, and where practical, incorporated into the guidelines and application process for 2023 in an effort of continuous improvement.
9. The Community Grants are a cross-organisational program. The grants team regularly engages and consults with stream managers and internal assessors who are integral to the effective running of the grants program. Stream managers and internal assessors are invited from the following branches and units: Community Development; Family, Youth and Children Services; Arts, Culture and Venues; Aged and Disability Services, Sustainability and Strategic Transport; and Sports and Recreation.
10. The guidelines and application form are subject to annual review and minor changes are made to improve useability and ensure a clear grants process. The grants team works throughout the year to improve grants governance, accountability and transparency, in line with industry best practice.
11. Additionally the Community Grants Program will be subject to an external Audit (Mann Judd) review in 2022, to determine whether the Community Grants Program policy and procedures are fit for purpose and meet the needs of the Council.
12. A significant amount of support is available for potential grants applicants, with the Community Grants team presenting several information sessions when the grants open, along with our regular grant writing training throughout the year.
13. To ensure accessibility to the grants program, further support and advice is provided for applicants as needed, particularly aimed at ensuring that CALD and other vulnerable groups can navigate the process.

## Community Panels – Annual Grants

14. Each year, Community Panels are formed to make recommendations to Council for Annual Grant recipients. There is a separate panel for each of the different streams, based on industry knowledge and experience. The Community Panels are comprised of external community representatives, include Council Officers. The Community Panels consist of at least four industry experts, comprising one Council officer and at least a further three who are independent to Council. Panellists are chosen for their expertise in the stream and are familiar with Yarra's grants programs.
15. Community Panels conduct their assessment process based on the Annual Grants guidelines, objectives, criteria and knowledge of stream priorities and community needs. The panel members receive all of the applications and summary of the internal assessor's comments before making their own comments in the SmartyGrants platform. The panels then meet to discuss and make their final recommendations for approval by Council.
16. The selection process for these panels is conducted through a targeted expression of interest, with the following selection criteria established for community representation on the panels. Panel members are required to possess:
  - (a) a strong working knowledge of the Yarra community.
  - (b) expertise in, and representative of, a program area relevant to the Annual Grants (e.g. youth programs, sports programs etc); and
  - (c) a commitment to complying with the ethical requirements of the process, including confidentiality and declaration of any conflict of interest.
17. Membership of the Community Panels is sought from members of the community that demonstrate the appropriate requirements. Separately, the Yarra Arts Advisory Committee (excluding Councillors on the committee) serves as the Arts and Culture Community Panel.

## Policy analysis

### Alignment to Community Vision and Council Plan

18. Community grants support the delivery of the 2021-2025 Council Plan. The grant programs align closely with the Council Plan and the plan informs their purpose. The grants are a critical mechanism in which the objectives of the Council Plan are achieved, in partnership with the community.
19. Five of the six key objectives of the Council Plan relate to the Grants Program:
  - (a) *Strategic Objective 1: Climate and environment*

The provision of a Climate Action stream of grants which provides support to local community groups through community education and engagement in environmental sustainability. All grant applicants are also asked to consider the environmental impact of their project;
  - (b) *Strategic Objective 2: Social equity and health*

The grants provide support for community groups to offer inclusive and diverse activities, services, information and cultural celebrations, particularly in the arts and cultural and community development stream. The 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 problems of poverty, drug dependence and family violence;
  - (c) *Strategic Objective 3: Local economy*

The Social Enterprise Grants have helped numerous local small businesses over the years to provide support to the community. The grants in more general terms support and inspire diverse creative communities, cultural activities and local employment;
  - (d) *Strategic Objective 5: Transport and movement*

Bicycle projects have been prioritised through the grants which incorporate the City of Yarra Bike Strategy; and
  - (e) *Strategic Objective 6: Democracy and governance*

Yarra's grant program is a recognised leader among Local Government 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

20. The Climate Action Stream in the Grants Program was increased by \$50,000 in the 2020-21 financial year.
21. This stream was the subject of a discretionary budget bid in 2021-22, which increased the total from \$98,000 to \$128,000.
22. For the 2022-23 financial year, a total of \$128,000 will be available through The Climate Action stream of grants, subject to budget approval. This funding is used by community organisations to lead the fight against climate change through grassroots projects.

### Community and social implications

23. The grants programs aim to address social needs across various areas: arts and culture, environment, community development, sport and recreation, family, children and youth. Social objectives addressed within the grants program are:
  - (a) building a sense of community through:

- (i) cultural activities: community celebrations, observance of traditional celebration days, cultural festivals and events;
  - (ii) recognition of diversity: projects that strengthen Yarra's diverse community or celebrate and recognise diversity; and
  - (iii) social cohesion: projects which seek to bring people together and support the development of communities with shared aims and aspirations; and
- (b) promoting and improving community health and wellbeing through:
- (i) recreation opportunities: sports, social recreation, walking and improving access to recreational activities;
  - (ii) improving health and wellbeing: food security, nutrition, skills development, health information, social engagement and support; and
  - (iii) promoting the participation of people with a disability in cultural, social and civic activities: encouraging organisers to increase the accessibility of their events and programs.

#### Economic development implications

24. Community 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.
25. Grants redistribute funds to those less advantaged in the community. Projects that are funded to support new arrivals, young people and families through skills development or projects that support service coordination also have an indirect economic benefit.

#### Human rights and gender equality implications

26. The Community Grants Guidelines align with the Victorian Charter of Human Rights and Responsibilities Act 2006 and actively support people to participate in and contribute to their community.
27. The Community Grants applications seek information on how applicants will address issues of gender inequality in their proposed initiative, ensuring that planning and forethought on this issue is addressed from the outset.

### Operational analysis

#### Financial and resource impacts

28. The amounts of \$1,062,786 for the 2022 Annual Grants, \$76,124 for the 2022/23 Small Project Grants, \$25,375 for the 2022/23 Room to Create Grants, have been allocated in the draft 2022/23 budget and are subject to the approval process of the 2022/2023 budget. All the amounts are subject to the usual processes of Council budget approval. The proposed budget allocations may be subject to minor variations between streams, depending on demand and with financial delegation approval of the CEO.

29. The proposed budget for the Annual Grants 2023 is shown in this table:

Funding Streams	2023 Proposed Allocation
Community Development	\$372,000
Family, Children and Youth	\$164,000
Climate Change	\$128,000
Arts and Culture	\$278,160
Sports	\$65,975
Yarra Housing Grant	\$54,651
<b>Total</b>	<b>\$1,062,786</b>

30. It should be noted that while the Annual Grants program is almost always oversubscribed, specific levels of demand for the various streams can vary from year to year. The proposed budget allocations listed above are provided based on both historical demand and previous budgets. The total allocations are subject to the final approval of Council's 2022/23 budget.
31. Due to the varying levels of demand across the various streams, officers have previously provided recommendations to Council which have included minor changes to the allocation of the budget of some streams, while keeping within the total overall budget allocation.
32. Any minor changes to the proposed budget allocations for the various streams requires approval by the CEO, prior to final endorsement from Council. Whilst it may be unlikely that any changes will be made, but if required due to unforeseen circumstances such as increased demand in certain streams, the option would be that the CEO could approve minor adjustments rather than going back to Council to seek further approval. Final approval of all Annual Grant recipients is still to be determined by Council in a future report, expected in November 2022.

#### Legal Implications

33. The grants program enables Council to achieve some of the basic tenets of the *Local Government Act 1989*:
- (a) Section 3C to promote the social, economic and environmental viability and sustainability of the municipal district;
  - (b) Section 3D fostering community cohesion and encouraging active participation in civic life; and,
  - (c) Section 3E planning for and providing services and facilities for the local community.
34. Council has not sought legal advice in relation to the grants program this year.

#### Conclusion

35. The amounts of \$1,062,786 for the 2023 Annual Grants, \$76,124 for the 2022/23 Small Project Grants, and \$25,375 for the 2022/23 Room to Create Responsive Grants, are allocated in the draft 2022/23 budget and are subject to the approval process of the 2022/2023 budget process.
36. The guidelines for the 2023 Annual Grants, 2022/23 Small Project Grants and 2022/23 Room to Create Responsive Grants have been provided as attachments to this report.

## RECOMMENDATION

1. That Council:
  - (a) Endorse the Community Grant Program Guidelines for the following grant programs as per the report Attachments:
    - (i) 2023 Annual Grants (Attachment 1);
    - (ii) 2022/23 Room to Create Responsive Grants (Attachment 2);
    - (iii) 2022/23 Small Project Grants (Attachment 3); and,
  - (b) endorse the following proposed allocations of funds for each program:
    - (i) \$1,062,786 to the 2023 Annual Grants Program;
    - (ii) \$76,124 to the 2022/23 Small Project Grants; and
    - (iii) \$25,375 to 2022/23 Room to Create Responsive Grants.
  - (c) notes that the allocations of these funds are subject to the final approval of the 2022/23 Council budget; and
  - (d) delegates authority to the CEO to make any necessary minor adjustments within the overall budget for these grant programs.

## Attachments

- 1 [↓](#) Attachment 1 - Annual Grants 2023 Guidelines
- 2 [↓](#) Attachment 2 - Room to Create Grant Guidelines 2022-23
- 3 [↓](#) Attachment 3 - Small Project Grant Guidelines 2022-23



Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines



Image: Stay Close Postcard Project, 2021, Suyin Lam

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

### Contents

About the Annual Grants .....	1
Why do we provide these grants? .....	1
Annual Grants Streams and Categories .....	1
Key dates for the Annual Grants 2023 .....	1
Eligibility Criteria .....	2
Eligible Applicants .....	2
Applicants that are not eligible .....	3
Eligible Projects .....	3
Projects that are not eligible .....	4
Before submitting your application .....	4
Information and Training Sessions .....	4
Having trouble writing your application? .....	4
Auspiced Applications .....	5
Annual Grants Assessment Criteria .....	5
Speak to a Council Officer .....	5
Aboriginal Consultation .....	5
Accessibility .....	6
Environmental Impact .....	6
Prepare your Grant Application .....	6
Prepare your Project Budget .....	6
Choosing which Stream and Category to apply under .....	7
Why do we ask for a minimum grant amount? .....	7
Attachments and Support Material .....	7
Financial Statements .....	8
Applicants who do not provide a financial statement will be ineligible. ....	8
Child Safe Standards .....	8
Public Liability Insurance .....	8
Successful applications .....	10
What will happen if your application is successful? .....	10
What to do if your grant is not fully funded? .....	10
Acquittal .....	10
Submitting Your Application Online .....	10
Additional Information and Requirements for the Six Streams .....	11
Community Development .....	11
Community Strengthening .....	11
Community Support .....	11
Community Celebrations .....	12
Social Enterprise .....	12
Climate Action Stream .....	13

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

Family, Youth & Children's.....	15
Family & Early Years.....	15
Youth & Middle Years .....	16
Sports and Recreation .....	17
Funding Categories .....	17
Funding Restrictions.....	19
Arts and Culture Stream .....	20
Funding Categories .....	20
Materials to be submitted .....	21
Community Housing Stream .....	22
Funding Priorities .....	22

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

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

**Ref: 18321**

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

### **Small Project Grants**

If you require funding of \$1,000 or less, you may wish to consider applying for a Small Project Grant (SPG) instead of an Annual Grant. SPGs allow grant recipients access to small amounts of funding quickly with the assessment process taking around four weeks. Applicants can apply for one Small Project Grant per financial year. Applications open in July each year and remain open until all funds are distributed.

For more information see: <https://www.yarracity.vic.gov.au/about-us/grants/small-project-grants>.

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

### About the Annual Grants

#### Why do we provide these grants?

The Annual Grants Program is one of the ways in which Council supports the strategies presented in the Council Plan. The Council Plan guides how Council responds to the opportunities and challenges the municipality faces. The Council Plan can be found at: <https://www.yarracity.vic.gov.au/about-us/council-plan>

The Community Grants Program aims to:

- a) develop partnerships between Council and community groups to achieve Council's strategic directives;
- b) direct resources to the emerging and specific needs of disadvantaged groups;
- c) develop a positive approach to the resolution of local social issues;
- d) support local groups, activities and community connectedness; and
- e) support community organisations to develop skills and increase participation.

The Annual Grants provide funding towards small to medium-sized projects that respond to the social, cultural, recreational, economic and sustainability needs of Yarra residents.

#### Annual Grants Streams and Categories

The Annual Grants program has six funding streams:

1. Community Development;
2. Climate Action;
3. Family, Youth and Children;
4. Sports and Recreation;
5. Arts and Culture; and,
6. Community Housing.

#### Key dates for the Annual Grants 2023

Preview applications available in SmartyGrants	1 June 2022
Grants Information Sessions	Tuesday 7 June 5.30-6.15pm, Richmond Town Hall – Meeting Room 1
Grant round opens	13 June 2022
Applications close	<b>11:59pm, Sunday 31 July 2022</b>
Announcement of grant outcomes	November 2022
Projects commence	From January 2023

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

### Eligibility Criteria

Applicants for Annual Grants **must** meet the following eligibility requirements. Ineligible applications will not be assessed.

#### Eligible Applicants

- Applicants must have an active ABN\*.
- Not-for-profit community groups that meet all other eligibility criteria but do not have an ABN can have their applications auspiced by an eligible incorporated organisation or neighbourhood house.
- Applicants must be a not-for-profit, incorporated community group (that is a group with a voluntary membership who come together to pursue a common goal)<sup>1</sup> **OR** meet one of the following specific exceptions:
  - be a registered charity, public benevolent institution or have DGR status;
  - be a state government entity seeking funding for activities beyond those considered the responsibility of State or Federal Government;
- Unincorporated not-for-profit community groups can have their applications auspiced by an eligible incorporated organisation or Neighbourhood House;
- Individual artists or arts-related businesses operating under an active sole-trader ABN<sup>2</sup> can apply as individuals under the Arts Development or Community Arts categories in the Arts and Culture Stream;
- Arts-related businesses with active ABNs registered as other than sole-trader entities can apply under the Arts Development or Community Arts categories in the Arts and Culture Stream. These applications are contingent on successfully demonstrating that the project being funded will run on a not-for-profit basis. This will require detailed financial reporting;
- Social enterprise businesses can apply to the Social Enterprise Category in the Community Development Stream.
- Applicants must have acquitted previous Council grants and have no outstanding debts to Yarra City Council.
- Applicants must provide a financial statement.
- Applicants must have public liability insurance with a suitable level of coverage,<sup>3</sup>
- Applicants must have Working With Children Checks, WorkCover and superannuation coverage.

<sup>1</sup> For further information on the kinds of groups we deem eligible please see the definition provided by the Fitzroy Legal Service at: [https://www.lawhandbook.org.au/2021\\_06\\_06\\_03\\_types\\_of\\_community\\_organisations/](https://www.lawhandbook.org.au/2021_06_06_03_types_of_community_organisations/)

<sup>2</sup> Applicant names must match the entity (legal) name for the ABN, or a registered business name or trading name associated with the ABN and the name on the bank account provided for payment. The ABN Entity name can be checked when entering your ABN into the application form. Applications with an active sole-trader ABN listed on their application, except for those submitted under the Arts and Culture Stream, will be deemed ineligible and not assessed.

<sup>3</sup> Yarra City Council seeks a minimum of \$20,000,000 Public Liability Insurance cover from Contractors & Suppliers engaged to undertake works; and, seeks a minimum of \$10,000,000 Professional Indemnity Insurance for Contractors & Suppliers engaged to provide advice.

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

- Relevant applicants must, as required by law, implement and adhere to the *Victorian Child Safe Standards*: <https://ccyp.vic.gov.au/child-safety/being-a-child-safe-organisation/>.
- Applicants must also meet any other specific requirements provided at pages 10 – 22 ([Additional Information and Requirements for the Six Streams](#)).

### Applicants that are not eligible

- Neighbourhood houses are funded through Council's Neighbourhood House Funding Program and are therefore not eligible for Annual Grants. (As previously stated, neighbourhood houses can act as an auspice for other community groups)
- Businesses or for-profit organisations, unless exempted above.
- Individuals and sole-traders, unless exempted above.

### Eligible Projects

- Applicants must be locally based and/or applying for a program, service or activity that is of benefit to the Yarra community.
- Applicants can submit multiple applications for **different** projects; however only one application per project will be considered. Do not submit applications:
  - for the same project to different categories/streams. If you believe your application crosses multiple streams, please contact the grants team for advice; and/or
  - for the same project from multiple organisations.
- The following applications are **only** eligible in the streams and categories specified:

Eligible Stream(s)	Category	Application Type
Community Development	Community Strengthening	Projects which may include funding for specialised equipment or materials that facilitate new and innovative accessibility programs, provided they address priorities of the <u>Access and Inclusion Strategy</u> .
	Community Support	Solely for the purchase of an approved Australian portable defibrillator.
Sports and Recreation	Sports and Recreation Equipment	Solely for the purchase of an approved Australian portable defibrillator; or Solely for projects covering the cost of purchasing specific equipment.
	Coach/Volunteer Training & Education	Applications to cover the cost of training volunteers in club relevant skills.

- Projects must meet any other specific requirements outlined in the individual stream fact sheets.
- Projects must be completed by 31 December 2023, unless otherwise agreed through a project variation.



## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

### Projects that are not eligible

- A program that is considered the responsibility of State or Federal Government, e.g., Core school curriculum activities.
- Activities that take place outside the City of Yarra (including touring costs), unless part of a larger project with a proven and public benefit to the Yarra community.
- Building, renovation works, capital works,<sup>4</sup> upgrading of permanent fixtures, or facility maintenance works, unless exempted above.
- Ongoing staff salaries or administration costs not specific to the project.
- The purchase of equipment only, unless exempted above.
- Activities that are sponsored by gambling businesses or take place at inappropriate venues.
- Projects with the singular purpose of promoting religion or that may be perceived as for the purpose of proselytizing.
- Individual training, study or academic research in Australia or overseas, unless exempted above.
- Applications that are solely for attending forums, workshops and conferences.
- Competitions (other than one-off sporting events).
- Prize-events, award exhibitions or exclusively fundraising events.
- School fetes and other similar events.
- Covering the deposit or bond associated with hiring a Council Town Hall.
- Applications to fund projects retrospectively.

### Before submitting your application

#### Information and Training Sessions

Council will hold **information sessions** for applicants seeking further information on this grant program and how to apply. Each session will include time for one-on-one discussions about your project. Please let Council know if you require an interpreter for these sessions. For further details please visit <https://www.yarracity.vic.gov.au/about-us/grants/annual-grants>.

#### Having trouble writing your application?

The Grants Team are available to help all applicants with preparing their application. You can call us on 9205 5170 or 9205 5146 to talk about your project and your application. We can also help in person with completing your application form to submit it online. This needs to be **by appointment** (to make sure we are available). Interpreters can be booked if requested.

Applicants should also call the Council Contact listed for the stream they are applying to.

Video pitches can be included as supporting documentation to your application. However, you will still need to complete the written application form. Please ensure any videos are kept short (to a maximum 5 minutes) as assessors have a large number of applications to review. SmartyGrants recommends keeping attachments to 5 MB, so you may need to provide a link to an external video-

---

<sup>4</sup> Capital works are defined as projects undertaken to create a new permanent asset or space, or to permanently change the use, function or layout of an existing asset or space.

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

hosting site instead.

If you are having trouble accessing your SmartyGrants user account, please contact SmartyGrants directly via [service@smartygrants.com.au](mailto:service@smartygrants.com.au).

### Auspiced Applications

Auspicings help small or new organisations who are not incorporated or who do not have an ABN access grant funds. They accept legal and financial responsibility for the grant if successful. An auspice organisation **must be incorporated and have an ABN**.

Applications can be submitted directly by groups being auspicied. However, the funding agreement for successful grants will be made between the auspice organisation and Council, and grant money will be paid directly to the auspice organisation. You will need to provide information from the auspice organisation including: their contact details, ABN, and most recent financial report.

### Annual Grants Assessment Criteria

All applications will be assessed against the following criteria:

- capacity of the applicant to deliver on project outcomes;
- clearly defined project aims;
- clearly identified target group;
- alignment with stream funding priorities;
- evidence of community need;
- well defined intended outcomes;
- clear evaluation methods;
- community participation and consultation where appropriate; and,
- a complete, balanced, and realistic budget.

### Speak to a Council Officer

Contact details of the Council Officers responsible for each Funding Stream are detailed in the Fact Sheets.

**It is important that you talk through your project ideas with the officer responsible for the Funding Stream before applying.** The Council Officer can give you advice on how to shape your application to give it every chance of success.

### Aboriginal Consultation

If your project relates to the local Aboriginal community, or you are planning on working with Aboriginal community, you should demonstrate that you have undertaken consultation in your grant application.

Council recognises the Wurundjeri people as the Traditional Owners of the land on which the City of Yarra now stands. Consultation and cultural requests such as cultural awareness training, Welcome to Country ceremonies or smoking ceremonies must be directed to the Wurundjeri Council. If your project relates to specific issues you may wish to consult with other Aboriginal organisations such as the Victorian Aboriginal Health Service or the Melbourne Aboriginal Youth Sport and Recreation Co-operative (MAYSAR).

When planning a project relating to or with the Aboriginal community, consultation should happen at

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

the beginning, when the project is being developed. Do not present your proposed plans or projects to the Aboriginal community when they are half and/or already complete.

You should also ensure you allow time for consultation processes. Many decisions require Aboriginal people to consult their Elders. Bear in mind that cultural knowledge and advice from Wurundjeri Council is in high demand and, like any specialised advice, may come at a fee.

The Wurundjeri Council can be reached at [www.wurundjeri.com.au](http://www.wurundjeri.com.au) or by phone on 03 9416 2905.

### Accessibility

All applicants are encouraged to consider how their organisation and project will be accessible and inclusive of people with a disability. For ideas on how to make your program, project, or event more flexible please see the [Accessibility Guide](#) For more information please contact Cheryle Gray, Coordinator Community Planning, on 9205 5175.

### Environmental Impact

All applicants are encouraged to incorporate activities that improve the sustainable outcomes of their projects. For more information contact Kelly Heffer, Sustainability Engagement Officer, on 03 9205 5769.

Last year's grants

Applicants are encouraged to view last year's successful grants to see the range of projects funded and realistic grant allocation amounts. A list of successful grants is available at:

<https://www.yarracity.vic.gov.au/about-us/grants/annual-grants>.

### Prepare your Grant Application

When preparing your grant application, please consider the following:

- Begin your application as early as possible. We strongly recommend you submit your application before the due date. **The grant round closes strictly at 11:59pm on Sunday 31 July 2022.** We are unable to accept late applications for any reason.
- Ensure that you state explicitly what your project is. Describe the event/activity/program, so that it is clear what you want to do, how you want to do it, and why it is worth doing.
- Bear in mind that the assessors change each year and presume that they are not familiar with your organisation or your previous projects. Assessors are not given access to your grant history.
- Be as precise as possible. The assessors are aware that your project may still be in the planning stage and that definite plans are not always possible until funding is secured. However, you can still clearly state what your intentions are and, if needed, adjust the project plan through a project variation if your grant is successful.
- If your project involves partnering with another organisation, it is useful to show some evidence of that partnership, such as a letter of support.
- All questions marked 'response required' must be completed for the application to be eligible.

### Prepare your Project Budget

When preparing a budget for your project, please consider the following:

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

- It is important that all costs are realistic and justified/explained within your application.
- Ensuring that your budget is as detailed as possible helps the assessors understand the amount requested and demonstrates what the impact of reduced funding might be.
- If you have applied for other funding for your project, please note this in your budget and ensure it is clear if the funding is confirmed or unconfirmed.
- If you have applied for the Annual Grant Council Facility Subsidy please make sure you include this as both a budget income and budget expenditure item. Do **not** include this additional subsidy as part of the total cash amount requested for the grant.

### Choosing which Stream and Category to apply under

Only one application per project will be considered, therefore it is important to consider which stream and category is the best fit for your project. If your project covers a range of issues and you are not sure which category to apply under we suggest speaking to the Council Contacts for each of the different streams that you are considering so that you can make an informed decision.

Things to bear in mind when choosing which stream to apply under are:

- What is the primary outcome of this project: what is the main thing you are trying to do or achieve?
- Who are the primary beneficiaries: which group of people do you want to reach most of all?

The Grants Team reserves the right to move your application from one stream to another. If this occurs, you will be advised by email. Stream changes are only made to ensure applications are in the most appropriate category for their project and eligibility, and thus give applications the best chance at success.

In this competitive grant round, fitting in with the category priorities is essential to success. So choose your stream based on the priorities of your project rather than on the amount of funding available in any given stream.

### Why do we ask for a minimum grant amount?

While we strive to fund the grants to the amount requested, with limited funds available that is not always possible. Sometimes, successful applicants are offered a lower amount than requested when the full funding is not available and the assessors believe the project will still be viable and worthwhile. This is why we ask what the minimum funding is required for the project to run and give the space for you to describe the impact a lower funding amount would have on your project. We strongly encourage applicants to make use of these questions when appropriate so that the assessors can make informed decisions.

If your project is successful but you did not receive the full amount of funding, the Grants Team will be happy to discuss any changes you may need to make to the project.

### Attachments and Support Material

You may wish to include supporting material with your application. Some items that might be appropriate include:

- letters of support from partner organisations, confirming their intention to work with you on this project;
- letters of support from organisations consulted;

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

- evaluations or assessments of previous programs or projects; and,
- Links to short videos about your project

If you are applying under the Arts and Culture Stream, please also see the Arts and Culture fact sheet for a list of specific support materials requested.

Please note, the maximum attachment size in SmartyGrants is 25MB. To avoid technical difficulties which may prevent you being able to submit your application, we recommend keeping files to a maximum of 5MB. Files can only be uploaded one at a time and upload speeds will vary depending on your computer's specifications, your internet connection and the amount of traffic on the SmartyGrants server. If you do have concerns or encounter any issues, consider providing links to specific website pages or online/cloud file transfer service in the space provided instead.

### Financial Statements

All those applying as an organisation must upload a copy of the organisation's (or auspicing organisation's) most recent annual financial statement to their Annual Grant application. For most applicants, this will be the previous year's Financial Statement. Alternatively, you can upload the organisation's most recent profit and loss statement.

### Applicants who do not provide a financial statement will be ineligible.

All incorporated organisations are required by Consumer Affairs to have a financial statement every year, and to present this at their AGM. More information on financial statements can be found at [www.consumer.vic.gov.au/clubs-and-fundraising/incorporated-associations/running-an-incorporated-association/annual-statement/financial-statements-and-auditing](http://www.consumer.vic.gov.au/clubs-and-fundraising/incorporated-associations/running-an-incorporated-association/annual-statement/financial-statements-and-auditing).

### Child Safe Standards

Victorian organisations that provide services or facilities for children (anyone under 18 years old) are required by law to implement Child Safe Standards to protect children from harm. Therefore, if your project/program will engage children as either participants or audience members you will be required to demonstrate that you are complying with the Child Safe Standards by uploading a copy of your organisation's Child Safe Policy or Statement of Commitment to Child Safety.

If your organisation does not yet have a Child Safe Policy or Statement of Commitment to Child Safety, a template document is available on the Small Project Grants website:

<https://www.yarracity.vic.gov.au/about-us/grants/small-project-grants>. Tailor this document to suit your organisation and activities, then attach the document to your application as evidence.

Remember to make sure a copy is distributed to your members.

Individual artists will need to upload a copy of your current working with children check and/or your exhibition space's Child Safe Policy or Statement of Commitment to Child Safety.

For further information on the Child Safe Standards see: <https://ccyp.vic.gov.au/child-safety/resources/>

### Public Liability Insurance

Applicants are not required to include a copy of their public liability insurance with their Annual Grant application. However, if the application is successful, Council requires that all grant recipients provide evidence of public liability insurance, with an adequate coverage level (see page 4), before payments can be processed. In most cases this will be a copy of your public liability insurance certificate of currency. If you do not have public liability insurance you will need to provide a copy of the public liability insurance certificate of the venue where your project will take place. Organisations that are being auspiced may be covered by the auspice body's public liability insurance, and so will need to

**Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines**

provide a copy of their certificate of currency.



## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

### Successful applications

#### What will happen if your application is successful?

If you are successful, a funding agreement which outlines the conditions of your grant will be sent to you (or your auspice organisation). You will be required to sign and return a copy of the funding agreement and provide a copy of your organisation's bank statement showing the account number, BSB number and name that matches the applicant or auspice ABN details. All payments will be made by electronic transfer.

#### What to do if your grant is not fully funded?

If your application is successful but you did not receive the full amount of funding requested, and you would like to proceed with the grant, the Grants Team are happy to discuss any changes you need to make to the project. The Grants Team can also advise you whether you need to submit a project variation form outlining the changes being made.

### Acquittal

Each grant recipient is required to submit an Acquittal Form within two months of completion of the project. The acquittal includes questions about how many people and Yarra residents participated in the event/program, what adjustments were made to the project as it unfolded, and whether the aims and objectives outlined in the application were met. The acquittal also includes a financial report, which shows how the funding was spent. You are required to keep accurate and up-to-date records including itemised receipts issued when funding is spent.

The required acquittal form is attached to each successful application. Links to the acquittal forms are listed under each application in the "My submissions" area of SmartyGrants. To access an acquittal form, please log onto <https://cityofyarra.smartygrants.com.au/>, click on the "My Submissions" tab and scroll down to the specific grant. You can then complete and submit the acquittal.

Please keep receipts for expenditure items over \$200 to upload into your online acquittal.

To be eligible for a grant, organisations and/or individuals must have successfully acquitted all completed grants from Yarra City Council. Applications from applicants with outstanding acquittals will **NOT** be assessed.

### Submitting Your Application Online

Applicants are encouraged to submit their application and supporting materials using the online grants form at [cityofyarra.smartygrants.com.au](https://cityofyarra.smartygrants.com.au/). A preview version of the application form will be available in June 2022.

Please note that applications are not submitted online until you hit the **submit** button. After submitting your application you will receive an email acknowledging receipt of your application – it will have a PDF copy of your application attached for your records. This will be sent to the email address you used to register. *If you do not receive this email your application has not been submitted.* City of Yarra staff cannot view applications that have not been submitted.

Applications and all supporting material are due by **11:59pm on Sunday 31 July 2022** and any additional materials will **not** be accepted after this time.

If you cannot access the online application form, Council will accept handwritten applications. Please contact the Grants Team on 03 9205 5170 to request a printed version of the application form. Typed, emailed or faxed applications will not be accepted. For further information please call Community Grants on 03 9205 5170 or email [yarragrants@yarracity.vic.gov.au](mailto:yarragrants@yarracity.vic.gov.au).



## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

### Additional Information and Requirements for the Six Streams

#### Community Development

The Community Development Stream is designed to strengthen the social and cultural diversity of the City of Yarra and encourage people from all backgrounds to participate in community life. This stream supports the valuable work undertaken by a diverse range of not-for-profit organisations and community groups in Yarra who run projects building social inclusion, supporting social justice and strengthening our local communities. This stream focuses on projects that address strategies from the Council Plans listed in the table below. There are four categories to choose from:

#### Community Strengthening

The Community Strengthening Category will suit local community-run groups seeking to hold activities in Yarra which will address the following priority areas:

- develop partnerships between Council and community groups to achieve shared strategic outcomes.
- direct resources to the emerging and specific needs of disadvantaged groups.
- develop a positive approach to the resolution of local social issues.
- foster the increased connectedness of people by supporting local groups and activities.
- reduce social isolation in multi-unit housing developments.
- foster the development of healthy and respectful relationships within communities.
- support and strengthen community organisations.
- develop skills and increase participation in the community.

*Maximum grant: \$4,000. Thirty-six projects were funded last year, and the average grant was \$3,000. Successful applicants from 2022 do not need to reapply as they have three-year funding.*

#### Community Support

The Community Support Category will suit non-profit organisations offering services and programs for the benefit of the Yarra community and will address the following priority areas:

- develop partnerships between Council and professional organisations working within the Yarra community to achieve shared strategic outcomes.
- direct specialised resources to the emerging and specific needs of disadvantaged groups.
- develop a positive approach to the resolution of local social issues.
- foster the development of healthy and respectful relationships within communities.
- develop skills and increase participation in the community.
- the purchase of a defibrillator.

*Maximum grant: \$10,000. Nineteen projects were funded last year, and the average grant was \$7,500.*

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

### Community Celebrations

The Community Celebrations Category supports a diverse range of smaller events that showcase, celebrate and support Yarra's diverse communities and build community connectedness. Applications for street closures as well as multicultural celebrations are encouraged to apply here.

*Maximum grant: \$3,000. Eleven events were funded last year, and the average grant was \$2,500.*

### Social Enterprise

The Social Enterprise Category supports not-for-profit organisations and businesses to build or establish innovative revenue generating projects, while also creating community benefits. Priority will be given to social businesses with a mission aimed at the creation of employment opportunities for people facing barriers to workforce participation. Funds should be directed towards building employment opportunities and not primarily to wages. In addition, priority will be given to applications which provide a service or product that addresses an identified social, environmental or cultural need that is not being met by the commercial market, and/or develop income streams that allow social businesses to become self-sustaining and independent.

*Maximum grant: \$15,000. Three projects were funded last year and the average grant was \$12,000.*

Is your project:	Contact Council Officer:
Relating to the <u>Yana Ngargna Plan</u> : <ul style="list-style-type: none"> <li>From the local Aboriginal community</li> <li>For services targeted to the Aboriginal Community</li> <li>Recognising the local Aboriginal Community</li> <li>Responding to the needs and addressing emerging issues from the Aboriginal community in Yarra</li> </ul>	<b>Colin Hunter</b> (Community Planner - Aboriginal Partnerships) 9205 5014 <a href="mailto:Colin.Hunter@yarracity.vic.gov.au">Colin.Hunter@yarracity.vic.gov.au</a>  <b>Daniel Ducrou</b> (Special Projects Officer) 9205 5107 <a href="mailto:Daniel.Ducrou@yarracity.vic.gov.au">Daniel.Ducrou@yarracity.vic.gov.au</a>
Relating to the <u>Access and Inclusion Strategy</u> : <ul style="list-style-type: none"> <li>Supporting people with disabilities</li> <li>Increasing the representation and/or participation of people with disabilities in the community</li> <li>Responding to the needs and addressing emerging issues of people with disabilities in Yarra</li> </ul>	<b>Laurice Younge</b> (Access and Inclusion Project Officer) 9205 5414 <a href="mailto:Laurice.Younge@yarracity.vic.gov.au">Laurice.Younge@yarracity.vic.gov.au</a>
Relating to the <u>Multicultural Partnerships Plan</u> : <ul style="list-style-type: none"> <li>Creating opportunities for people from multicultural backgrounds to make connections and share traditions</li> <li>Providing opportunities for cultural exchange between community groups</li> <li>Responding to the needs and addressing emerging issues from multicultural communities in Yarra</li> <li>Addressing racism in the community</li> </ul>	<b>Laura Duncan</b> (Community Development and Projects Officer – Multicultural Partnerships) 9205 5106 <a href="mailto:Laura.Duncan@yarracity.vic.gov.au">Laura.Duncan@yarracity.vic.gov.au</a>  <b>Kathy Vrettas</b> (Community Planner - Multicultural Affairs & Neighbourhood Houses) 9205 5566 <a href="mailto:Katherine.Vrettas@yarracity.vic.gov.au">Katherine.Vrettas@yarracity.vic.gov.au</a>
Relating to <u>Council Plan - Objective 1 "A Healthy Yarra"</u> : <ul style="list-style-type: none"> <li>Addressing health and safety issues in Yarra</li> <li>Promoting mental health and wellbeing</li> <li>Reducing the Harm from alcohol, tobacco and other drugs</li> </ul>	<b>Steph Ashby</b> (Senior Planner Community Health and Safety) 9205 5481 <a href="mailto:Steph.Ashby@yarracity.vic.gov.au">Steph.Ashby@yarracity.vic.gov.au</a>

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

<p>Addressing issues of women's health:</p> <ul style="list-style-type: none"> <li>Targeting the prevention of violence against women and children</li> <li>Responding to the needs and addressing emerging issues</li> </ul>	<p><b>Laura Duncan</b> (Community Development and Projects Officer – Multicultural Partnerships) 9205 5106  <a href="mailto:Laura.Duncan@yarracity.vic.gov.au">Laura.Duncan@yarracity.vic.gov.au</a></p>
<p>Relating to the <u>LGBTIQ+ Strategy 2021 -2024</u></p> <ul style="list-style-type: none"> <li>From and/or supporting the LGBTIQ+ (Lesbian, Gay, Bisexual, Transgender, Intersex and Queer) community</li> <li>Responding to the needs and addressing emerging issues of the LGBTIQ+ community in Yarra</li> <li>Increasing the representation and/or participation of the</li> </ul>	<p><b>Renee Thompson</b> (Community Development Officer – LGBTIQ+ Partnerships) 9205 5146  <a href="mailto:renee.thompson@yarracity.vic.gov.au">renee.thompson@yarracity.vic.gov.au</a></p>
<p>Relating to the <u>Active and Healthy Ageing Strategy:</u></p> <ul style="list-style-type: none"> <li>Providing accessible and inclusive recreational and social activities</li> <li>Increasing the representation and/or participation of older people in the community</li> <li>Responding to the needs and addressing emerging issues</li> </ul>	<p><b>Lauren Brooker</b>          (Coordinator Positive Ageing)          9426 5667  <a href="mailto:Lauren.Brooker@yarracity.vic.gov.au">Lauren.Brooker@yarracity.vic.gov.au</a></p>
<p>Relating to the <u>Gambling Policy:</u></p> <ul style="list-style-type: none"> <li>Providing education on the risks of poker machine gambling for Yarra residents, businesses and visitors</li> </ul>	<p><b>Julia Bennett-Mitrovski</b> (Senior Planner Social Strategy) 9205 5490  <a href="mailto:Julia.Bennett-Mitrovski@yarracity.vic.gov.au">Julia.Bennett-Mitrovski@yarracity.vic.gov.au</a></p>
<ul style="list-style-type: none"> <li>Developing a local social enterprise in Yarra (applicants to the Social Enterprise category)</li> </ul>	<p><b>Michael van Vliet</b> (Community Grants Team Leader) 9205 5146  <a href="mailto:Michael.vanVliet@yarracity.vic.gov.au">Michael.vanVliet@yarracity.vic.gov.au</a></p>

### Climate Action Stream

The Climate Action Stream seeks to support initiatives that accelerate community-led climate action at a local level. This stream places a priority on funding projects that:

- Mobilise the community to take climate action, including advocating for change and growing a network of people taking climate action
- Support the most vulnerable in our community to cope with climate impacts (e.g., extreme weather, energy and food insecurity)
- Build stronger social connections to increase resilience to future climate-related shocks and stresses
- Present replicable models to reduce carbon emissions; support local food systems; care for local natural environments; actively avoid and reduce waste and promote conscious consumption; and foster sustainable transport behaviours in the community

This is in line with the strategic directions and actions in Yarra Council's strategic documents:

- Climate Emergency Plan 2020 – 2024
- Waste Minimisation and Resource Recovery Strategy 2018 – 2022
- Urban Agriculture Strategy 2019 – 2023
- Nature Strategy 2020 – 2024 Prior to submission, applicants are encouraged to discuss their proposed projects with the relevant Council Officers (see below).

There are two tiers for Climate Action Grants (see overleaf):

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

**Climate Action Grant – Tier 1** The Climate Action Grant – Tier 1 supports smaller projects that accelerate community-led climate action focusing on the priorities listed at the top of this page. Project management, promotional, on-ground works and educational or capacity building activities are all eligible. Infrastructure, equipment or permanent fixtures may be funded as long as they directly contribute to a broader program involving community engagement/education around climate action. If you have an idea that will contribute to climate action in your local community, we're very happy to discuss it with you – see contact details below.

*Maximum grant: \$5,000. Eight projects were funded last year, and the average grant was \$3,000.*

**Climate Action Grant – Tier 2** The Climate Action Grant – Tier 2 seeks to support more substantial community projects that accelerate community-led climate action focusing on the priorities listed at the top of this page. In addition to the assessment criteria for all grant applications (on page 6), this tier of funding is seeking projects that focus on:

- Partnerships – what partnerships will be built or enhanced through this project, and how will that add value to the outcomes and the ongoing work of the partners?
- Legacy – how will the project lead to long-lasting change? What capacity building outcomes will live on after the project? Can it be replicated, scaled up or expanded?
- Reach – will you engage with new audiences or deepen engagement with existing audiences? How will diverse sectors of the community be empowered through the project? How many people will you reach?
- Innovation – will you be trialling an approach that is new to Yarra or to you? How will the learning from this project be shared?

*Maximum grant: \$10,000. Twelve projects were funded last year, and the average grant was \$7,400.*

If a scaled-back version of your project could be implemented within the \$5,000 limit of the Climate Action Grant – Tier 1 grants, please indicate this in the Project Budget Summary section of the SmartyGrants online form. If your project is scalable, please indicate what you could do at different levels of funding (e.g., \$8,000 / \$5,000 / \$3,000).

It is a requirement that you discuss your proposal with the relevant Council Officer:	
General Climate Action Grants contact, including climate and energy	Samantha Green – 9205 5152 <a href="mailto:samantha.green@yarracity.vic.gov.au">samantha.green@yarracity.vic.gov.au</a>
Urban agriculture	Jane Ward / Kieran Dickson – 9205 5137 <a href="mailto:jane.ward@yarracity.vic.gov.au">jane.ward@yarracity.vic.gov.au</a> <a href="mailto:kieran.dickson@yarracity.vic.gov.au">kieran.dickson@yarracity.vic.gov.au</a>
Waste minimisation and recycling	Lisa Coffa – 9205 5793/ Inger Boerema – 9205 5130 <a href="mailto:lisa.coffa@yarracity.vic.gov.au">lisa.coffa@yarracity.vic.gov.au</a> <a href="mailto:inger.boerema@yarracity.vic.gov.au">inger.boerema@yarracity.vic.gov.au</a>
Sustainable transport	Philip Mallis – 9205 5119 <a href="mailto:philip.mallis@yarracity.vic.gov.au">philip.mallis@yarracity.vic.gov.au</a>
Biodiversity and urban greening	Craig Lupton – 9205 5727 <a href="mailto:craig.lupton@yarracity.vic.gov.au">craig.lupton@yarracity.vic.gov.au</a>

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

### Family, Youth & Children's

The Family, Youth & Children Stream is aligned to Council's 0 – 25 Years Plan for children, young people and their families. Our vision is that "all children and young people are loved and safe, have material basics, are healthy, are learning and participating, and have a strong sense of culture and identity". This stream applies to projects that support families, children and young people from all backgrounds who live, work, study, or have a strong connection to Yarra, with a particular focus on:

- Vulnerable families, children and young people;
- Aboriginal and Torres Strait Islanders families, children and young people;
- Culturally and linguistically diverse families, children and young people;
- Socioeconomically diverse families, children and young people; and
- Gender diverse families, children and young people.

There are two categories within the Family, Youth & Children Stream: the Family & Early Years Category, and the Youth & Middle Years Category.

The family, youth and children's services funding stream prioritise applications that clearly demonstrate strong community understanding, engagement and partnership. This is in line with the strategic directions and actions in Yarra Council's strategic documents:

- Councils 0 – 25 years Plan for children, young people and their families

To submit a compliant and competitive application, make sure you have consulted with the community and/or any other organisation in the area as well as discuss their proposed projects with the relevant Council Officers (see below).

### Family & Early Years

This category is for evidence-based or innovative programs that support children from birth to 12 years and their families. Proposed projects need to clearly articulate the need; demonstrate strong community engagement and support (including the voices of children); and highlight how they will positively impact the local community. Funding priorities include:

- Develop partnerships between Council and community groups to achieve shared strategic outcomes
- Prevention and early intervention programs that respond to identified needs, particularly focused on early learning, mental health and wellbeing and attachment (e.g. playgroups, toy libraries, therapeutic interventions)
- Evidence based information and support for parents (e.g. parenting sessions and programs)
- Adventurous play, physical activity and health development (e.g. recreational programs)
- Specialist services or programs that met a high-risk need (e.g. family and domestic violence support, child safety, mental health, isolation)
- Projects or programs that create opportunities to enhance parental engagement and connection
- Research or evaluation or consultation that investigates barriers and potential innovative options for families or young children experiencing disadvantage and vulnerability regarding active participation, engagement and leadership

*Maximum grant: \$10,000. Nine projects were funded last year, and the average grant was \$8,000.*

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

### Youth & Middle Years

This category is for evidence-based or innovative programs that support children and young people aged 8 – 12 years (middle years) and 12 – 25 years (youth). Proposed projects need to clearly articulate the need; demonstrate strong community engagement and consultation with young people and other key stakeholders; and highlight how they will positively impact the local community.

Funding priorities include:

#### Middle Years

- Develop partnerships between Council and community groups to achieve shared strategic outcomes;
- Opportunities and programs for young people to develop their interests, connect and lead change in the community;
- Helping to build strong and positive relationships between parents and their children;
- Young people's social and emotional wellbeing and mental health; and,
- Improving safety for young people online (and in their communities).

#### Youth

- Supporting young people to access information, support and programs that promote mental health and wellbeing;
- Develop targeted prevention and early intervention programs in response to AOD, mental health, racism, or other emerging issues;
- Activities or events that help strengthen young people's connection and belonging to their local community;
- Initiatives that provide young people access to appropriate Education, Training & Employment pathways and support; and,
- Initiatives that raise and amplify young people's voices, ensuring young people have more of a say on matters impacting them (incl. media).

**Maximum grant: \$10,000. Eleven projects were funded last year, and the average grant was \$8,850.**

To discuss how your project supports the relevant Council Plan or Policy, and to meet application requirements please contact the relevant Council Officer:	
Family & Early Years 0 – 8 years	Melissa Eastwood - 9205 5411 <a href="mailto:Melissa.Eastwood@yarracity.vic.gov.au">Melissa.Eastwood@yarracity.vic.gov.au</a>
Middle Years 8 - 12 years	Rupert North – 9426 1544
Young People 12 - 25 years	<a href="mailto:Rupert.North@yarracity.vic.gov.au">Rupert.North@yarracity.vic.gov.au</a>



## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

### Sports and Recreation

The City of Yarra recognises the value of participation in sport, physical activity and recreation, and the related health benefits to the individual, and the Yarra community. The Sport and Recreation Funding Stream supports a wide range of accessible opportunities for the diverse Yarra community. Projects will be prioritised if they cater for the following unrepresented populations and/or physically inactive communities:

- Women and Girls;
- All abilities;
- LBGTIQA+;
- Culturally & Linguistically Diverse;
- Social Housing Tenants; and,
- Older Adults.

To submit a compliant and competitive application, make sure quotes are provided.

### Funding Categories

#### 1. Participation Initiatives

Council is seeking to fund programs and projects that increase inclusion, diversity and access to opportunities that increase physical activity levels. Programs should address local community needs, be environmentally sustainable, enhance local neighbourhoods, and contribute to health and wellbeing outcomes. Priority will be given to initiatives which facilitate sustainability of local clubs and community organisations. New initiatives will be given priority over those that have received funding previously. For this funding stream, applicants must advise if and how they plan to continue at the conclusion of the initial funding period.

Examples may include:

- Programs or projects targeted at priority population participation e.g., programs for people with disabilities, social housing scholarships
- Programs or projects promoting LBGTIQA+ inclusion at the club
- Programs or projects that enhance the club's capacity to provide ongoing opportunities for participation e.g. starting a women's fitness program that develops into a new sports team
- Modified programs or projects outside traditional structures, with the objective of promoting health and wellbeing not necessarily growing club numbers e.g. couch to 5k (9 week running program) to take place the same time as juniors training sessions
- Examples of community group initiatives may include:
  - Partnerships between local community groups and physical activity providers
  - Alternative recreation activities that do not have a big representation in Yarra e.g. touch rugby

***Please contact the Recreation team to discuss other participation initiative ideas.***



## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

### 2. Sport and Recreation Equipment

Groups can apply for:

- Up to 75% of the total cost of an approved Australian portable defibrillator, specifically for clubs who use venues which do not contain defibrillators. Funding may include training in the use of equipment. Council recommends Defib for Life or St John's Ambulance as suppliers.
- Up to 50% of the total cost (maximum of \$1,000) towards specific equipment to enable or enhance the participation of underrepresented populations. Equipment can be for club based activities beyond the normal core business of the club or community programs run by not-for-profit groups. The make and model of equipment must be identified in your application. Examples of equipment can include specialised first aid equipment, portable access ramps, modified equipment, equipment to assist getting a new priority population program up and running. Council facilities do not accommodate storage of additional equipment so this needs to be factored in to proposals.
- Up to 50% of the total cost (maximum of \$2,000) for the purchase of portable soccer goals that conform to Australian Standard AS 4866.1-2007. Council facilities do not accommodate storage of portable soccer goals so this needs to be factored in to proposals.
- Up to 50% of the total cost (maximum of \$2,000) for the purchase of cricket roll out synthetic pitches to assist with junior participation on grounds. Council facilities do not accommodate storage of cricket roll out synthetic pitches so this needs to be factored in to proposals.

***Please contact the Recreation team to discuss other equipment that may be funded and storage spaces.***

### 3. Coach / Volunteer Training & Education

To increase the skills, knowledge and understanding of clubs including coaches, committee members, parents, team managers etc. around general club operations and governance. The training and education should promote and support leadership and skill development within the club. Examples may include:

- Up to 50% of the total cost of coach development and training for new and established coaches, for grassroots, junior accreditation, female specific coaching programs, coaching athletes with a disability and coaching people from culturally and linguistically diverse communities (CALD).
- Up to 75% of the total cost (max \$1,000) of training required to deliver or support physical activity classes for a community group or not-for-profit organisation e.g. yoga / group fitness instructing.
- Up to 75% of the total cost (maximum of \$1,000 per club) for Sports Community membership and training. Examples of training can include: accredited skill or mentor training programs for existing or new committee members.
- Up to 50% of the total cost (maximum of \$1,000) for club volunteers to undertake practical training such as:

Child safe practices

Diversity and inclusion

Drugs and alcohol in sport

Business administration

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

Mental health awareness

### Funding Restrictions

The following will **NOT** be funded:

- Ongoing funding for club core business e.g., coaching fees, social events & activities, mandatory equipment, uniforms, travel expenses to matches, club functions, membership drives and promotional activities for the purpose of attracting and retaining members. Membership subsidies, concession fees, and team registrations are considered core business unless part of an initiative targeting a priority population as outlined above.
- Equipment: Standard team and individual equipment e.g., balls, bats, first aid kits, coaches boards, stretchers, uniforms, tracksuits, hoodies, specialised equipment that is for the sole use of individual athletes (equipment may be funded if it relates to underrepresented populations as outlined above).
- All score boards (portable or fixed, electronic or manual), timers, stop watches, massage tables.
- Higher level coach licenses and courses including: FFA/AFC Advanced Coaching Courses, AFL Level 3, Cricket Victoria Level 3, Swimming Silver License or equivalent in other sports.
- Any program that a sport club claims as part of the seasonal allocation discount process. Programs directed at underrepresented groups are to be supported by either the annual discount, or a community grant, not both.

*All funding applications will be assessed on applicants demonstrated need basis including clubs financial statements and ability to self-fund activities.*

**Maximum grant: \$5,000. Fourteen projects were funded last year, and the average grant was \$2,300.**

**To discuss how your project supports the relevant Council Plan or policy, and to meet application requirements please contact Bridget Turner, Sport Administration Officer, via email [Bridget.Turner@yarracity.vic.gov.au](mailto:Bridget.Turner@yarracity.vic.gov.au) or phone 03 9205 5340.**

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

### Arts and Culture Stream

This Stream supports the creation and presentation of arts and cultural projects, activities and works within the City of Yarra. Our vision is for arts and culture to be integrated into our City so that it can be an everyday experience and be enjoyed by all of our community, whether as makers, audience members or participants. Creativity can exist anywhere, and its pursuit is open to everyone.

#### Funding Categories

There are three different categories of funding available in the Arts and Culture stream.

It is strongly advised that you discuss your project with the relevant project officer before applying.

Funding Categories	Total Funding Pool	Contact Details
Arts Development	\$70,000	Brona Keenan 9205 5212 Deb Kunda 9205 5089
Festivals & Events	\$135,000	Penny Kyprianou 9205 5109
Community Arts	\$50,000	Olivia Allen 9205 5038

#### 1. Arts Development

**Arts Development** supports professional artists and art organisations to produce and present new\* work in any medium.

Funding priorities for this category are:

- high artistic merit;
- innovative and contemporary approaches to the production and presentation of the art form and the project;
- attracts new audiences; and
- creative use of public spaces and places in the municipality.

\*Work which is newly created as part of the grant proposal or work which has not previously been shown in the City of Yarra and requires further development before presentation.

*Twenty-one projects were funded last year and the average Arts Development grant was \$9,300. These can be found online at [arts.yarracity.vic.gov.au](https://arts.yarracity.vic.gov.au)*

**Festivals and Events** supports one off or a series of events taking place in Yarra that showcase, celebrate and promote creativity, culture, people, places and the arts. Within Festivals and Events there are two sub-categories:

#### 2. Festivals and Events – Arts

Funding priorities for this category are:

- high artistic and/or cultural merit;
- showcase arts practice;
- attracts new audiences;
- creates new presentation opportunities for artists; and

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

- creative use of public spaces and places in the municipality.

### 3. Festivals and Events – Community Participation

- Funding priorities for this category are:
- events with a strong arts and/or cultural focus;
- showcases local arts and/or cultural practice;
- increases community participation in arts and culture;
- celebrates local communities, places, history and/or neighbourhoods;
- promotes partnerships between organisations and communities; and
- creative use of public spaces and places in the municipality.

*There is no set funding amount that is awarded for each of these two sub-categories. The total funding pool across both categories is \$135,000.*

*Four events were funded last year and the average Festivals and Events grant was \$8,300. These can be found online at [arts.yarracity.vic.gov.au](https://arts.yarracity.vic.gov.au)*

### 4. Community Arts

**Community Arts** supports projects that enhance community participation and engagement in arts and culture within Yarra.

Funding priorities for this category are:

- includes authentic partnerships between community members, artists and arts organisations in planning, development and/or outcomes;
- high artistic merit;
- celebrate diversity and/or address contemporary issues;
- increase awareness, appreciation and participation in arts;
- engages new audiences;
- develop community and connectedness; and
- creative use of public spaces and places in the municipality.

*Five projects were funded last year and the average Community Arts grant was \$8,500. These can be found online at [arts.yarracity.vic.gov.au](https://arts.yarracity.vic.gov.au)*

### Materials to be submitted

All Arts and Culture Stream applicants are encouraged to submit the following materials:

- resume or short biography of applicant/s (maximum 3 pages)
- examples of relevant completed or in development projects— this could include images (maximum of 10), scripts, plans, sound files or website links to specific projects or sites. If submitting electronically all files must be Windows compatible
- letters of support – if your project requires the support of another organisation to develop or proceed then a letter acknowledging this support is recommended confirmation of venue booking (if applicable)

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

### Community Housing Stream

The City of Yarra is home to a high proportion of residents living with socio-economic disadvantage in what is otherwise a relatively affluent municipality. The distribution of household earnings in Yarra shows great disparity between high and low-income households. This brings specific challenges for inclusion and participation.

Through the Community Housing Stream, Council seeks to promote those initiatives that help sustain tenancies, build more cohesive and resilient communities, and address social and cultural impacts for tenants of community housing and those at risk of homelessness in Yarra.

While the maximum grant available is \$50,000, we would welcome both large and small-scale projects being submitted for consideration.

### Funding Priorities

The program objectives are to:

- maintain community diversity;
- increase stability of community housing tenancies; and
- build resilience and local connectedness for community housing tenants.

Eligible initiatives include, but are not limited to those that:

- address the impacts of complex multiple issues on vulnerable tenants;
- sustain tenancies of low income households that are at risk of homelessness;
- explore development of packages that support new community housing tenancies to access local supports; and
- explore local partnerships that increase the resilience and connectedness of community housing tenants

***Funds available: \$50,000. Maximum grant: \$50,000. Five projects were funded last year.***

Please note, the Community Housing Stream has the following additional eligibility requirements:

To be eligible applicants must:

- be a private or non-government organisation whose operations either directly or indirectly improve the availability, quality and security of affordable rental tenancies for households on income support from Centrelink or for people on low incomes. Affordable rental rates are defined as rents fixed at a rate no greater than 30 per cent of household income. Low-income households are defined as at the bottom 40 per cent of the income range.

Applications will also be ineligible if funding is intended for:

- reducing ongoing operating costs; and
- paying for standard maintenance of current residential stock.
- Please visit our website and have a look at our homelessness strategy for further information about homelessness in Yarra at [www.yarracity.vic.gov.au/homelessness](http://www.yarracity.vic.gov.au/homelessness).

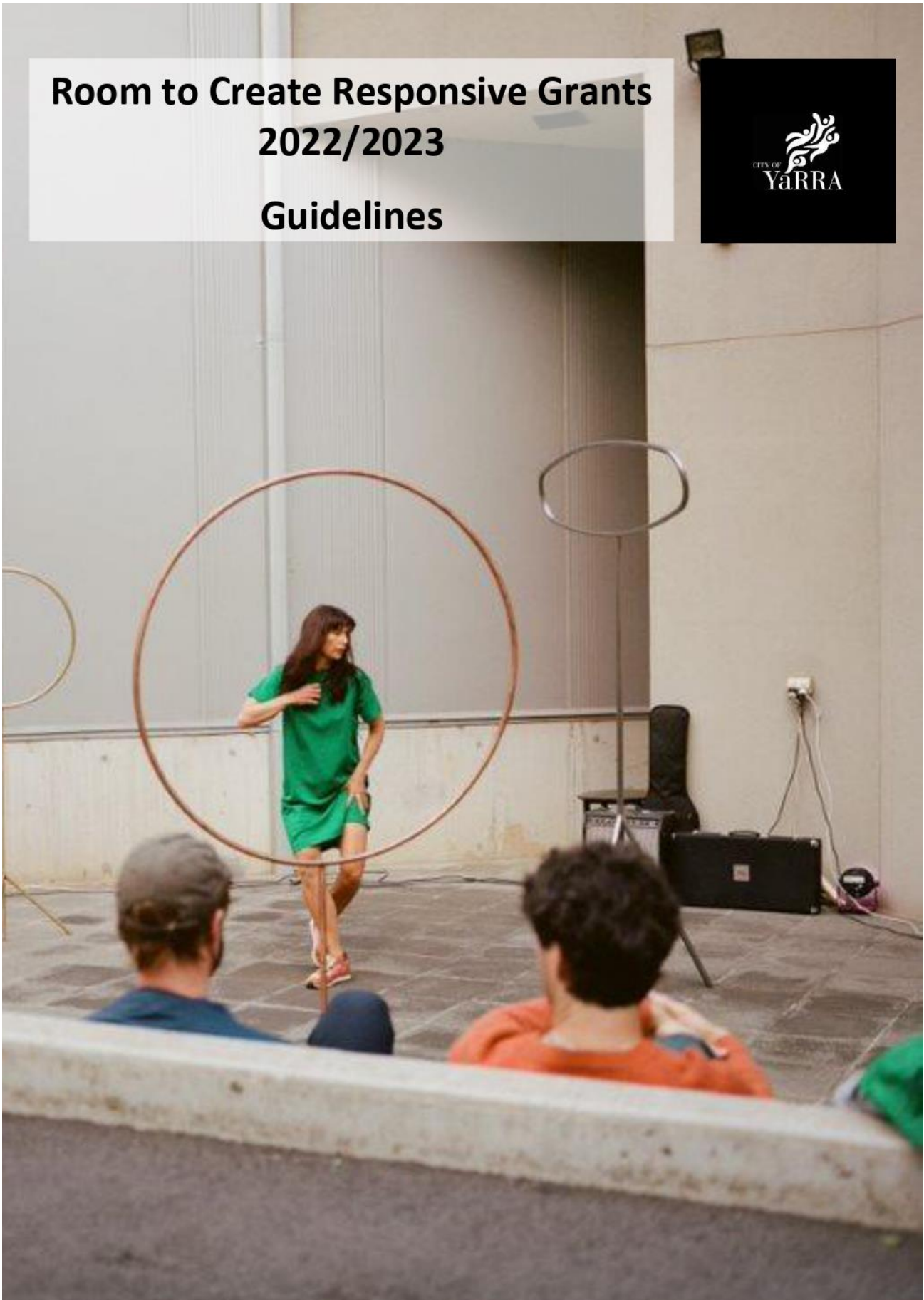
To discuss how your project supports the relevant Council Plan or Policy, and to meet application requirements please contact the relevant Council Officer

## Attachment 1 - Attachment 1 - Annual Grants 2023 Guidelines

Social Strategy and Community Development	<b>Michael Ward</b> (Homelessness and Rough Sleeping) 9205 5410 <a href="mailto:Michael.Ward@yarracity.vic.gov.au">Michael.Ward@yarracity.vic.gov.au</a>
---	---



# Room to Create Responsive Grants 2022/2023 Guidelines





## Attachment 2 - Attachment 2 - Room to Create Grant Guidelines 2022-23

### Contents

Background .....	1
Purpose of Grants .....	1
Timelines .....	1
Eligibility Criteria .....	2
Assessment Criteria .....	3
How to Apply.....	4
Acquittal .....	4
For More Information .....	4

**Cover image:** Index: A Fragmentary Offering was a night of performance, curated by Josephine Mead, for Liquid Architecture's MONO POLY Series in February 2022, at Collingwood Yards. Performer: Deanne Butterworth. Photo by Clare Steele.

## Attachment 2 - Attachment 2 - Room to Create Grant Guidelines 2022-23

### City of Yarra Grant Guidelines Room to Create Responsive Grant Program

#### Background

Yarra is often referred to as an 'engine room' for the arts because of the many small to medium-sized arts organisations that make up much of our creative footprint. There are over 50 live music venues, more than 60 galleries and artist run spaces, and numerous creative hubs and studios. The creative sector has been identified as an important, emerging industry which is associated with innovation and facilitating economic growth.

The Room to Create (RTC) Responsive Grant Program is a Council initiative that is intended to help creative spaces and live music venues stay in Yarra. The program is incentivized and designed to be quick response.

The program pool is \$25,000 per annum and funding is capped at \$2,000 for a stand-alone grant or at \$5,000 for a matching grant – when the applicant can make a matching contribution.

#### Purpose of Grants

The funds may be used for goods and/or services that will assist the creative space to operate in Yarra.

For example, funds can be used for:

- infrastructure works (such as fit out of a studio) and purchase of built-in equipment (such as data projectors, lighting, built-in speakers);
- acoustic treatment or related works (such as installing insulation, air locks, sound absorbing materials, gap seals etc.);
- town planning consultants to obtain advice relevant to maintaining a creative space in Yarra, including advocacy where a nearby development is proposed;
- consultant fees related to improving accessibility of the space;
- acoustic consultant fees and measuring devices/equipment;
- building surveyors fees related to assessment of an existing building; and,
- other materials and/or services that may assist with the venue's management of noise and patron behavior related complaints.

#### Timelines

- Applications open on **1 July 2022**
- Applications will be accepted until 31 May 2023 or until the funding pool is exhausted.
- Applicants should expect to be notified of the outcome within three weeks. If you are successful, you (or your auspice organisation) will be sent a funding agreement. Once you have returned this, along with any other required paperwork such as a bank statement, we aim to have the grant paid within two weeks of receipt of the necessary documents.

## Attachment 2 - Attachment 2 - Room to Create Grant Guidelines 2022-23

### Eligibility Criteria

#### Eligible Applicants

- Applicants must have an active ABN\*
- Applicants must be an incorporated organisation or business entity managing and/or occupying a creative space (e.g., gallery, performance venue, artist studio, live music venue) that is located in the City of Yarra; **OR** meet one of the following specific exceptions:
  - An individual applicant who can demonstrate that the space is a dedicated creative space that contributes to the creative footprint of Yarra.
  - An individual applicant operating as a business entity that occupies or manages a creative space in Yarra.
  - An unincorporated not-for-profit community group managing a space in Yarra, auspiced by an eligible incorporated organisation or Neighbourhood House for this application.
- Applicants must have acquitted previous Council grants and have no outstanding debts to Yarra City Council.
- Applicants must have adequate public liability insurance, working with children checks, WorkCover and superannuation coverage.
- If the application is a live music venue, the applicant must agree to adopt the Best Practice Guidelines for Live Music Venues developed by the Live Music Roundtable with the Victorian Government. See the summary here: <https://www.musicvictoria.com.au/resource/best-practice-guidelines-for-live-music-venues-summary/>
- Relevant applicants must, as required by law, implement and adhere to the Victorian Child Safe Standards. <https://ccyp.vic.gov.au/child-safety/being-a-child-safe-organisation/>

\*The applicant names must match the entity (legal) name for the ABN, or a registered business name associated with the ABN **and** the name on the bank account provided for payment. The ABN Entity name can be checked when entering your ABN into the application form.

#### Eligible Projects

- Applications must be for creative spaces or live music venues in Yarra;
- Applications cannot be submitted for the same project from multiple tenants/organisations.

#### Applicants that are NOT eligible

- Neighbourhood Houses are funded through Council's Neighbourhood House Funding Program and are therefore not eligible for the Room to Create Responsive Grant Program. Neighbourhood Houses can however act as an auspice for other community groups;
- Individuals and sole-traders who do not meet the requirements listed above.
- Individuals or organisations who have already received a Room to Create Responsive Grant within the annual cycle.

## Attachment 2 - Attachment 2 - Room to Create Grant Guidelines 2022-23

### Projects that are NOT eligible

- Activities that are part of the creative output of the applicant such as exhibitions, performances, workshops, events or other creative projects;
- Applications to fund projects retrospectively, for works that have already been completed;
- A studio space in a private dwelling/home;
- Expenses that are clearly related to the daily operations of the business including rent, furniture, ongoing staff salaries, or administration costs not specific to the project;
- Works that would be the responsibility of the property owner if the space/building is leased;
- A program that is considered the responsibility of State or Federal Government;
- Activities that are sponsored by gambling businesses or take place at inappropriate venues;
- Projects with the singular purpose of promoting religion or that may be perceived as for the purpose of proselytizing.
- Individual training, study or academic research in Australia or overseas;
- A project that will be offered for assessment in the above training courses;
- Applications that are solely for attending forums, workshops and conferences;
- School fetes and other similar events;
- Competitions (other than one-off sporting events);
- Prize-events, award exhibitions or exclusively fundraising events;

### Child Safe Standards

Victorian organisations that provide services or facilities for children (anyone under 18 years old) are required by law to implement Child Safe Standards to protect children from harm. Therefore, if your project/program will engage children as either participants or audience members you will be required to demonstrate that you are complying with the Child Safe Standards by uploading a copy of your organisation's Child Safe Policy or Statement of Commitment to Child Safety.

If your organisation does not yet have a Child Safe Policy or Statement of Commitment to Child Safety, a template document is available on the Room to Create Responsive Grants website: <https://www.yarracity.vic.gov.au/about-us/grants/room-to-create-responsive-grants>

Tailor this document to suit your organisation and activities, then attach the document to your application as evidence. Remember to make sure a copy is distributed to your members.

Individual artists will need to upload a copy of your current working with children check and/or your exhibition space's Child Safe Policy or Statement of Commitment to Child Safety.

For further information on Child Safe Standards see: [CCYP | Resources](#)

### Assessment Criteria

- Does the project have clearly defined aims?
- Does the project clearly meet the intention of the program to help creative spaces and live music venues operate in Yarra?

## Attachment 2 - Attachment 2 - Room to Create Grant Guidelines 2022-23

- Does the local community benefit from this project?
- Does the organisation have the capacity to successfully complete the project?
- Can the organisation demonstrate an ongoing viability?
- Is the budget for this project realistic?

**Please note, applicants who have not been funded in the previous rounds will be prioritised**

### How to Apply

- Applications can be made online through Council's website, at [cityofyarra.smartygrants.com.au](http://cityofyarra.smartygrants.com.au)

### Attachments and Support Material

- Applicants are required to include a quote/s for the proposed works in this application.
- Applicants are encouraged to provide further information about the venue and activities undertaken by the applicant.
- All those applying as an organisation must upload a copy of the organisation's most recent annual financial statement to their Room to Create Responsive Grant application. This could be the Financial Statement that all incorporated organisations are required to send to Consumer Affairs Victoria, or the organisation's most recent profit and loss statement. Please do not send your full Annual Report.
- All applicants need to provide a certificate of currency for the public liability insurance policy that will cover the funded project. Depending on the nature of the funded activities, the relevant policy may be in the applicant's name, the auspicing organisation's name or the activities may be covered by the public liability insurance of the venue being used.
- Applicants can also include any other support material that may be required to support their project.

Please note, the maximum attachment size in SmartyGrants is 25MB.

### Acquittal

Each grant recipient is required to submit an Acquittal Form and financial report within two months of completion of the project. Throughout the project funds must be spent in accordance with the budget submitted. You are required to keep accurate, up-to-date records in relation to the project including, but not limited to, itemised receipts issued when funding is spent and relevant account records to submit as part of the acquittal.

The required acquittal form will be linked to your Room to Create Responsive Grant application, when you are ready to submit the acquittal form please log onto [cityofyarra.smartygrants.com.au](http://cityofyarra.smartygrants.com.au) and submit it in the same way you submitted your grant application.

**Please keep receipts for expenditure items over \$200 to upload into your online acquittal.**

### For More Information

Contact Arts and Culture on 9205 5089 [debra.kunda@yarracity.vic.gov.au](mailto:debra.kunda@yarracity.vic.gov.au) or 9205 5212 [brona.keenan@yarracity.vic.gov.au](mailto:brona.keenan@yarracity.vic.gov.au)

For issues with the application form, or administrative questions, contact the Grants Team on 9205 5170 and 9205 5146, or email [yarragrants@yarracity.vic.gov.au](mailto:yarragrants@yarracity.vic.gov.au)



# Small Project Grants 2022/2023 Guidelines



## Attachment 3 - Attachment 3 - Small Project Grant Guidelines 2022-23

### Contents

Background .....	1
Program Objectives.....	1
Timelines.....	2
Eligibility Criteria .....	2
Assessment .....	4
Auspiced Applications.....	4
How to Apply.....	4
Successful applications .....	5
Acquittal .....	5
Having trouble writing your application? .....	6

**Cover image:** U3A Chinese Cultural Diversity Week celebrations at Atherton Gardens 2022

Photo by Michael van Vliet



## Attachment 3 - Attachment 3 - Small Project Grant Guidelines 2022-23

### City of Yarra Grant Guidelines Small Project Grant Guidelines 2022/2023

#### Background

The Small Project Grants (SPG) respond to funding requests throughout the year, providing an opportunity for applicants to engage with Council and gain an understanding of the grants process. The grants allow organisations and individual artists to access small amounts of funding quickly, (usually within four weeks from the grant submission). There are three categories in the SPG program: Community Projects, Arts & Culture and Climate Action.

**Community Projects** is a broad category encompassing the many programs and events run by not-for-profit community groups within Yarra. Eligible community projects include cultural celebrations, sporting events and programs which promote and support communities, such as social involvement, community connectedness, environmental sustainability, health, well-being, and cultural diversity.

Only incorporated not-for-profit community groups are eligible to apply for grants under this category. However, community groups that are not incorporated or do not have their own ABN can be auspiced by an eligible incorporated organisation. Individuals are not eligible.

**Arts & Culture Projects** funds projects and events run by professional artists, arts organisations and community groups. Eligible arts and culture projects include the development, production and showing of new art works or performances, or community arts festivals, events or arts projects.

Eligible applicants may be individual artists with an ABN, incorporated not-for-profit artistic groups and organisations, and commercial galleries running not-for-profit events. Individual artists and organisations without an ABN may be auspiced. It is strongly recommended that applicants for the Arts and Culture Projects category provide supporting documentation as part of their application. This can be uploaded through the online application form.

**Climate Action Stream** seeks to support initiatives that accelerate community-led climate action at a local level. This stream places a priority on funding projects that mobilise the community to take climate action, including advocating for change, support the most vulnerable in our community to cope with climate impacts (e.g., extreme weather, energy and food insecurity). Build stronger social connections to increase resilience to future climate-related shocks and stresses, reduce waste and promote conscious consumption; and foster sustainable transport behaviours in the community

If you have previously had a grant from Yarra City Council for a project which is now complete, this grant must be acquitted before any new applications can be assessed. Acquittals can be submitted via: <https://cityofyarra.smartygrants.com.au>.

#### Program Objectives

Each project/activity funded as part of the SPG Program is expected to address one or more of Council's strategic objectives as stated in the current [Council Plan](#). These are:

- Objective 1: Climate and environment
- Objective 2: Social equity and health
- Objective 3: Local economy
- Objective 4: Place and nature
- Objective 5: Transport and movement
- Objective 6: Democracy and governance

## Attachment 3 - Attachment 3 - Small Project Grant Guidelines 2022-23

### Timelines

- The Small Project Grants 2022-2023 open on **1 July 2022**.
- Applications will be accepted until May 2023 or until the funding pool for the relevant category is exhausted.
- Applications should be received a minimum of 4 weeks before a project starts.
- Applications for projects that have already taken place will not be assessed.
- Assessment and payment of grants usually takes 4-6 weeks provided all necessary documentation is provided in a timely fashion.

### Eligibility Criteria

#### Eligible Applicants

- Applicants must have an active ABN\*.
  - Not-for-profit community groups that meet all other eligibility criteria but do not have an ABN can have their applications auspiced by an eligible incorporated organisation or Neighbourhood House.
- Applicants must be a not-for-profit, incorporated community group (that is a group with a voluntary membership who come together to pursue a common goal)<sup>†</sup> **OR** meet one of the following specific exceptions:
  - be a registered charity, public benevolent institution or have DGR status;
  - be a state government entity seeking funding for activities beyond those considered the responsibility of State or Federal Government;
  - unincorporated not-for-profit community groups can have their applications auspiced by an eligible incorporated organisation or Neighbourhood House;
  - individual artists or Arts-related businesses operating under an active sole-trader ABN\* can apply as individuals under the Arts and Cultural Projects Category;
  - Arts-related businesses with active ABNs\* registered as other than sole-trader entities can apply under the Arts and Cultural Projects Category. These applications are contingent on successfully demonstrating that the project being funded will run on a not-for-profit basis. This will require detailed financial reporting.
- Applicants can only receive one SPG per financial year and the maximum grant is \$1,000.
- Applicants must have acquitted previous Council grants and have no outstanding debts to Yarra City Council.
- Applicants must have public liability insurance with a suitable level of coverage, working with children checks, WorkCover and superannuation coverage are required to be held by recipients of funding.
- Relevant applicants must, as required by law, implement and adhere to the Victorian Child Safe Standards. <https://ccyp.vic.gov.au/child-safety/being-a-child-safe-organisation/>.

\*The applicant names must match the entity (legal) name for the ABN, or a registered business name associated with the ABN **and** the name on the bank account provided for payment. The ABN Entity name can be checked when entering your ABN into the application form.

<sup>†</sup> For further information on the kinds of groups we deem eligible please see the definition provided by the Fitzroy Legal Service at:

[http://www.lawhandbook.org.au/2017\\_06\\_06\\_03\\_types\\_of\\_community\\_organisations/](http://www.lawhandbook.org.au/2017_06_06_03_types_of_community_organisations/).

## Attachment 3 - Attachment 3 - Small Project Grant Guidelines 2022-23

### Eligible Projects

- Council will support a maximum of three exhibitions per grant round at any one art gallery.
- All applicants must be locally based and/or be applying for a program, service or activity that is of benefit to the Yarra community.
- Projects must have a public outcome within the City of Yarra boundaries.
- Projects and programs will only be eligible for both SPG and Annual Grants if applications are for distinct activities or stages of development.
- Sport and Recreation groups can apply for the purchase of specialised equipment including defibrillators.
- Applications to the Community category addressing priorities of the Access and Inclusion Strategy may include funding for specialised equipment or materials that facilitate new and innovative accessibility programs. Renovation works or the upgrading of permanent fixtures remain ineligible.
- All questions marked 'response required' must be completed for the application to be eligible.

### Applicants that are NOT eligible

- Neighbourhood Houses are funded through Council's Neighbourhood House Funding Program and are therefore not eligible for SPGs. However, Neighbourhood Houses can act as an auspice for other community groups.
- Businesses or for-profit organisations, unless exempted above.
- Individuals, unless exempted above.
- Previous grant recipients with overdue acquittals.
- Applicants who have already received an SPG in the current round.

### Projects that are NOT eligible

- A program that is considered the responsibility of State or Federal Government e.g. core school curriculum activities.
- Activities that take place outside the City of Yarra (including touring costs),
- Unless part of a larger project with a proven and public benefit to the Yarra community.
  - A new building, capital works or facility maintenance works.
  - Ongoing staff salaries or administration costs not specific to the project.
  - The purchase of equipment only, unless exempted above.
  - Projects with the singular purpose of promoting religion or that may be perceived as for the purpose of proselytizing.
  - Training, study or academic research in Australia or overseas.
  - A project that will be offered for assessment in the above training courses.
  - Applications that are solely for attending forums, workshops and conferences.
  - Competitions (excluding one-off sporting events).
  - Prizes and award exhibitions or exclusively fundraising events.
  - School fetes and other similar events.
  - Covering the deposit or bond associated with hiring a Council Town Hall.
  - Applications to fund projects retrospectively.

## Attachment 3 - Attachment 3 - Small Project Grant Guidelines 2022-23

### Assessment

#### Assessment Criteria

All applications will be assessed on the following criteria:

- Does the project have clearly defined aims?
- Does the project clearly meet the program objectives?
- Does the local community benefit from this project?
- Does the organisation have the capacity to successfully complete the project?
- Is the budget for this project realistic, balanced and complete?
- Arts and Cultural Projects – Does the project have high artistic merit?

#### Assessment Process

Small Project Grants are assessed on a competitive basis. Being successful one year does not automatically mean success in subsequent years. Small Project Grant applications are checked for eligibility, internally assessed by two Council Officers and then the recommendations are reported to Council on a quarterly basis.

### Auspiced Applications

Auspecting is a practice which enables small or new organisations who are not incorporated or who do not have an ABN to access grant funds.

An auspice organisation must be incorporated and have an ABN. They accept legal and financial responsibility for the grant if successful.

Applications can be submitted directly by groups being auspiced. However, as the funding agreement for successful grants will be made between the auspice organisation and Council, any financial transactions must be made through the auspice organisation. Be advised that you need to provide information from the auspice organisation including: their contact details, ABN, and most recent financial report.

### How to Apply

- Applicants are required to submit their application and supporting documentation using the online form on <https://cityofyarra.smartygrants.com.au/>.
- SPG applications will be accepted at any time until 30 May 2023 or until the funding for each category has been exhausted.
- Funding is renewed each financial year on 1 July.

#### What you need for your application

##### Public Liability Insurance

All applicants need to provide a certificate of currency for the public liability insurance policy that will cover the funded project. Depending on the nature of the funded activities, the relevant policy may be in the applicant's name, the auspicing organisation's name or the activities may be covered by the public liability insurance of the venue being used.

##### Financial Statements

All those applying as an organisation must upload a copy of the organisation's (or auspicing organisation's) most recent annual financial statement to their Annual Grant application. For most applicants, this will be the previous year's Financial Statement. Alternatively, you can upload the

## Attachment 3 - Attachment 3 - Small Project Grant Guidelines 2022-23

organisation's most recent profit and loss statement. Applicants who do not provide a financial statement will be ineligible.

### Child Safe Standards

Victorian organisations that provide services or facilities for children (anyone under 18 years old) are required by law to implement Child Safe Standards to protect children from harm. Therefore, if your project/program will engage children as either participants or audience members you will be required to demonstrate that you are complying with the Child Safe Standards by uploading a copy of your organisation's Child Safe Policy or Statement of Commitment to Child Safety.

If your organisation does not yet have a Child Safe Policy or Statement of Commitment to Child Safety, a template document is available on the Small Project Grants website:

<https://www.yarracity.vic.gov.au/about-us/grants/small-project-grants>. Tailor this document to suit your organisation and activities, then attach the document to your application as evidence. Remember to make sure a copy is distributed to your members.

Individual artists will need to upload a copy of your current working with children check and/or your exhibition space's Child Safe Policy or Statement of Commitment to Child Safety.

For further information on the Child Safe Standards see: <https://ccyp.vic.gov.au/child-safety/resources/>

### Arts & Culture Applicants

Arts & Culture applicants should also provide a CV and relevant artistic documentation.

### Successful applications

If you are successful, a funding agreement which outlines the conditions of your grant will be sent to you (or your auspice organisation). You will be required to sign and return an electronic copy of the funding agreement. You will also need to provide a copy of your organisation's bank statement showing the account number, BSB number and name. All payments will be made by electronic transfer.

### Acquittal

Each grant recipient is required to submit an acquittal form within two months of completion of the project. The acquittal includes questions about how many people and Yarra residents participated in the event/program, what adjustments were made to the project as it unfolded, and whether the aims and objectives outlined in the application were met. The acquittal also includes a financial report in which you are required to demonstrate that the funds were spent in accordance with the budget submitted. You are required to keep accurate, up-to-date records in relation to the project including, but not limited to, itemised receipts issued when funding is spent. We request that you include receipts for items/services over \$200 in your acquittal.

The required acquittal form will be linked to your application in the My Submissions area of SmartyGrants. When you are ready to submit the acquittal form please log onto <https://cityofyarra.smartygrants.com.au> and submit it in the same way you submitted your grant application. Applications from past grant recipients will not be considered while they have overdue acquittals.

Council may also require organisations to fully participate in any audit of the program/activity by making readily available all income/expenditure records, correspondence, meeting notes, promotional material, and any other document relating to the funded program/activity. This may include site visits and the collection of documents relating to the funded program/activity.

## **Attachment 3 - Attachment 3 - Small Project Grant Guidelines 2022-23**

### **Having trouble writing your application?**

The Grants Team are available to help all applicants with preparing their application. Call us on 9205 5170 or 9205 5146 to talk about your project and application or to make an appointment for help submitting your application online. Interpreters can be booked if requested.

Video pitches can be included as supporting documentation to your application; however, you will still need to complete the written application form. Please ensure any videos are kept short to a maximum five minutes as assessors have many applications to review. SmartyGrants recommends keeping attachments to 5MB, so you may need to provide a link to an external video-hosting site instead.

If you are having trouble accessing your SmartyGrants user account, please contact SmartyGrants directly on 03 9320 6888 or via [service@smartygrants.com.au](mailto:service@smartygrants.com.au).

---

## 8.6 Disability Advisory Committee - Membership and Terms of Reference

---

### Executive Summary

#### Purpose

To inform Councillors that a public Expression of Interest (EOI) process has been completed, as required, to recruit new members to the Disability Advisory Committee (DAC) and to advise of the proposed new membership.

To inform Councillors of proposed minor changes to the current Terms of Reference for the Disability Advisory Committee.

#### Key Issues

As the current term of DAC members has lapsed, an expression of interest recruitment process has been undertaken to appoint new members to the Committee.

Due to the changing needs of the DAC, officers are proposing changes to the Terms of Reference to better reflect the purpose and function of the Committee. Changes include:

- (a) Expanding the membership of the DAC to better represent diversity of age, gender and culture;
- (b) Removing a statement from the Terms of Reference that would unintentionally discriminate against people with disability; and
- (c) Flexibility to adjust the current frequency of meetings, dependant on consultation between the Co-Chairs and Committee, the forward agenda and opportunities to hold specific purpose sub-committee meetings.

#### Financial Implications

There are no additional financial or resource impacts associated with this report.

#### PROPOSAL

Council officers propose Council:

- (a) Appoint the persons listed in **Attachment 1 - Confidential** to the fourteen (14) vacant positions on the Disability Advisory Committee until 30 June following the next Council election;
- (b) Thank all applicants who expressed interest in membership of the Disability Advisory Committee; and
- (c) Endorse the proposed changes to the Disability Advisory Committee Terms of Reference as outlined in **Attachment 2**.



---

## 8.6 Disability Advisory Committee - Membership and Terms of Reference

---

<b>Reference</b>	D22/74825
<b>Author</b>	Adrian Murphy - Manager Aged and Disability Services
<b>Authoriser</b>	Acting Director Community Wellbeing

---

### Purpose

1. To inform Council that a public Expression of Interest (EOI) process has been completed, as required, to recruit new members to the Disability Advisory Committee (DAC).
2. To seek approval of the proposed new membership and Terms of Reference.

### Critical analysis

#### History and background

##### Membership of the DAC

3. The DAC provides information, advice, and guidance to Council at both a strategic and operational level on universal access and mainstream participation of people with disability and ongoing support to Council in ensuring that disability rights are integrated into the core business of Council.
4. The Committee may provide advice and be consulted on the following:
  - (a) The provision of forums for the discussion of contemporary issues affecting the well-being of people with disability and their carers;
  - (b) Any proposed strategies, programs, services and initiatives developed by all levels of Government and Non-Government Organisations to respond to access and inclusion issues;
  - (c) Community development initiatives across the City of Yarra;
  - (d) Systemic advocacy issues;
  - (e) Development, implementation and review of Council's Access and Inclusion Policy and Strategy;
  - (f) Review of Council's plans, strategies and policies;
  - (g) Accessible and inclusive Council services, programs and events;
  - (h) Council's major capital works and infrastructure; and
  - (i) Influence community attitude and perceptions.
5. The term of the appointment is until the 30 June following each Council election (refer Council Committees Policy Item 3.1.2. Sunset).
6. The membership consists of twelve (12) members who have a disability or carer or family member of a person with disability based in Yarra, and two (2) Councillors (appointed annually).
7. Expressions of interest were invited for all twelve (12) positions and current members were invited to reapply.

##### Terms of Reference

8. The opportunity was taken to review the DAC terms of reference regarding:
  - (a) The frequency of Committee meetings; and

- (b) The statement in the Terms of Reference that precludes people with disability or their carer for appointment to the committee if they are an employee, or owner of a business that provides disability services.
- 9. In relation to 8 (a), the current DAC terms of reference states that the Committee will meet ten times per year. Typically, the December meeting is informal and held to acknowledge the Committee, and a meeting is not held in January.
- 10. In relation to 8 (b), the current DAC Terms of Reference caps membership at twelve (12) community representatives, with representation as far as practicable to reflect the widest access and inclusion perspectives of people with disability, and their families and carers. The reference to precluding employed members was initially included to promote a resident / community member-based committee.

## Discussion

### Membership of the DAC

- 11. Nominations were open from Monday 17 January 2022 through to Friday 18 February 2022.
- 12. Council sought applications among any interested people with disability or their carer or family members based in Yarra having regard to the following key elements:
  - (a) Have a disability; or
  - (b) Are a carer or a family member of a person with a disability; and
  - (c) Have experience, knowledge and understanding of disability issues; and
  - (d) Are able to represent the views of other Yarra residents with disability; and
  - (e) Demonstrate ability to work effectively as a member of an Advisory Committee.
- 13. In addition, care was taken to encourage and recommend a membership comprising:
  - (a) People with disability from the Aboriginal and Torres Strait community;
  - (b) People with disability from Culturally, Religiously and Linguistically Diverse (CRLD) backgrounds;
  - (c) People with disability from the Lesbian, Gay, Bisexual, Transgender, Intersex (LGBTI) community; and
  - (d) People with disability from a variety of life stages.
- 14. The selection panel comprised of three (3) Officers: Coordinator of Community Planning, Access and Inclusion Planning and Resource Officer and Community Access and Inclusion Officer.
- 15. The Expression of Interest resulted in sixteen (16) applications for the twelve (12) positions available. From the applications, two (2) were deemed ineligible based on the terms of reference and the Council Committee Policy.
- 16. Eligible applications comprised eleven (11) from existing DAC members, and three (3) new applications from local community members.
- 17. Details of all applicants are provided to Councillors in **Attachment One – Confidential**.

### Changes to Terms of Reference

- 18. The current DAC terms of reference state “Staff members who are (paid) workers of disability service provider organisations, should not be considered for appointment.”
- 19. It is understood that the intent was to have a committee only comprising of people with disability and carers or family members. However, this has the unintended consequence of discriminating against people with disability who also work for or own a disability service provider organisation.

20. Officers propose Council remove the following sentence be removed from the Terms of Reference: "Staff members who are (paid) workers of disability service provider organisations, should not be considered for appointment."
21. This proposed change will ensure people with a disability who would otherwise be eligible for membership, will not be precluded because they either work for, or own a disability service organisation.
22. The DAC currently meets ten (10) times per year and noting that other council committees meet either monthly or on a bi-monthly basis, feedback from the current DAC membership was sought on the frequency of meetings. The options under consideration included:
  - (a) Continue as is;
  - (b) Move to bi-monthly meetings; and
  - (c) Move to bi-monthly meetings and including specific working groups.
23. There was support within the current DAC membership to continue monthly meetings and potentially hold sub-committee meetings for specific purpose issues. Feedback from the Councillor co-chairs noted the value of the regular monthly meetings on the one hand, while also being mindful of ensuring meetings are purposeful and strategic on the other.
24. Officers propose a change to the Terms of Reference to provide flexibility to adjust the frequency of meetings, dependant on the forward agenda, opportunities to hold specific purpose sub-committee meetings and in consultation with the Councillor Co-Chairs and Committee.

#### Membership

25. The current DAC Terms of Reference state that membership will include twelve (12) community members.
26. As outlined under point 16, eleven (11) eligible applications were received from current DAC members, and three (3) were received from interested community members.
27. The three (3) eligible applications from community members will increase diversity to the current membership (age, gender and cultural).
28. Officers propose Council amend the community membership up to fourteen (14) to provide greater diversity on the DAC.

#### Options

##### Membership of the DAC

29. Sixteen (16) applications were received for the twelve (12) vacant positions. The Panel has reviewed and assessed the applications based on the criteria as mentioned above.
30. Officers recommend Council support the appointment of fourteen (14) nominees (this number is aligned with the increase of community membership from twelve (12) to fourteen (14) as per point 27 above).
31. The names of the recommended applicants, together with their expertise and experience is provided at confidential **Attachment One - Confidential**.

##### Changes to Terms of Reference

32. Officers propose to Council minor changes to the DAC terms of reference to better reflect the intent of the Committee, and ensuring broad representation, refer **Attachment Two**.

#### Community and stakeholder engagement

33. Existing members were encouraged to re-apply for membership on the DAC.
34. The call for Expressions of Interest was promoted on the Council website, various social media platforms and local networks.

35. The DAC and relevant Council officers have been consulted on the proposed changes to the DAC Terms of Reference. There was strong support from the existing Committee to continue monthly meetings, noting the continuity and access this gave to members to keep abreast of issues and have input into policies, programs, and advocacy.

## Policy analysis

### Alignment to Community Vision and Council Plan

36. As seen in Council's Access and Inclusion Strategy 2018 – 2024, the DAC reflects the Council's commitment to access and inclusion, in creating welcoming and inclusive practices and culture.

### Climate emergency and sustainability implications

37. There are no climate emergency or sustainability implications associated with the report.

### Community and social implications

38. The DAC provides a connection between members of the community with disability or their carers or family members, Council staff and Councillors. Providing an opportunity for people with disability to have direct involvement in the decision-making process through providing advice to council.
39. Community involvement in committees also provides connections between like-minded community members and a degree of community development and strengthening.

### Economic development implications

40. The advice provided in this report does not have any economic development implications.

### Human rights and gender equality implications

41. The appointment of proposed members is in line with Council's commitment to the Social Justice Charter. The proposed members have a diversity in gender, disability, and culture. However, no applications were received from young people to be directly represented on the DAC and this will need to be considered for future engagement opportunities. The Terms of Reference provide for occasional and regular observers to join the DAC, and so this may provide an opportunity for achieving input in other ways.

## Operational analysis

### Financial and resource impacts

42. There are no financial or resource impacts associated with this report, beyond the existing costs associated with meeting logistics, such as catering, transport reimbursements, printing and mailing which are included in the recurrent budget.

### Legal Implications

43. If a person with disability is appointed to DAC who either owns or works at a disability service provider organisation, they will be required to declare a conflict of interest where appropriate and necessary as in line with Council Committee Policy.
44. As part of the induction process, declaration of Conflict of Interest will be covered as will other relevant policies and processes.

## Conclusion

45. The selection panel have undertaken a public expression of interest process to recruit new members to the Disability Advisory Committee in accordance with the terms of reference and Council's requirements relating to community advisory committees.
46. Subject to this discussion, Council officers propose Council appoint fourteen (14) community members to the Disability Advisory Committee as set out in **Attachment One - Confidential** to this report.

47. Subject to this discussion, Council officers propose Council endorse the minor changes to the Disability Advisory Committee terms of reference as highlighted in **Attachment Two**.

## RECOMMENDATION

1. That Council appoint the following persons to the fourteen (14) vacant positions on the Disability Advisory Committee until 30 June following the next Council election:
  - (a) \_\_\_\_\_;
  - (b) \_\_\_\_\_;
  - (c) \_\_\_\_\_;
  - (d) \_\_\_\_\_;
  - (e) \_\_\_\_\_;
  - (f) \_\_\_\_\_;
  - (g) \_\_\_\_\_;
  - (h) \_\_\_\_\_;
  - (i) \_\_\_\_\_;
  - (j) \_\_\_\_\_;
  - (k) \_\_\_\_\_;
  - (l) \_\_\_\_\_;
  - (m) \_\_\_\_\_; and
  - (n) \_\_\_\_\_
2. That Council thank all applicants who expressed interest in membership of the Disability Advisory Committee and advise of this decision.
3. That Council endorse the proposed changes to the Disability Advisory Committee Terms of Reference as outlined in **Attachment 2**.

## Attachments

- 1 Attachment 1 - DAC Report (confidential) - *Confidential*
- 2 [↓](#) Attachment 2 - DAC Report

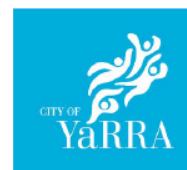
## Attachment 2 - Attachment 2 - DAC Report

## Attachment 2

## Disability Advisory Committee

## TERMS OF REFERENCE

(Proposed changes tracked within document)



<b>Type</b>	Advisory Committee
<b>Purpose</b>	To provide information, advice and guidance to Council at both a strategic and operational level on universal access and mainstream participation of people with disability and ongoing support to Council in ensuring that disability rights are integrated into the core business of Council.
<b>Objectives</b>	<p>The Committee may provide advice and be consulted on the following:</p> <ul style="list-style-type: none"> <li>• The provision of forums for the discussion of contemporary issues affecting the well-being of people with disabilities and their carers;</li> <li>• Any proposed strategies, programs, services and initiatives developed by all levels of Government and Non-Government Organisations to respond to access and inclusion issues;</li> <li>• Community development initiatives across the City of Yarra;</li> <li>• Systemic advocacy issues;</li> <li>• Development, implementation and review of Council's Access and Inclusion Policy and Strategy;</li> <li>• Review of Council's plans, strategies and policies;</li> <li>• Accessible and inclusive Council services, programs and events;</li> <li>• Council's major capital works and infrastructure;</li> <li>• Influence community attitude and perceptions</li> </ul>
<b>Membership</b>	<p><del>Fourteen</del><u>Sixteen</u> members, comprising:</p> <ul style="list-style-type: none"> <li>• Two Councillors</li> <li>• <del>Twelve</del><u>Fourteen</u> community representatives</li> </ul>
<b>Chair</b>	The Chair shall be a Councillor appointed by the Committee at the first meeting in each Council year.
<b>Selection Criteria</b>	<p>As far as practicable the composition of the community members will reflect the widest access and inclusion perspectives of people with a disability , and their families and carers, including:</p> <ul style="list-style-type: none"> <li>• People with disability from the Aboriginal and Torres Strait community;</li> <li>• People with disability from Culturally, Religiously and Linguistically Diverse (CRALD) backgrounds;</li> <li>• People with disability from the Lesbian, Gay, Bisexual, Transgender, Intersex (LGBTI) community;</li> <li>• People with disability from a variety of life stages.</li> </ul> <p>Community representatives can be someone who resides, works, studies or receives services in Yarra.</p> <p>Community members will be eligible for selection if they;</p> <ul style="list-style-type: none"> <li>• Have a disability; or</li> <li>• Are a carer or a family member of a person with a disability; and</li> <li>• Have experience, knowledge and understanding of disability issues; and</li> <li>• Are able to represent the views of other Yarra residents with disability; and</li> </ul>

## Attachment 2 - Attachment 2 - DAC Report

### Attachment 2

	<ul style="list-style-type: none"> <li>Demonstrate ability to work effectively as a member of an Advisory Committee.</li> </ul> <p><del>Staff members who are (paid) workers of disability service provider organisations, should not be considered for appointment.</del></p>
<b>Meeting arrangements</b>	<p><u>Up to Meetings</u> ten <u>meeting</u> times per year <u>(excluding informal meeting held in December)</u>.</p> <p><u>The Co-Chairs will consult with DAC members and Officers to confirm the frequency of meetings from time to time, including the option of holding sub-committee meetings.</u></p> <p>Meetings shall be approximately two hours in length.</p>
<b>Departures from the Council Committees Policy</b>	<p>The following additional provisions apply to this Committee:</p> <ul style="list-style-type: none"> <li>The names of community members shall not be published on Council's website unless specifically requested by that person.</li> <li>Minutes of meetings shall not be published on Council's website. Instead, a meeting summary shall be produced which will outline the subject matter discussed by the Committee. The meeting summary will not include private information about Committee members.</li> </ul>



---

## 8.7 Victorian Heritage Restoration Fund: Heritage Facade Conservation Grants for Yarra's Activity Centres

---

### Executive Summary

#### Purpose

To provide an update on the Yarra's Victorian Heritage Restoration Fund, present a revised funding model and seek Council approval for testing the model for the next two years.

#### Key Issues

The current YHRF funding model is restrictive and is not receiving much attraction in activity centre areas therefore the current funding model and criteria need to be revised.

There is an opportunity for YHRF to complement Council's activity centre revitalisation and place making efforts in the Covid-19 scenario by revising the strategic restoration project fund component of the YHRF.

This report presents a revised funding model with draft guidelines and funding criteria for an Activity Centre Façade Conservation Grants programme (Attachment 3) to address the above issues.

For the sustainability of the Victorian Heritage Restoration Fund (VHRF) in coming years, VHRF has increased the requirement for councils' contribution to the administrative and management charges (A&M charges).

#### Financial Implications

No additional funding contribution from the Council, over and above its yearly contribution of \$80,000 is envisaged at this stage. The requirement of the additional funds for the testing of the proposed Activity Centre Heritage Façade Conservation Grants (ACHFCG) programme as well as for the payment of revised A&M charges can be met from the previous years' saving from the YHRF.

The revised funding model's performance and any future need for changes to Yarra's yearly contribution can be reassessed after two years.

#### PROPOSAL

That:

- (a) Council approves revision of the YHRF funding model to facilitate testing of ACHFCG (Attachment 3) for the next two years;
- (b) Council approves the payment of additional \$5,000 towards the grant administration and management charges from the available YHRF savings; starting from the current financial year; and
- (c) Officers present a report to Council on the performance of ACHFCG after two years; outlining any changes needed to Council's contributions to the YHRF.

---

## 8.7 Victorian Heritage Restoration Fund: Heritage Facade Conservation Grants for Yarra's Activity Centres

---

<b>Reference</b>	D22/62293
<b>Author</b>	Richa Swarup - Senior Advisor City Heritage
<b>Authoriser</b>	Group Manager Chief Executive's Office

---

### Purpose

1. To provide an update on the Yarra's Victorian Heritage Restoration Fund, present a revised funding model and seek Council approval for testing the model for the next two years.

### Critical analysis

#### History and background

2. The City of Yarra has been a partner to Victorian Heritage Restoration Fund (earlier Melbourne Heritage Restoration Fund) since 2010.
3. The Victorian Heritage Restoration Fund (VHRF) currently incorporates:
  - (a) Melbourne Heritage Restoration Fund (MHRF);
  - (b) Yarra Heritage Restoration Fund (YHRF);
  - (c) Ballarat Heritage Restoration Fund (BHRF); and
  - (d) Casey Heritage Restoration Fund (CHRF).
4. The National Trust of Australia (Vic) provides support in the administration and management of the VHRF. Their services include secretariat support to VHRF, financial administration of all funds under control, expert assessment and advice on all grant applications and grant administration services.
5. The VHRF operations and funds are overseen by a committee of management comprising representatives of the partnering council's, the Department of Environment, Land, Water and Planning (Heritage Victoria), the Heritage Council of Victoria, the Municipal Association of Victoria, the National Trust of Australia (Victoria) and the National Trust Board.
6. Unused grant funds from one year remain with VHRF and roll over to the next year so that excess funds can be used in the following year/s.
7. Many properties in the City of Yarra have been benefitted through YHRF grant in the past years.
8. To give an idea, Attachment 1 provides a list of properties and the type of works approved in the past two years.
9. For the sustainability of the VHRF in coming years VHRF Committee has proposed an increase to the requirement for council's contribution to the administrative and management charges (A&M charges).
10. This means that Council has to pay additional \$5,000 towards A&M charges.

#### Discussion

11. Over the years, each partnering council under VHRF has modified their funding model and contributes different amounts, which are used for providing funding support for properties within their council area.
12. City of Melbourne has two streams: *Landmark and Community Buildings Fund*, and *All Heritage Building Fund*.

13. Ballarat Heritage Restoration Fund focusses on grants for restorative/ maintenance works to places in the Heritage Overlay. There are two streams, Stream 1 – Barkley Hill area and Stream 2 – Competitive and Responsive Grants
14. Casey Heritage Restoration fund includes funding for conservation works, professional advice and documentation.
15. The City of Boroondara had initiated a one-off project in 2020-21 as a placemaking initiative to reinvigorate the Mailing Road commercial precinct by providing grants to owners and tenants of heritage properties to undertake works to exterior of heritage properties that do not require planning permit, such as painting, rendering, re-pointing, surface cleaning, replacement of windows and doors, up-lighting of façades etc.
16. City of Yarra has many historic shopping streets such as Brunswick Street, Smith Street, Bridge Road, Swan Street, Johnston Street, Gertrude Street, and Rathdowne Street – to name just a few.
17. These streets have been the hub of activities for the local and broader communities for well over a century.
18. Yarra City Council currently contributes \$ 80,000 each year \$50,000 for general restoration fund and \$30,000 towards strategic restoration project fund.
19. Council's view at the time of approving strategic restoration project fund was that this would help restore strategic projects such as shop verandas and awnings in places like the Nicholson Street and Rathdowne Street.
20. Our investigations for restoration of verandas in Nicholson Street has indicated that there is a lack of interest from the property owners as:
  - (a) Restoration of shop verandas require technical investigations related to the existing structure and underground services and need to engage technical specialists to do so;
  - (b) There are added costs towards Council's fee and other charges such as planning and building permits, footpath and road occupation permits etc.; and
  - (c) The VHRF only provides up to a maximum of 50% of the cost of works.
21. As in the other parts of the world, Covid-19 has significantly affected businesses in Yarra's activity centres which further reinforces the need for YHRF funding criteria to be simpler to revitalise our shopping streets.
22. In the past two years, Council has provided significant support for outdoor dining and place making within Yarra's activity centres to help Yarra's businesses.
23. This report proposes an opportunity to change the focus of YHRF's strategic project component from restoration alone to conservation and includes maintenance and repairs of heritage facades in Yarra's activity centres as well as proposes funding for works that complement enhancing the character of heritage streetscapes/buildings such as focussed lighting of the heritage elements and provision of heritage plaques.
24. A set of draft guidelines and funding criteria have been prepared which also include offering a grant component for professional advice, technical documentation, and service proving as well as for offsetting costs towards Council's fees and other charges related to planning permit, footpath and road occupation permit etc. For details refer Attachment 3.
25. It is proposed that Activity Centre Heritage Façade Conservation Grants (ACHFCG) would cover following funding:
  - (a) Costs of professional advice, documentation and technical investigations to a maximum of \$10,000 for special projects (e.g. landmark building, heritage sign restoration, restoration of shop veranda for a group of shops);

- (b) Maximum 50% of cost of conservation works not exceeding \$15,000. Any amount over and above will have to be paid by the applicant. For high impact works 50% criteria may be waived off by the VHRF Committee and a higher amount of grant of up to \$25,000 may be provided. The grant would generally cover following types of works:
    - (i) Painting of heritage facades where the colour scheme is in keeping with the heritage streetscape or brings the property back to its original colour scheme;
    - (ii) Removal of paint to expose the original brick and works such as tuck-pointing and lime wash to bring the building to its original state;
    - (iii) Repairs and maintenance works including rendering, replacement of brick/masonry/stonework/timber cladding (like for like), repair of projected windowsill, arch-heads, parapets, balustrades, cornices etc. that do not change the appearance of a heritage place or are undertaken to the same details or restore it to bring it to its original state;
    - (iv) Re-pointing of brick/stone and/or brick restoration and cleaning (must not include sandblasting);
    - (v) Heritage restoration/repairs and maintenance of awnings and shop verandas or veranda features (undertaken to the same details, specifications and materials);
    - (vi) Restoration of shop fronts; and
    - (vii) Replacement of doors and/or windows (if the replacement is like-for-like and undertaken to the same details, specifications, and materials);
  - (c) Up-to \$2,000 (based on actuals) towards other works that complement or enhance the heritage value and features. These would include:
    - (i) External/focus lighting that can enhance the heritage façade/features; and
    - (ii) Heritage plaques for places with significant social, cultural, and historical heritage significance where the plaque design for a heritage place has been approved by the City of Yarra and VHRF; and
  - (d) In addition to costs at sub points “b” and “C” above, funds would also be available to offset Council’s fees and charges related to planning permit, footpath/road occupation permit and asset protection permits etc.; based on actual costs but not exceeding \$2,000. Any of the Council’s fees and charges over and above the total of \$2,000 will have to be paid by the applicant. This component of the grant will be paid at the end upon completion of the works.
26. Our preliminary discussion with VHRF Committee has indicated their support for the proposed ACHFCG as that would enhance the heritage streetscapes, help revitalise activity centres and bring better economic value to activity centre streets through heritage conservation.
27. Three years’ YHRF utilisation pattern indicates that on an average approximately \$50,000 each year has been utilised for facilitating residential restorations.
28. YHRF currently has \$97,100 of unspent funds from previous years mainly from non-utilisation of the strategic component of the YHRF grants.
29. If Council is to continue to provide grants for residential components and promote heritage façade conservation in activity centres, a much higher amount of grant would be required than the current contribution of \$80,000 (\$50,000+\$30,000).
30. It is anticipated that for heritage façade restoration program to be successful at least additional \$50,000 would be required over and above the amount of \$30,000 (strategic projects grant) currently being provided.
31. The unspent funds from previous years can be used for meeting the additional requirement of funds for testing of proposed ACHFCG programme, in the next two years.

### Options

32. Whilst there can be many options, looking at the success of YHRF grants for restoration of residential properties it would be appropriate for Council to continue the grants for general restoration as in the past, whereas a more focussed approach is needed for conservation of heritage facades in the activity centre areas.
33. In view of the above, Council can consider following options going forward:
  - (a) Option 1 – Council does not make any changes to the current funding model and continues to have the distinction of \$50,000 for general restoration and uses \$30,000 for activity centre areas for the HFCG (Attachment 3); and
  - (b) Option 2 – Council approves the ACHFCG (Attachment 3); continues to provide \$80,000 annually as one amount that can be interchangeably used for funding general restoration and façade conservation activity centre.
34. Additional requirement of funds for ACHFCG as explained in para 30 can be met by the unspent funds (available with VHRF) for the next two years.
35. The ACHFCG program can be evaluated in two years and a report can be presented to Council.

### Community and stakeholder engagement

36. Several internal council departments such as Economic Development, Statutory Planning, Construction Management and City Works (cleansing) have been consulted.
37. Council's Heritage Advisory Committee has been advised about the proposed changes to the VHRF and the committee supports the ACHFCG model.
38. As stated earlier there is an in principal support for the proposed changes by the VHRF Committee.

### Policy analysis

#### Alignment to Community Vision and Council Plan

39. Council's participation in VHRF aligns with Council Plan (2021-25) objective on Places and Nature and specifically with its Strategy 4 "*Protect, promote and maintain our unique heritage and ensure development is sustainable*".
40. The proposed model of YHRF will further enhance the heritage character of the streetscapes and would also align with the above-mentioned objective and strategy.

#### Climate emergency and sustainability implications

41. Conservation of heritage buildings improves sustainability of existing buildings.

#### Community and social implications

42. Heritage is one of the most valued characteristics of the built environment which is enjoyed by the community. Conserving heritage buildings would be viewed positively by the local community.

#### Economic development implications

43. The proposed model of YHRF would attract owners and businesses of the activity centre streets to conserve the heritage facades through the grant. This would also improve the look and feel of the place which would be a positive step in revitalising activity centres and would bring better economic outcomes for the area.

#### Human rights and gender equality implications

44. There are no known human right implications of proposed changes to the YHRF.

## Operational analysis

### Financial and resource impacts

45. Proposed Options 1 and 2 above can be managed by Council's continue yearly funding contributions of \$80,000 to VHRF; any additional needs for ACHFCG and the increased A&M charges can be met through the unspent funds from the previous years; which are available with VHRF.
46. The revised YHRF model can be evaluated in 2024 when Council can also consider the need for any increase to its yearly contribution to VHRF.

### Legal Implications

47. There are no direct legal implications related to the changes to the funding model.

## Conclusion

48. Option 2 would be the most appropriate option as it would provide the opportunity for continuation of the general restoration grants as well as a trial of the ACHFCG based on the types of applications received in that year.
49. The need for additional \$5,000 towards the A&M charges can be managed from the unspent funds for the next two-three years.
50. Officers can provide a report to Council after testing the revised YHRF funding model for the next two years; based on which Council can decide if any changes to its funding contribution to VHRF would be needed.

## RECOMMENDATION

1. That:
  - (a) Council approves revision of the YHRF funding model to facilitate testing of ACHFCG (Attachment 3) for the next two years as in the option 2.
  - (b) Council approves payment of additional \$5,000 towards the grant administration and management charges starting from the current financial year.
  - (c) Officers present a report to Council on the performance of ACHFCG after two years; outlining any changes needed to Council's contributions to VHRF.

## Attachments

- 1 [↓](#) Attachment 1 - YHRF Projects 2019- 2021
- 2 [↓](#) Attachment 2 - Yarra Heritage Restoration Fund Current Criteria
- 3 [↓](#) Attachment 3 - Draft - Activity Centre Heritage Facade Conservation Grants 2022

## Attachment 1 - Attachment 1 - YHRF Projects 2019- 2021

Attachment 1

Projects Approved Under Yarra's Victorian Heritage Restoration Fund - YHRF (as on 24.11.2021)			
Ref Number	Year	Place or Name and Address	Works
<b>2019-2020</b>			
Y0074	15/08/2019	90 Bennett St Fitzroy North	Tuckpointing
Y0075	15/08/2019	590 Canning Street, Carlton North	Tessellated tiling and tuckpointing
Y0076	15/08/2019	45 Berry Street Clifton Hill	Tuckpointing
Y0077	28/11/2019	665 Canning Street, Carlton North	Reinstate Victorian arched windows
Y0080	28/11/2019	23 Victoria Parade Collingwood	Repairs to window lintels
Y0081	16/04/2020	417 Canning St Carlton North	Restore cast iron fence
<b>2020-2021</b>			
Y0083	20/08/2020	25 Spensley St Clifton Hill	Slate roof replacement
Y0084	20/08/2020	2-4 Peel St Collingwood	Paint removal
Y0086	26/11/2020	80 Ramsden St Clifton Hill	Verandah detailing reinstatement
Y0087	26/11/2020	43 Gordon St, Clifton Hill	Paint removal and repointing
Y0088	26/11/2020	56 Grant St Clifton Hill	Mortar repairs and tuckpointing
Y0089	26/11/2020	24 Fergie St Fitzroy North	Reinstatement of victorian fence
Y0091	15/04/2021	97 King William St Fitzroy All Saints Church	Restoration of leadlight windows
Y0092	15/04/2021	581 Canning St Carlton North	Paint removal and tuckpointing
Y0094	15/04/2021	12 Garfield St, Fitzroy	Repointing and tuckpointing
Y0095	15/04/2021	84 Wilson Street Princess Hill	tuckpointing and removal of paintwork
Y0096	15/04/2021	121 Park Street, Abbotsford	Paint removal, reinstatement of windows and brickwork

## Photo Examples

## 45 Berry Street, Clifton Hill - Re-Tuck Pointing



Before



After

## 665 Canning Street, Carlton North



Before



After



## Attachment 2 - Attachment 2 - Yarra Heritage Restoration Fund Current Criteria

### Attachment 2

#### Yarra Heritage Restoration Fund: Current Criteria for All Heritage Properties

To be eligible for funding assistance from Yarra Heritage Restoration Fund, proposed restoration works must:

- apply to a place of identified historical significance as protected under a heritage overlay in the City of Yarra, only if sufficient funds are available;
- enhance the original or early appearance and the overall improvement of the place;
- involve works that are visible from a public place;
- provide evidence that the work is of a reconstructive or restorative nature (this can be established through early building plans, photographs and drawings or through evidence on the place);
- reconstruct only original features;
- be located in a prominent public domain; and
- be put forward by the property owner or a lessee who has the written consent from the owner and who's term of lease is longer than any completion deadline or loan repayment period.

Works not eligible for funding assistance includes:

- works to Council owned properties;
- works to interiors;
- works to areas of the place that are not publicly visible;
- works required due to a repair order issued by the City of Yarra;
- works required under a condition of a permit issued by the Executive Director under the Heritage Act 1995;
- routine repairs and general maintenance (for example, roof plumbing, restumping and repainting);
- works already commenced;
- painting;
- new additions or extensions (unless the reconstruction is of an original element); and
- speculative reconstruction works where there is no evidence of the early appearance of the place.

## Attachment 3 - Attachment 3 - Draft - Activity Centre Heritage Facade Conservation Grants 2022

### Attachment 3

#### City of Yarra's Activity Centre Heritage Facade Conservation Grants

City of Yarra (CoY) is proud of its heritage which includes some of the oldest suburbs of Melbourne. More than 500 places are protected under CoY heritage overlays including historic shopping strips such as Brunswick Street, Smith Street, Bridge Road, Swan Street, Johnston Street, Gertrude Street, and Rathdowne Street – to name just a few. These streets have been the hub of activities for the local and broader communities for well over a century.

Since 2010, Yarra City Council (YCC) has been contributing to the Victorian Heritage Restoration Fund (VHRF) to support restoration of properties within the CoY. In past years, many residents in Yarra have benefited through the VHRF program, however, it is noted that the utilisation of the funds for restoration of properties in activity centres has been negligible.

As in other parts of the world, Covid19 has affected businesses in the CoY. YCC is committed to revitalise its strip shopping centres and has provided significant support for outdoor dining and place making in various precincts since 2020. To complement the Covid19 recovery and placemaking efforts of YCC in activity centres, Yarra's Victorian Heritage Restoration Fund (YHRF) guidelines have been revised. The focus is on revitalisation of shopping strips through conservation works rather than restoration alone. It is anticipated that conservation and maintenance of heritage facades in CoY's historic strip shopping precincts would help maintain heritage characteristics of the streetscapes and would contribute to improving look and feel of the place so that these precincts remain attractive places for existing and new businesses, visitors and residents. Works such as repairs and repainting are also now a part of the grant program. Further, the new guidelines also support a grant component towards offsetting fees and charges for council permits and approvals. These changes would provide better support and an easy access to the grant funding to the owners and occupiers of heritage places within the activity centres.

#### Eligible works

Following works to a heritage place (protected under a heritage overlay) within an activity centre in the CoY can be funded under the YHRF:

- Professional advice and documentation for a landmark building or for strategic works that protect features of significant value of a streetscape (e.g. shop verandahs, landmark heritage signs). This would include works such as conservation specialist's advice, other technical advice, drawings, service proving and preparation of schedules of works required to complement proposed conservation works.
- Painting of heritage facades where the colour scheme is in keeping with the heritage streetscape or brings the property back to its original colour scheme.
- Removal of paint to expose the original brick/stonework and works such as tuck-pointing, lime wash etc. to bring the building to its original state (cleaning must not include sandblasting).

## Attachment 3 - Attachment 3 - Draft - Activity Centre Heritage Facade Conservation Grants 2022

- Repairs and maintenance works (including rendering) and replacement of brick/masonry/stonework/timber cladding, repair of projected window sill, arch-heads, parapets, balustrades, cornices etc. that do not change the appearance of a heritage place or are undertaken to the same details or restore it to bring it to its original state and contribute to an overall improvement of the heritage façade.
- Re-pointing of brick/stone and/or brick restoration.
- Heritage restoration/repairs and maintenance of awnings and shop verandahs or verandah features (undertaken to the same details, specifications and materials).
- Replacement of doors and/or windows (if the replacement is like-for-like and undertaken to the same details, specifications and materials).
- External/focus lighting that can enhance the heritage façade/features.
- Heritage plaques where the plaque design for a heritage place has been approved by the City of Yarra with significant social, cultural, and historical heritage significance.

### Note:

- Only those works stated above that are visible from a public place will be considered for funding.
- Proposed works must have relevant planning / building permit or exemption and other work permits such as for footpath/road occupation, asset protection (as the case may be) before works can commence. In case of permit exemption, written exemptions would be required from YCC rather than the verbal exemptions.
- Where no permit is required the colour scheme and conservation works will require an approval from VHRF, as part of the grant application process.
- The VHRF Committee may also use their discretion for approval of conservation works where the proposed works do not exactly fit into the above categories.

### Following works would not be eligible for funding

- Works to areas of the heritage place that are not publicly visible;
- Works to interiors;
- Works required due to a repair order issued by the City of Yarra;
- Works required under a condition of a permit issued by the Executive Director under the Heritage Act 1995;
- Works that have already commenced or have been completed;
- Additions or extensions to a heritage place, new additions or extensions (unless the reconstruction is of an original element);
- Speculative reconstruction works where there is no evidence of the early appearance of the place;
- General maintenance items (e.g. roof plumbing);
- Painting of strong colours that are not in keeping with the heritage character of the precinct or the period;
- Works that do not comply with Council planning and building controls and permits, traffic and transport permit requirements, local laws, public safety standards and access to premises standards.

## Attachment 3 - Attachment 3 - Draft - Activity Centre Heritage Facade Conservation Grants 2022

### Funding amounts

Yarra City Council provides contributions to VHRF to facilitate conservation of properties in the activity centre through a grants programme, as stated above.

This grant can provide funds for

- a) Cost of professional advice and documentation to a maximum up to \$10,000 for special projects (e.g., landmark building within a precinct, heritage sign restoration, restoration of shop verandah etc.).
- b) Maximum 50% of cost of works not exceeding \$15,000. Any amount over and above will have to be paid by the applicant. For high impact works 50% criteria may be waived off by the VHRF Committee and a higher amount of grant of up to \$25,000 may be provided.

In addition to costs at "b" above, additional funds to offset Council's fees and charges related to above works such as for planning permit, footpath/road occupation permit and asset protection permits etc. and other charges for inspections and certifications (based on actuals but not exceeding \$2,000). Any of Council's fees and charges over and above the total of \$ 2,000 will have to be paid by the applicant.

Note: Through a separate program Council also supports property owners in the removal of graffiti. Details can be found at the weblink provided at the end of this document.

### Applicant eligibility criteria

1. Up to one application per property by an owner/occupier

2. Applicants must:

- Be a property owner or occupier

*Owners need to provide:*

- Rates notice
- Written permission from the occupier

*Occupiers/tenants need to provide:*

- Rates notice and written permission from the owner
- Business registration

*Owner-occupiers need to provide:*

- Rates notice

- Be prepared to spend 50% of the amount (unless for a high impact/ landmark project) and Council fees and charges beyond \$2,000.
- Have an appropriate business registration or equivalent.

## **Attachment 3 - Attachment 3 - Draft - Activity Centre Heritage Facade Conservation Grants 2022**

- Have public liability insurance (and provide a copy as part the application).
  - In cases where the works do not require a permit the applicant needs to obtain and written permit exemption from the council which should be submitted as a part of the documentation.
  - Submit their application prior to purchasing goods, fabrication and/or installation of any proposed works associated with this application.
  - Provide at least two quotes for works to be undertaken.
  - Be willing to submit a public release for photos to be used.
  - Apply for occupancy of Council Controlled Land and Road/Footpath Occupancy permits required to undertake the works
  - Submit building and planning permits and proof of other fee and charges by the Council.
3. The following will not be eligible for this grant:
- Employees of the City of Yarra who own the property or the business.
  - Australian and local government agencies and bodies.
  - Businesses that have an adverse effect on public health, safety, environment or heritage.

### **Grant administration, assessment and management**

The grant will be administered and managed by VHRF.

### **How the funding will be provided**

Successful applicants will receive 50% of the approved amount when the funding agreement has been signed by all parties and all necessary permits/exemptions and other application formalities have been completed. The remaining 50% will be provided on completion of works and acquittal of the grant. Please note where applicable the costs towards the council fees and charges will also be paid upon completion of the works based on actuals (up to a maximum of \$2,000).

### **Useful Links**

[How to apply for a planning permit | Yarra City Council](#)

[Permits and Consents | Yarra City Council](#)

[Removing graffiti | Yarra City Council](#)

---

## 8.8      LGBTIQ+ Strategy 2021-2024: Report on Year One Actions; Proposal for Year Two

---

### Executive Summary

#### Purpose

To seek Council approval to note progress of the first year actions of the inaugural Yarra LGBTIQ+ Strategy 2021-24, and second year action plan.

#### Key Issues

The LGBTIQ+ Strategy is the first of its kind for Yarra Council and it outlines clear priorities and actions which will contribute to the LGBTIQ+ community being welcomed, engaged and included equally. The first year of actions has been completed and the second year actions are outlined which ensure continuity, and build on the positive outcomes for the community.

#### Financial Implications

All actions have been developed within the existing budget framework.

#### PROPOSAL

That Council notes the completed Year One actions and proposed actions for Year Two of the Strategy.

---

## 8.8      **LGBTIQA+ Strategy 2021-2024: Report on Year One Actions; Proposal for Year Two**

---

<b>Reference</b>	D22/14784
<b>Author</b>	Cristina Del Frate - Senior Coordinator Community Development
<b>Authoriser</b>	Acting Director Community Wellbeing

---

### Purpose

1. To seek Council approval to note the progress of the first year actions of the inaugural Yarra LGBTIQ+ Strategy 2021-24, and second year action plan.

### Critical analysis

#### History and background

2. Yarra City Council has a long history of promoting equal rights for its LGBTIQA+ community, and many LGBTIQA+ people choose to live, work and socialise in the City of Yarra.
3. In an effort to take on a more active role in engaging with and advocating for Yarra's LGBTIQA+ community, the development of an LGBTIQA+ Strategy ensued.
4. Council adopted the inaugural Yarra LGBTIQA+ Strategy 2021-2024 (The Strategy) on 15<sup>th</sup> December 2020, after its development throughout 2019-20 via extensive consultation, social research and sectoral analysis (**Attachment 1**).
5. The Strategy aims to support the LGBTIQA+ community more broadly. While it attempts to reflect all the incredible work Yarra City Council does in this space, Yarra's whole of Council approach to LGBTIQA+ inclusion is reflected in, and intersects with a number of other Yarra policies and strategies.
6. The aim of The Strategy is to set out clear priorities and actions which, once implemented properly, will contribute to the LGBTIQA+ community being welcomed, engaged and included equally.
7. The foundation of The Strategy includes the following key priorities which form the basis of Council's future work:
  - (a) Key priority 1: Welcoming and Celebrating Diversity:
    - (i) Strategic goal 1.1: Recognising and celebrating Yarra's LGBTIQA+ community;
    - (ii) Strategic goal 1.2: Raising awareness around the issues affecting LGBTIQA+ people;
  - (b) Key priority 2: An Inclusive Yarra:
    - (i) Strategic goal 2.1: An inclusive organisational culture that is reflective of Yarra's diverse communities; and
    - (ii) Strategic goal 2.2: An inclusive, appropriate and responsive Council; and
  - (c) Key priority 3: Supporting, Participating and Connecting:
    - (i) Strategic goal 3.1: Providing opportunities for people to join and connect with each other; and
    - (ii) Strategic goal 3.2: Supporting and nurturing Yarra's LGBTIQA+ Spaces.



8. The Strategy, along with a pre-existing vacated position, was transferred to the Community Wellbeing Division from People and Culture in 2021. The Social Strategy and Community Development Branch, specifically the Community Development Unit, is now charged with implementation. A new staff member was recruited to the position of Community Development Officer (LGBTIQA+ partnerships), a community-facing role. A role remains in the People and Culture branch, which focuses on diversity and inclusion issues for the internal stakeholders within the organisation, and seeks to further inclusive practices at Yarra.
9. People and Culture retains the capacity to promote diversity and inclusion with internal stakeholders across the organisation through targeted programs and identifying and improving practices and processes.
10. One of the first actions to be undertaken from The Strategy was the development of the Rainbow Advisory Committee, which occurred in the first half of 2021.
11. The process was completed and a report for endorsement of the Terms of Reference and Committee members was endorsed at Council on 4 May 2021.
12. One of the first actions of the Rainbow Advisory Committee (RAC) was the inclusion of “A” in the LGBTIQA+ acronym. It was acknowledged that Yarra Council previously used the LGBTIQ+ acronym (when developing The Strategy), in alignment with the Victorian Public Sector’s LGBTIQ+ Inclusive Language Guide. However, The Rainbow Advisory Committee recommended unanimously that the addition of “A” to form the acronym LGBTIQA+ is important to be truly inclusive of all members of our diverse community.
13. Upon advisement from the RAC, Council resolved (7<sup>th</sup> September 2021) to utilise the term “LGBTIQA+” as a change across the board in Council communications, in recognition of inclusion of Asexual and Aromantic communities.
14. Despite the delays caused by the internal restructure, the pandemic (and resulting lockdowns), and the recruitment of the new Council officer role, there have been many achievements noted during the first year of enacting the LGBTIQA+ Strategy.
15. Some highlights of the first year’s actions include:
  - (a) The establishment of Yarra’s first Rainbow Advisory Committee (RAC) which meets bi-monthly, comprising a richness of diversity among its members and bringing those diverse perspectives in engaging with Council;
  - (b) The establishment of a new Council Officer role centred on community development in Yarra with an LGBTIQA+ focus;
  - (c) The RAC informed and supported the following Councillor Motion on 7th September 2021:
    - (i) That Council include the letter “A” in the term LGBTIQA+ in recognition of inclusion of Asexual and Aromantic communities in the Rainbow Advisory Committee’s Terms of Reference, and to adopt the change across the board in Council communications; and
    - (ii) That Councillors undertake LGBTIQA+ diversity and inclusivity training;
  - (d) Despite most of 2021 being marred by multiple lockdowns due to the pandemic, Council continued to mark / celebrate significant events in the LGBTIQA+ calendar including: Aromantic Spectrum Awareness Week, Marriage Equality Day, IDAHOBIT (International Day against Homophobia, Biphobia, Intersexism and Transphobia) Transgender Day of Visibility, and Transgender Day of Remembrance;
  - (e) The significant dates above are marked at Yarra through flying the symbolic flag for that community and/or holding an awareness raising event. Yarra has now purchased a broad range of flags in an effort to include all letters in the spectrum and the intersections found within;

- (f) The launch of Queer-ways: an initiative celebrating the 40th anniversary of the decriminalisation of homosexuality in Victoria. Queerways includes a mural depicting some of Melbourne's queer history, as well as a walking audio tour of locations of queer significance throughout Yarra;
- (g) Yarra's inclusion on the Northern Councils Rainbow Alliance has led to joint collaboration on LGBTIQA+ advocacy and having a unified presence at Midsumma Carnival;
- (h) Yarra Libraries delivered 100 Trans Care packs as part of Transgender Day of Remembrance alongside Transgender Victoria, as well as several LGBTIQA+ clothing swaps in collaboration with Queerspace;
- (i) Yarra Youth Services presentation of a performance at the Melbourne Pride 2022 festival organised by QTIPOC (Queer, Trans or Intersex Person of Colour) young people;
- (j) Seniors Festival event focused on intergenerational panel discussion for the LGBTIQA+ community;
- (k) Yarra Leisure "Pride Night" held at Collingwood Leisure Centre April 2021;
- (l) Submission made to the Federal Government opposing the proposed changes to the Religious Discrimination Bill 2021, on the basis of its potential for further discrimination of the LGBTIQA+ community; and
- (m) Collaboration and coordination between Council teams to represent Yarra Council at Midsumma Carnival and Melbourne Pride events. The collaboration ensured Yarra held a dynamic presence at these events providing merchandise, free clothing giveaways, and gender affirming swimwear, (sustainably sourced), further cementing Yarra Council's commitment to the LGBTIQA+ community.

#### Discussion

- 16. The development of the second year actions (**Attachment 2**) was a consultative and iterative process. It involved a review of Year One actions including identifying ongoing commitments, as well as discussions held with the Rainbow Advisory Committee, internal stakeholders, QnA (Queers n Allies working group), and Yarra service providers.
- 17. The Year Two Action Plan comprises actions and deliverables which are ongoing and build from year to year which form the foundation of supportive and inclusive practices, provide opportunities for the LGBTIQA+ community, and raise awareness and celebrate LGBTIQA+ culture.
- 18. The Action Plan also includes new initiatives which have arisen as an extension of work accomplished in Year One, as well as emerging issues outlined by the RAC and the broader LGBTIQA+ community.
- 19. A snapshot of upcoming projects for 2022 include:
  - (a) Rainbow Yarra Visibility campaign: building a "Rainbow Yarra" brand identity for future LGBTIQA+ partnership activities and events. This is a co-designed project with Yarra LGBTIQA+ stakeholders, and helps to promote Yarra as a safe and welcoming place for the community. This extensive project will be rolled out in a phased approach, including creating a visual identity for "Rainbow Yarra", a launch at IDAHOBIT, and further building of the brand via a video campaign, posters, and website development. The approach taken will be collaborative throughout each phase, to ensure diverse voices are represented in the final product;
  - (b) Build on and increase Yarra's presence at Midsumma and Melbourne Pride (if continued in 2023), establishing a strong position in the community as a Council which is representative of its residents while also showing allyship;

- (c) Establish a service provider network in Yarra for LGBTIQ+ services, providing a coordination role for organisations to share information and resources, as well as collaborate on advocacy and community projects;
- (d) Provide training for licenced venues staff and security around LGBTIQ+ culture, safety and inclusivity through the Yarra Liquor Forum; and
- (e) Build upon the gender-based YourGround safety in our parks and outdoor spaces research to support LGBTIQ+ people in Yarra.

#### Options

20. There are no options to consider.

#### Community and stakeholder engagement

- 21. The original development of the Strategy incorporated a comprehensive stakeholder engagement process, beginning with consultation with the LGBTIQ+ community at Midsumma Carnival in January 2020, to then engaging with community, organisations, businesses and advocates to draft the Strategy.
- 22. Council teams were also engaged throughout this process, providing feedback and helping to draft the Strategy.
- 23. A secondary consultation phase occurred, requiring feedback on the draft Strategy during the public exhibition period.
- 24. The development of the Rainbow Advisory Committee (RAC) included further engagement in the Yarra community, seeking a wide diversity of Yarra's LGBTIQ+ community to be formally appointed to the RAC.
- 25. The RAC has met bi-monthly since its first meeting in June 2021, and provides a regular advisory role in matters concerning the LGBTIQ+ community in Yarra. Communications with the RAC are not limited to a bi-monthly occurrence, providing consistent and regular check-ins where needed.
- 26. The development of the Year Two Actions for the Strategy included engaging with the RAC, services and advocates in Yarra, as well as internal discussions.

#### Policy analysis

##### Alignment to Community Vision and Council Plan

- 27. The LGBTIQ+ Strategy 2021-2024 is strongly aligned with the Community Vision and Council Plan, especially with regard to the strategic objectives of:
  - (a) Social Equity and Health: The Council Plan includes strategies to build a more resilient, inclusive, safe and connected community, which promote social, physical and mental wellbeing and celebrate and respect culturally vibrant and socially diverse communities, which is reflected in the LGBTIQ+ Strategy; and
  - (b) Democracy and Governance: The Council Plan highlights the importance to provide opportunities for meaningful, informed and representative community engagement to inform Council's decision-making, as well as exploring ways to amplify lesser-heard and underrepresented voices so that engagement is representative of all people and inclusive.
- 28. Yarra's Community Vision celebrates and embraces diversity, with a focus on respect and working together with the community, which are central to the tenets of The Strategy.

##### Climate emergency and sustainability implications

- 29. As one of the first Councils to declare a Climate Emergency, Yarra has developed a Climate Emergency Plan. One of the main objectives of The Strategy is to ensure our community is engaged, healthy and resilient — especially those most vulnerable to severe climate impacts.

30. The hierarchies of social inequality and vulnerability are replicated in disasters. The impacts of climate change disproportionately affect those who are already marginalised, including LGBTIQ+ people.
31. Providing opportunities, capacity building and access to information and services will ultimately assist local residents, businesses and community organisations transition to renewable energy - with the ultimate aim of achieving zero-net emissions across the whole of the municipality.
32. An engaged and included LGBTIQ+ community that participates in sustainability projects such as community education and awareness, community gardens and urban agriculture, delivers positive sustainability outcomes for the municipality.

#### Community and social implications

33. The LGBTIQ+ Strategy plays a key role in the development of the LGBTIQ+ community through: building relationships; increasing engagement; increasing awareness and resilience within the community. The Strategy has been designed to continue to build on the work undertaken in strengthening partnerships and service delivery to Yarra's LGBTIQ+ residents, groups and organisations.

#### Economic development implications

34. Council recognises that certain groups in the community face various and sometimes intersecting barriers, and the Yarra LGBTIQ+ Strategy outlines ways in which these barriers can be understood and ultimately addressed.
35. This provides opportunities for self-determination and community engagement, which ultimately contributes to a richer and more diverse participation in the economic life of Yarra. The municipality can only benefit with a diverse and engaged workforce.
36. Economic implications have been considered through the application of Yarra's Quadruple Bottom Line (QBL) assessment tool, when drafting the LGBTIQ+ Strategy. The tool results demonstrate that considerable consideration was given to the economic pillar, in particular, creating vibrant and thriving precincts.

#### Human rights and gender equality implications

37. Council's Social Justice Charter acknowledges that the City of Yarra is a vibrant and diverse municipality. It is the traditional lands of the Wurundjeri Woi Wurrung, and a place of special significance for the broader Aboriginal and Torres Strait Islander community. The City of Yarra is also home to diverse communities, something that Council is proud of and recognises as an asset.
38. Council has an important (and legally required) role to play in upholding and protecting its diverse population's human rights. Council will actively work to reduce barriers so that all residents can participate in community and access services and information regardless of age, gender, sex, sexuality, income, education, cultural background, language skills, religion or disability.
39. The Strategy is aligned with the Charter of Human Rights and Responsibilities Act 2006, and other pieces of international, national and state human rights legislation, declarations and conventions. The Strategy and all its related actions are derived from (and affirm) a human rights framework.
40. The Strategy references the intersectional factors for consideration when working with LGBTIQ+ communities, including gender and cultural issues. The Strategy seeks to provide guidance to ensure these issues are considered when developing initiatives with LGBTIQ+ communities.

## Operational analysis

### Financial and resource impacts

41. The first year's actions of The Strategy were delivered within existing budgets, and it is envisaged the same is expected for the Second Year Action Plan.
42. All actions for Year Two have been developed according to what is achievable within that budget.

### Legal Implications

43. There are no legal implications.

## Conclusion

44. Yarra's LGBTIQ+ Strategy 2021- 2024 was adopted on 15 December 2020, after its development throughout 2019 via extensive community consultations. The Strategy is a key commitment which reminds Council of its responsibilities to LGBTIQ+ communities in Yarra.
45. This report provides an update on the first year's actions as well as proposed actions for Year Two in 2022.

## RECOMMENDATION

1. That:
  - (a) Council note the progress of the year one actions and proposed second Year Action Plan for the LGBTIQ+ Strategy 2021- 2024.

## Attachments

- 1 [↓](#) Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024
- 2 [↓](#) Attachment 2 - LGBTIQ+ Strategy Action Plan Year Two 2022



Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024



## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024

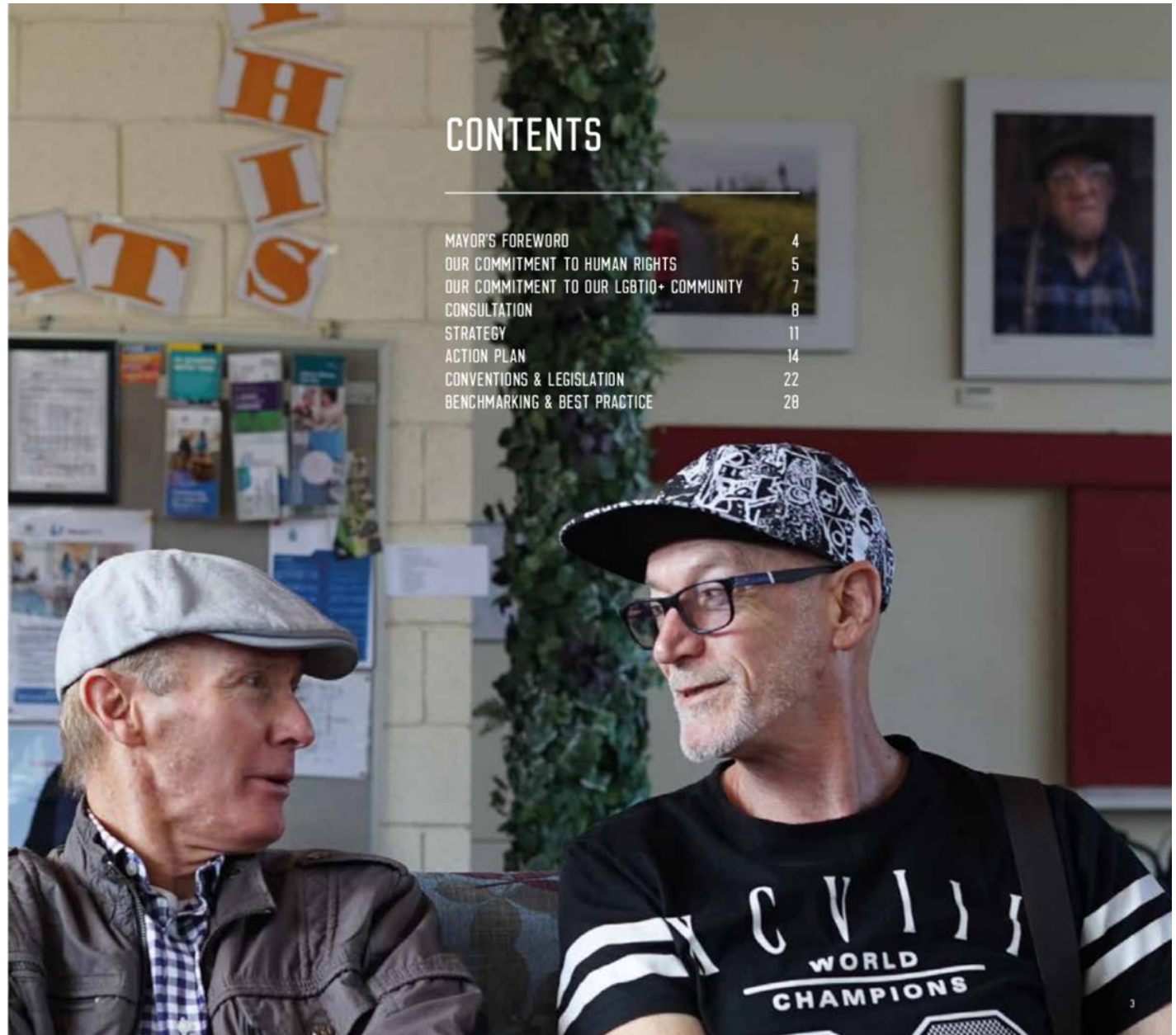
### ACKNOWLEDGMENT OF COUNTRY

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 survived European invasion and never ceded sovereignty. We also acknowledge the significant contribution made by the many other Aboriginal and Torres Strait Islander people to life in Yarra.

We acknowledge that Fitzroy and Collingwood are areas of special significance to Aboriginal and Torres Strait Islander people—as the cradle of Aboriginal and Torres Strait Islander affairs in Victoria, the birthplace of important Aboriginal and Torres Strait Islander organisations, the centre of political activism and a meeting place for Aboriginal and Torres Strait Islander people to link in with family, community and services. We acknowledge the role played by past federal and state government policies in the social and cultural dispossession of Aboriginal and Torres Strait Islander people—and the dispossession of land—which has caused the current disadvantages faced by many Wurundjeri Woi Wurrung Aboriginal and Torres Strait Islander people. And we believe that having an awareness of, and taking steps towards, mending this disadvantage is the shared responsibility of all residents in the City of Yarra.

Council pays its respects to all in the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community and Elders from all nations here today—and to their Elders past, present and future.

2



### CONTENTS

MAYOR'S FOREWORD	4
OUR COMMITMENT TO HUMAN RIGHTS	5
OUR COMMITMENT TO OUR LGBTIQ+ COMMUNITY	7
CONSULTATION	8
STRATEGY	11
ACTION PLAN	14
CONVENTIONS & LEGISLATION	22
BENCHMARKING & BEST PRACTICE	28

3



## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024

### MAYOR'S FOREWORD

It is with great pride that I present our inaugural Yarra LGBTIQ+ Strategy 2021-2024.

The City of Yarra is a vibrant and diverse municipality. This Strategy builds on the richness of our diversity, and seeks to make Yarra truly a place where people of all gender identities, sexual orientations and sex characteristics are welcome, celebrated and able to thrive.

Many LGBTIQ+ people choose to live, work and play in Yarra and Council has a long history of promoting equal rights for our LGBTIQ+ community. Recent research shows that ten percent of Yarra's population identify as LGBTIQ+. And yet, we recognise that LGBTIQ+ people still face discrimination, exclusion and violence, suffer disproportionately from poor health and wellbeing, and sometimes feel unsafe to be themselves in public. As a meeting place and centre of activity for the LGBTIQ+ community, Yarra strives to be at the forefront of better protecting the rights and uplifting the lives of LGBTIQ+ people who live, work and visit Yarra.

Yarra has an important role to play in upholding and protecting our diverse population's human rights. As with everyone in our community, the LGBTIQ+ community deserves to have full and equal participation in community life. While landmark improvements to LGBTIQ+ rights have been made in recent years, this Strategy marks our renewed commitment to working with the community to promote equality for LGBTIQ+ people. It is a commitment to sustained, enduring action so that we never lose sight of a Yarra where all people can be themselves, and feel safe, valued and respected.

Yarra's Strategy was developed in consultation with the LGBTIQ+ community, and our approach centres around three key priorities: Welcoming and celebrating Yarra's LGBTIQ+ community, ensuring an inclusive council and organisational culture, and supporting LGBTIQ+ people and the spaces they love. I am excited about feeling and seeing the benefits of this Strategy in everyday life and across the whole of Yarra – in our leisure centres and community services, in our festivals, our libraries and community centres, our nightlife and high streets.

On behalf of Yarra City Council, I want to thank everyone who took the time to contribute to the Yarra LGBTIQ+ Strategy 2021-2024.

**Councillor Gabrielle De Vietri**  
Mayor, Yarra City Council

### OUR COMMITMENT TO HUMAN RIGHTS

The City of Yarra is a vibrant and diverse municipality. It is the traditional lands of the Wurundjeri Woi Wurrung, and a place of special significance for the broader Aboriginal community. The City of Yarra is also home to diverse communities, something that Council is proud of and recognises as an asset.

Council has an important (and legally required) role to play in upholding and protecting its diverse population's human rights. Council will actively work to reduce barriers so that all residents can participate in community and access services and information regardless of age, gender, sex, sexuality, income, education, cultural background, language skills, religion or disability.

Council also recognises that the community continues to evolve and the strengths and barriers of diverse groups will also continue to change. Council's Social Justice Charter is a commitment for Council to continue to understand these changes and to respond accordingly.

Council's strong commitment to achieving social justice is articulated by our being signatories to a number of international Human Rights treaties. Further, we are bound by the Charter of Human Rights and Responsibilities Act 2006 (Vic) to act compatibly with human rights, and to consider human rights when developing policies, making laws, delivering services and making decisions.



## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024



### OUR COMMITMENT TO OUR LGBTIQ+ COMMUNITY

According to the Health and Wellbeing of the Lesbian, Gay, Bisexual, Transgender, Intersex and Queer Population in Victoria: Findings from the Victorian Population Health Survey 2017 (Victorian Agency for Health Information 2020), 10% of Yarra's population identify as lesbian, gay, bisexual, transgender, intersex, queer (LGBTIQ+)\*, almost double the Victorian estimate of 5.7%.<sup>1</sup>

2016 Census data (ABS 2016) on same sex families indicates that over 5% of Yarra's families are same sex couples (male same sex couple – 3.6% and female same sex couple 1.7%). This is a significantly higher proportion than the state figure (1%).<sup>2</sup>

It is important to note that ABS data fails to account for anything outside of same sex live-in relationships, including those living in separate households, married overseas, or people who are not out to their parents.

Evidence about the health and wellbeing of our LGBTIQ+ community is crucial for the development and delivery of appropriate and inclusive policy responses.

The data from the Victorian Population Health Survey 2017 confirms results from previous studies, including Council's own Health and Wellbeing Status Report 2016 which show that LGBTIQ+ people experience significant health inequalities, including being more vulnerable to poorer health and wellbeing outcomes. These health issues are intrinsically linked to people who experience social isolation and discrimination.

Equality and freedom from discrimination are fundamental human rights that belong to all people, irrespective of sexual orientation, gender identity or because they are intersex.

Yarra City Council has a long history of promoting equal rights for its LGBTIQ+ community, and many LGBTIQ+ people choose to live, work and socialise in the City of Yarra.

Yarra's Council Plan 2017 – 2021 commits to a healthy and inclusive Yarra, where community health, safety and wellbeing are a focus in everything we do, and inclusion, diversity and uniqueness are welcomed, respected and celebrated.

**COUNCIL REMAINS COMMITTED TO PROTECTING THE RIGHTS OF OUR MORE VULNERABLE RESIDENTS, AND THOSE MORE LIKELY TO BE AT RISK OF DISCRIMINATION, INCLUDING OUR LGBTIQ+ COMMUNITY**

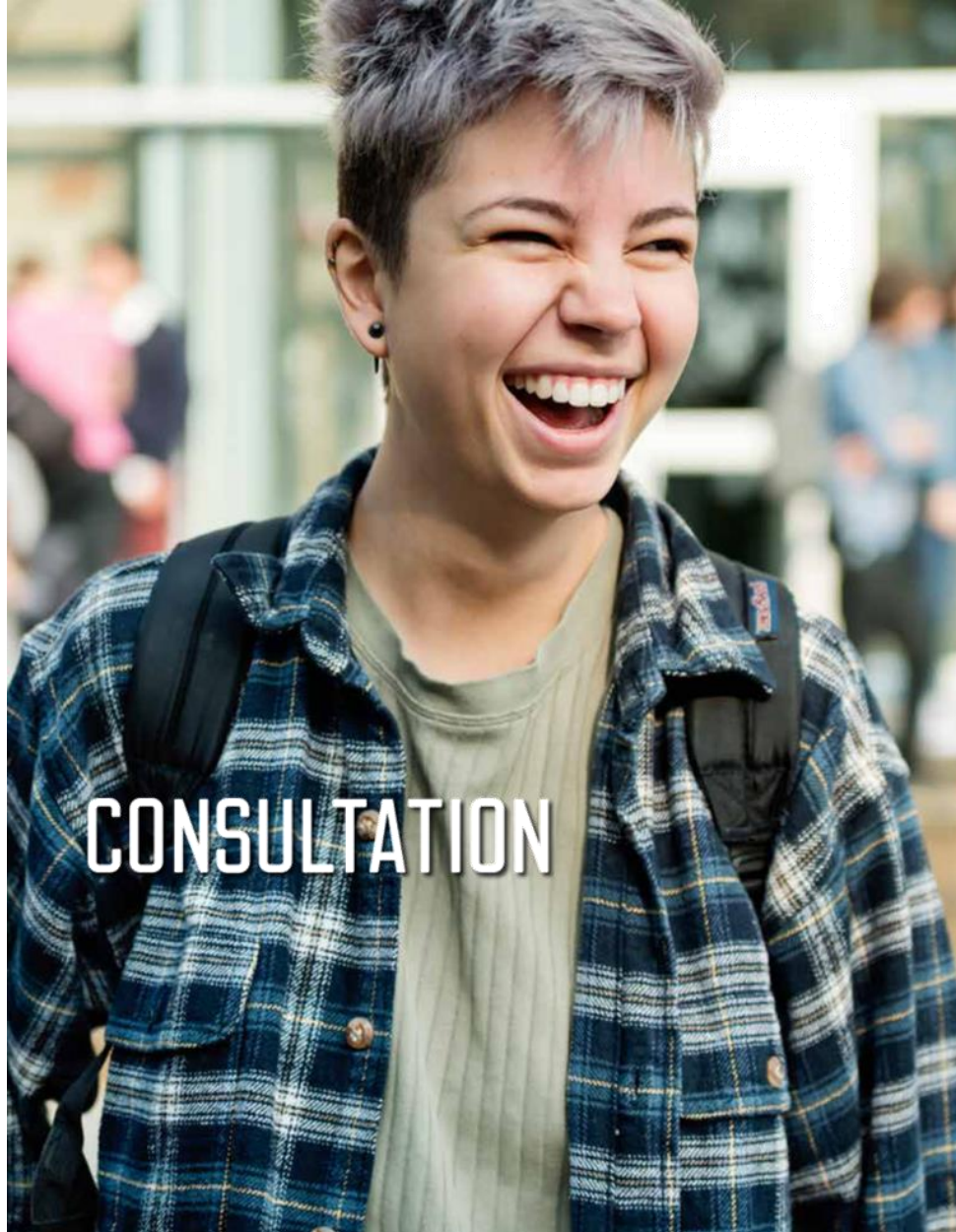
\*It should be noted that the terminology used to describe and identify members of the LGBTIQ+ communities can vary. Yarra City Council uses the LGBTIQ+ acronym in alignment with the Victorian Public Sector's LGBTIQ+ Inclusive Language Guide. Throughout this document the acronym changes in some cases if a direct reference from another source.

<sup>1</sup> <https://www.bettensafecare.vic.gov.au/sites/default/files/2020-09/The-health-and-wellbeing-of-the-LGBTIQ-population-in-Victoria.pdf>

<sup>2</sup> [https://www.communityprofile.com.au/yarra/families/same-sex-couple#1bar-chart\)=0,b=AAgB2https://lgbtihealth.org.au/wp-content/uploads/2016/03/LGBTI-Data-Online-Version-1.pdf](https://www.communityprofile.com.au/yarra/families/same-sex-couple#1bar-chart)=0,b=AAgB2https://lgbtihealth.org.au/wp-content/uploads/2016/03/LGBTI-Data-Online-Version-1.pdf)



## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024



Representation was sought from the LGBTIQ+ community, and a number of key advocates, services, organisations, and businesses. A big thanks to everyone who took the time to comment on the draft, with special thanks to BJ from Eagle Leather, Chris and the team from Sircuit, the Fitzroy Resident's

Association, and the Victorian Pride Lobby for taking the time to provide such considered feedback. Thanks to Yarra City Council's Community Partnerships, Arts & Culture, Family & Middle Years, Youth Services, Library Services, Aged & Disability Services,

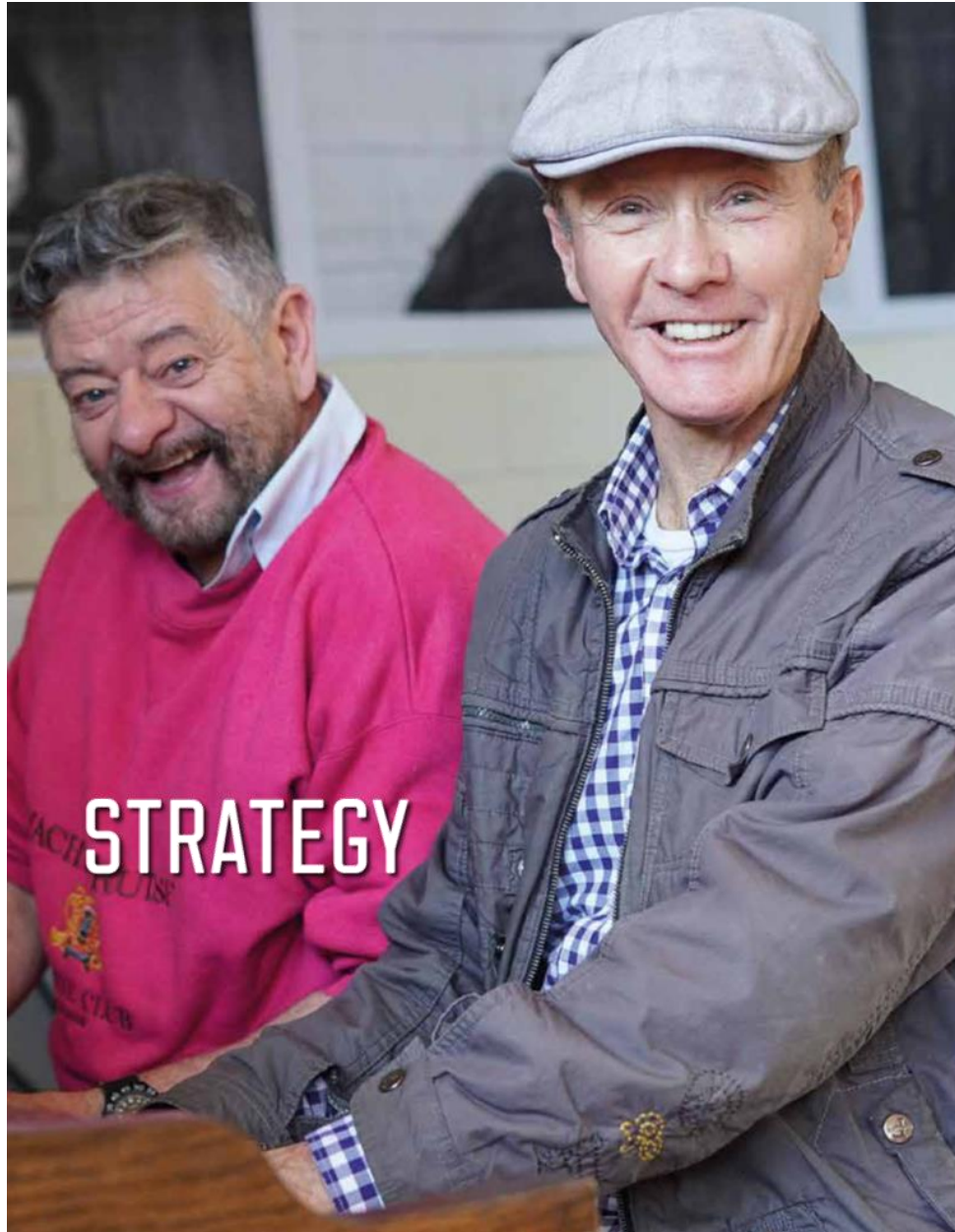
Leisure Services, and Diversity & Inclusion branches, Council's LGBTIQ+ Working Group, QnA, and LGBTIQ+ identifying staff for contributing to the development of this Strategy.

### Related documents

Yarra's whole of Council approach to LGBTIQ+ inclusion is reflected in, and intersects with the following policies and strategies:



## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024



### Themes

The following key priorities were developed in consultation with the LGBTIQ+ community.

The aim of the Yarra LGBTIQ+ Strategy is to set out clear priorities and actions which if implemented properly will contribute to the LGBTIQ+ community being welcomed, engaged and included equally.

The LGBTIQ+ community deserve to have fulfilled human rights, be empowered, have equitable access to services and programs, and be included and able to participate freely in day to day life.

These priorities are the rights of any member of the Yarra community.

### Priority Areas

The key priority areas for this strategy are:





## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024

### Priorities & Strategic Goals



#### Key priority 1 Welcoming and Celebrating Diversity

##### Strategic goal 1.1

Recognising and celebrating Yarra's LGBTIQ+ community

##### Strategic goal 1.2

Raising awareness around the issues affecting LGBTIQ+ people



#### Key priority 2 An Inclusive Yarra

##### Strategic goal 2.1

An inclusive organisational culture that is reflective of Yarra's diverse communities

##### Strategic goal 2.2

An inclusive, appropriate, and responsive Council



#### Key priority 3 Supporting, Participating and Connecting

##### Strategic goal 3.1

Providing opportunities for people to join and connect with each other

##### Strategic goal 3.2

Supporting and nurturing Yarra's LGBTIQ+ spaces



### Review & Reporting

Actions responding to the three key priority areas outlined in this Strategy will be revisited regularly. This will enable Council to be responsive to the changing needs of the community and to changes in the social, economic and political environment.

At the beginning of each year, a report will be presented to Council, outlining activities which have been undertaken in the previous calendar year, as well as those planned for the coming year. Elements of the Strategy will be updated when it is apparent that this is required. These updates will be presented to Council for endorsement. At the point of major changes to Council's policy positions and/or the broader policy environment a new Strategy should be developed.

ACTIONS RESPONDING  
TO THE THREE KEY  
PRIORITY AREAS  
OUTLINED IN THIS  
STRATEGY WILL BE  
REVISED REGULARLY



## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024



### Key Priority 1: Welcoming & Celebrating Diversity

Strategic Goal	Action	Implementation	Who
<b>1.1 Recognise and celebrate Yarra's LGBTIQ+ community</b>	1.1.1 Continue to recognise and promote key days and events such as IDAHOBIT, Intersex Awareness Day, Trans Day of Remembrance, Trans Day of Visibility and Midsumma	<ul style="list-style-type: none"> <li>• Fly rainbow, trans, asexual and aromantic flags to celebrate and acknowledge key days and events including Midsumma, IDAHOBIT, Intersex Awareness Day, Bi Visibility Day, Ace Week, Aromantic Spectrum Awareness Week Trans Day of Remembrance, and Trans Day of Visibility</li> <li>• Continue to participate in key Midsumma events such as Carnival and the Pride March</li> <li>• Continue to hold events in recognition of key days and events including Midsumma, IDAHOBIT, Intersex Awareness Day, Trans Day of Remembrance and Trans Day of Visibility</li> <li>• Promote key days and events through corporate social media and other Council communicate</li> </ul>	Diversity & Inclusion, Communications, Arts & Culture, Libraries, Aged & Disability, Family Youth & Children's, Leisure
	1.1.2 Ensure Council communications reflect our diverse community	<ul style="list-style-type: none"> <li>• Build a library of images of intersectional and intergenerational LGBTIQ+ people for use in Council communications</li> <li>• Ensure all Council communications use LGBTIQ+ inclusive language</li> <li>• Promote LGBTIQ+ services and businesses where appropriate</li> </ul>	Diversity & Inclusion, Communications

\* All actions will be delivered within existing budgets

## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024

### Key Priority 1: Welcoming & Celebrating Diversity

Strategic Goal	Action	Implementation	Who
<b>1.2 Raise awareness around the issues affecting LGBTIQ+ people</b>	1.2.1 Continue to identify issues and advocate on behalf of Yarra's LGBTIQ+ community	<ul style="list-style-type: none"> <li>Identify emerging issues via media monitoring and discussion with key stakeholder groups</li> <li>Ensure Council responds to State and Federal reviews relating to LGBTIQ+ inclusion</li> <li>Work with local networks and organisations to advocate on issues related to LGBTIQ+ inclusion</li> <li>Raise awareness around the nature of LGBTIQ+ identities and issues affecting LGBTIQ+ people</li> <li>Work across Council to ensure a consistent organisational response to key issues</li> </ul>	Diversity & Inclusion, Communications, Libraries, Aged & Disability, Family Youth & Children's, Leisure

### Key Priority 2: An Inclusive Yarra

Strategic Goal	Action	Implementation	Who
<b>2.1 An inclusive organisational culture that is reflective of Yarra's diverse communities</b>	2.1.1 Continue to provide strategic leadership in relation to LGBTIQ+ issues	<ul style="list-style-type: none"> <li>Promote the LGBTIQ+ Strategy and related actions</li> <li>Continue to coordinate bi-monthly meetings of QnA</li> <li>Develop a strategy to increase visibility of QnA and its activities across Council</li> <li>Ensure continued leadership by an Executive sponsor in the LGBTIQ+ space</li> <li>Provide safe spaces and support for LGBTIQ+ staff</li> </ul>	Diversity & Inclusion, People & Culture

### Key Priority 2: An Inclusive Yarra

Strategic Goal	Action	Implementation	Who
<b>2.1 An inclusive organisational culture that is reflective of Yarra's diverse communities</b>	2.1.2 Use data to monitor Council's culture	<ul style="list-style-type: none"> <li>Make improvements, and use internal surveys, to examine shifts in inclusive culture and adjust internal initiatives accordingly</li> </ul>	Diversity & Inclusion, People & Culture
	2.1.3 Include the voices of LGBTIQ+ staff in the development of policies, strategies and programs that affect them	<ul style="list-style-type: none"> <li>Ensure community engagement processes involve QnA</li> <li>Ensure representatives from QnA are invited to attend relevant meetings and networks</li> </ul>	Diversity & Inclusion, Communications
	2.1.4 Continue to educate staff on issues affecting the LGBTIQ+ community	<ul style="list-style-type: none"> <li>Hold twice yearly lunchbox learning sessions to raise awareness around issues affecting LGBTIQ+ people</li> <li>Distribute merchandise to staff to support inclusion initiatives, such as ally and pronoun badges</li> </ul>	Diversity & Inclusion
<b>2.2 An inclusive, appropriate and responsive Council</b>	2.2.1 Ensure Council has data required to respond appropriately to Yarra's LGBTIQ+ community	<ul style="list-style-type: none"> <li>Scope an appropriate method of collecting data to build an understanding of Yarra's LGBTIQ+ community</li> </ul>	Diversity & Inclusion, Social Policy & Research



## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024

Key Priority 2: An Inclusive Yarra			
Strategic Goal	Action	Implementation	Who
<b>2.2 An inclusive, appropriate and responsive Council</b>	2.2.2 Continue to provide training to staff around LGBTIQ+ inclusion	<ul style="list-style-type: none"> <li>• Continue to provide training to staff working directly with LGBTIQ+ people through Council's service arms</li> <li>• Continue to review and include LGBTIQ+ content in Council's corporate induction</li> <li>• Develop content re LGBTIQ+ inclusion for Council's online induction</li> <li>• Develop a series of short policy statements that staff can refer to when responding to queries and complaints</li> <li>• Provide updates to staff on changes to inclusive language as needed</li> </ul>	Diversity & Inclusion, Communications, Libraries, Aged & Disability, Family Youth & Children's, Leisure, Access Yarra
	2.2.3 Include the voice of LGBTIQ+ people in the development of policies, strategies and programs that affect them	<ul style="list-style-type: none"> <li>• Ensure community engagement processes involve the LGBTIQ+ community</li> </ul>	Diversity & Inclusion, Communications
<b>2.2 An inclusive, appropriate and responsive Council</b>	2.2.4 Facilitate networking and collaboration between Council, service providers and groups	<ul style="list-style-type: none"> <li>• Explore links and LGBTIQ+ representation with Council Advisory Groups, including the Yarra Multicultural Advisory Group, Disability Advisory Committee, Active Ageing Advisory Committee, and Yana Ngargna Advisory Group, to look at further understanding and responding to intersectionality within Yarra</li> </ul>	Diversity & Inclusion

Key Priority 2: An Inclusive Yarra			
Strategic Goal	Action	Implementation	Who
<b>2.2 An inclusive, appropriate and responsive Council</b>	2.2.4 Facilitate networking and collaboration between Council, service providers and groups	<ul style="list-style-type: none"> <li>• Identify and participate in relevant local government networks including the Northern Councils Rainbow Alliance, LG Pro Rainbow SIG, Yarra LGBTIQ+ Network</li> <li>• Investigate ways in which to connect with LGBTIQ+ people living on the Richmond, Collingwood and Fitzroy Housing Estates</li> </ul>	Diversity & Inclusion
	2.2.5 Convene an LGBTIQ+ Reference Group by June 2021 at the latest	<ul style="list-style-type: none"> <li>• Investigate models for appropriate LGBTIQ+ representation</li> <li>• Potential Reference Group actions include: <ul style="list-style-type: none"> <li>• Ensure representatives from the LGBTIQ+ community are invited to attend relevant meetings and networks</li> <li>• Consider accreditation models including Rainbow Tick accreditation for Council services and facilities</li> <li>• Investigate appropriate LGBTIQ+ representation in Council communications and messaging</li> <li>• Investigate State Government and other sources of funding to implement the Strategy and Action Plan</li> <li>• Contribute to the development of the Year Two Action Plan</li> </ul> </li> </ul>	Diversity & Inclusion

## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024

Key Priority 3: Supporting, Participating & Connecting			
Strategic Goal	Action	Implementation	Who
<b>3.1 Provide opportunities for people to join and connect with each other</b>	3.1.1 Support and promote events, groups and programs from service delivery teams such as Leisure, Libraries, Arts & Culture, Aged & Disability and Family Youth & Children's Services to foster increased community engagement	<ul style="list-style-type: none"> <li>Develop a dedicated webpage for the LGBTIQ+ community, providing information on local events and opportunities to connect</li> <li>Promote events through key networks, social media and other Council communicate</li> </ul>	Diversity & Inclusion, Communications, Libraries, Aged & Disability, Family Youth & Children's, Leisure, Arts & Culture
	3.2 Supporting and nurturing Yarra's LGBTIQ+ spaces	<ul style="list-style-type: none"> <li>Provide LGBTIQ+ groups with information on Council's community grants program</li> </ul>	Diversity & Inclusion, Arts & Culture, Community Grants
	3.2.2 Promote safe and inclusive services, groups and venues within Yarra	<ul style="list-style-type: none"> <li>Investigate models for a suitable inclusion audit for Council facilities and services</li> </ul>	Diversity & Inclusion

### Further Actions

The following actions will be included in the Year 2 Yarra LGBTIQ+ Strategy action plan:

- Develop and promote an online resource listing LGBTIQ+ friendly services, businesses and networks
- Develop a series of resources for Council facilities that promote inclusion and celebrate diversity
- Explore ways of creating opportunities for intersectional, intergenerational and inclusive activities for the LGBTIQ+ community
- Promote safe and inclusive services, businesses, groups and venues within Yarra, including promoting LGBTIQ+ venues as potential event spaces

DEVELOP AND PROMOTE AN ONLINE RESOURCE LISTING LGBTIQ+ FRIENDLY SERVICES, BUSINESSES AND NETWORKS



## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024



International conventions and legislation inform Council's work in the LGBTIQ+ space.

### International Conventions

#### United Nations

In June 2011, the UN Council adopted resolution 17/19 – the first United Nations resolution on human rights, sexual orientation and gender identity. The resolution was approved, and significantly, received support from Council members from all regions. Its adoption paved the way for the first official United Nations report on the same subject, prepared by the Office of the High Commissioner for Human Rights ("Discriminatory Laws and Practices and Acts of Violence against Individuals Based on their Sexual Orientation and Gender Identity").

The High Commissioner's report presented evidence of a pattern of systematic violence and discrimination directed at people in all regions because of their sexual orientation and gender identity – from discrimination in employment, health care and education, to criminalization and targeted physical attacks, even killings. The report included a set of recommendations addressed to States designed to strengthen protection of the human rights of lesbian, gay, bisexual and transgender (LGBT) persons.

In 2015, the Council requested the High Commissioner update the above-mentioned report with a view to sharing good practices and ways to overcome violence and discrimination, in application of existing international human rights law and standards. The updated report reiterated that all States have well-established obligations to **respect, protect and fulfil the human rights** of all persons within their jurisdiction, including LGBT and intersex persons.<sup>4</sup> These obligations extend to refraining from interference in the enjoyment

"The case for extending the same rights to lesbian, gay, bisexual and transgender (LGBT) persons as those enjoyed by everyone else is neither radical nor complicated. It rests on two fundamental principles that underpin international human rights law: equality and non-discrimination. The opening words of the Universal Declaration of Human Rights are unequivocal: All human beings are born free and equal in dignity and rights."

Navi Pillay United Nations High Commissioner for Human Rights 2012<sup>3</sup>

of rights, preventing abuses by third parties and proactively tackling barriers to the enjoyment of human rights, including, in the present context, discriminatory attitudes and practices.

The report concludes that whilst there is as yet no dedicated human rights mechanism at the international level that has a systematic and comprehensive approach to the human rights situation of LGBT and intersex persons, there are a number of actions that can be taken to address obligations. Actions recommended to address violence against LGBTIQ community were:

- a) Enacting hate crime laws that establish homophobia and transphobia as aggravating factors for purposes of sentencing;
- b) Conducting prompt, thorough investigations of incidents of hate motivated violence against and torture of LGBT persons, holding perpetrators to account, and providing redress to victims;

<sup>3</sup> <https://www.ohchr.org/Documents/Publications/BornFreeAndEqualLowRes.pdf>

<sup>4</sup> <https://www.refworld.org/docid/557157c4.html>

## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024

- c) Collecting and publishing data on the number and types of incidents, while providing for the security of those reporting;
- d) Prohibiting incitement of hatred and violence on the grounds of sexual orientation and gender identity, and holding to account those responsible for related hate speech;
- e) Training law enforcement personnel and judges in gender-sensitive approaches to addressing violations related to sexual orientation and gender identity;
- f) Ensuring that police and prison officers are trained to protect the safety of LGBT detainees, and holding to account State officials involved or complicit in incidents of violence;
- g) Banning "conversion" therapy, involuntary treatment, forced sterilization and forced genital and anal examinations;
- h) Prohibiting medically unnecessary procedures on intersex children; and,
- i) Ensuring that no one fleeing persecution on grounds of sexual orientation or gender identity is returned to a territory where his or her life or freedom would be threatened, that asylum laws and policies recognize that persecution on account of sexual orientation or gender identity may be a valid basis for an asylum claim; and eliminating intrusive, inappropriate questioning on asylum applicants' sexual histories, and sensitizing refugee and asylum personnel.

The report identifies that States should address discrimination by:

- a) Revising criminal laws to remove offences relating to consensual same sex conduct and other offences used to arrest and punish persons on the basis of their sexual orientation and gender identity or expression; ordering an immediate moratorium on related prosecution; and expunging the criminal records of individuals convicted of such offences;

- b) Repealing so-called "anti-propaganda" and other laws that impose discriminatory restrictions on freedom of expression, association and assembly;
- c) Ensuring that anti-discrimination legislation includes sexual orientation and gender identity among prohibited grounds, and also protects intersex persons from discrimination;
- d) Integrating analysis of violations based on sexual orientation and gender identity in national plans of action, thereby ensuring coordination and adequate resourcing of related activities, accountability for perpetrators, and redress for victims;
- e) Sensitising health-care workers to the health needs of LGBT and intersex persons, including in the areas of sexual and reproductive health and rights, suicide prevention, HIV/AIDS and trauma counselling;
- f) Establishing national standards on non-discrimination in education; developing anti-bullying programmes and establishing helplines and other services to support LGBT and gender-non-conforming youth; and providing comprehensive, age-appropriate sexuality education;
- g) Ensuring that housing policies do not discriminate against tenants based on sexual orientation and gender identity; and establishing shelters for homeless LGBT persons, with specific attention to youth, older persons and those in emergency situations;
- h) Providing legal recognition to same-sex couples and their children, ensuring that benefits traditionally accorded married partners – including those related to benefits, pensions, and taxation and inheritance – are accorded on a non-discriminatory basis;

- i) Issuing legal identity documents, upon request, that reflect preferred gender, eliminating abusive preconditions, such as sterilization, forced treatment and divorce;
- j) Supporting public education campaigns to counter homophobic and transphobic attitudes, and addressing negative, stereotypical portrayals of LGBT persons in the media;
- k) Ensuring that LGBT and intersex persons and organizations are consulted with regard to legislation and policies that have an impact on their rights.

In 2016, the UNHRC passed a resolution to appoint an Independent Expert to find the causes of violence and discrimination against people due to their gender identity and sexual orientation, and discuss with governments about how to protect those people. In the discharge of the mandate, the **Independent Expert**<sup>5</sup>:

- a) transmits urgent appeals and letters of allegation to States with regard to cases of violence and discrimination against persons on the basis of their sexual orientation or gender identity.
- b) undertakes fact-finding country visits.
- c) submits annual reports to the Human Rights Council, and General Assembly, on the activities, trends and methods of work.

### The Yogyakarta Principles

In 2006 a distinguished group of international human rights experts met in Yogyakarta, Indonesia to outline a set of international principles relating to sexual orientation and identity.

These were called the Yogyakarta Principles and have been frequently referred to as an authoritative statement of the principles of international human rights relating to these fields. In November 2017 the principles were updated. The Yogyakarta Principles +10 (10-year anniversary of document) has been referred to in national and international courts, as guidance on how to apply international human rights standards to LGBTI persons.

The YP+10 document supplements the original 29 Yogyakarta Principles with nine Additional Principles and 111 Additional State Obligations. The expanded document covers a range of rights that have emerged from developments in international human rights law interacting with the new understandings of violations suffered by persons on grounds of sexual orientation and gender identity and the recognition of the distinct and intersectional grounds of gender expression and sex characteristics.<sup>6</sup>

The principles address a LGBTIQ persons rights to: recognition; non-discrimination in life circumstances – e.g. housing, employment and cultural expression; freedom from violence, torture and intimidation; safety; have a family; participate in public affairs; and be free from any form of criminalisation or sanction.

<sup>5</sup> In 2017 the UNHRC appointed Mr. Madrigal-Borluez as UN Independent Expert on Protection against violence and discrimination based on sexual orientation and gender identity for a three years period starting on 1 January 2018.  
<sup>6</sup> <http://yogyakartaprinciples.org/principles-en/>



## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024

### World Health Organisation

The World Health Organization (WHO) have recently addressed an outstanding LGBTIQ issue by removing the stigma around transgender people in its latest changes to the global manual of diagnoses (ICD -11). In the prior version, ICD-10, being transgender was considered a gender identity disorder under a chapter entitled mental and behavioural disorders. The newly-approved version instead places issues of gender under a chapter on sexual health.

While ICD-11 is being celebrated by many as a step in the right direction, activists are keen to highlight that there is still work to be done. GATE, an organization advocating on issues of gender identity, gender expression and bodily diversity, will be focusing their efforts on contributing to the WHO's forthcoming reviewing and updating process and encouraging people to put pressure on their own governments to adopt ICD-11 in the coming years.<sup>7</sup>

### National Legislation

In Australia, it is unlawful to discriminate on the basis of a number of protected attributes including age, disability, race, sex, intersex status, gender identity and sexual orientation in certain areas of public life, including education and employment. Australia's federal anti-discrimination laws are contained in the following legislation:

- Age Discrimination Act 2004
- Disability Discrimination Act 1992
- Racial Discrimination Act 1975
- Sex Discrimination Act 1984.

The protection of the human rights of some LGBTIQ people in Australia really took a step forward when discrimination against same-sex couples was removed from most Commonwealth laws. States and territories began granting domestic partnership benefits and relationship recognition to same-sex couples from 2003 onwards, with federal law recognising same-sex couples since 2009 as de facto relationships. This included laws about taxation, superannuation, pharmaceutical benefits, aged care, veterans' entitlements, workers' compensation and employment entitlements. Further, Australia legalised same-sex marriage on 9 December 2017.

Discrimination on the basis of sexual orientation and gender identity or expression was officially prohibited in every state and territory, with concurrent federal protections for sexual orientation, gender identity and intersex on 1 August 2013. The Sex Discrimination Act makes it unlawful to treat a person less favourably than another person in a similar situation because of their sexual orientation. The Sex Discrimination Amendment (Sexual Orientation, Gender Identity and Intersex Status) Bill Act 2013 (Cth) amended the Sex Discrimination Act 1984 (Cth) to introduce these changes.

These legal protections were complemented by the Australian Government Guidelines on the Recognition of Sex and Gender, which commenced in July 2013. The guidelines recognise that individuals may identify as a gender other than the sex they were assigned at birth, or may not identify as exclusively male or female, and that this should be reflected in records held by the government. The guidelines also standardise the evidence required for a person to change their sex/gender in personal records held by Australian Government departments and agencies.

The guidelines apply to all Australian Government departments and agencies that maintain personal records (including employee records), and/or collect sex and/or gender information. The guidelines commenced on 1 July 2013, and Australian Government departments and agencies were expected to have progressively aligned their existing and future business practices with the guidelines by 1 July 2016.<sup>8</sup>

### State & Local Government Legislation

The Charter of Human Rights and Responsibilities Act 2006 is a Victorian law that sets out the basic rights, freedoms and responsibilities of all people in Victoria. The Charter requires public authorities, such as Victorian state and local government departments and agencies, and people delivering services on behalf of government, to act consistently with the human rights in the Charter. All LGAs must ensure that:

- all Council decisions give proper consideration to human rights;
- all actions, policies and services are compatible with human rights;
- local laws are interpreted and applied consistently with human rights; and,
- people who work on behalf of councils do so in a way that respects human rights.

The Equal Opportunity Act 2010 (Vic) makes it against the law to discriminate against a person on the basis of their sex, sexual orientation and gender identity. It is also against the law to discriminate against someone because of their lawful sexual activity and physical features.

Victoria is considered progressive in respect of introducing and/or amending legislation to ensure the rights of LGBTIQ communities are protected.

In 2015 Victoria established Australia's first Equality portfolio. It has a Minister for Equality and a Commissioner for Gender and Sexuality.

The Commissioner has a broad role aimed at integrating the advocacy of LGBTIQ rights within the Government. Types of roles initially under scrutiny of the Commissioner included the streamlining of federal and state laws to ensure passports and birth certificates align with a person's affirmed gender, as well as strengthening anti-discrimination protections in the workplace for transgender workers.

Since September 2015, a person or representative of a deceased person can apply to remove old convictions for homosexual sexual activity that is no longer a criminal offence. This is known as expungement.

In September 2016, changes to the Adoption Amendment (Adoption by Same-Sex Couples) Act 2015 in Victoria now allow couples to adopt regardless of their sex or gender identity.

The State Government has also announced (February 2019) its intention to bring in laws to denounce and prohibit LGBTIQ conversion practices.

In May 2020, the Births, Deaths and Marriages Registration Act 1996 was amended to enable transgender, gender diverse and intersex adults and children to alter the record of sex in their Victorian birth registration without having to undergo sex affirmation surgery.

<sup>7</sup><http://time.com/5596845/world-health-organization-transgender-identity/>

<sup>8</sup><https://www.ag.gov.au/RightsAndProtections/HumanRights/Pages/Australian-Government-Guidelines-on-the-Recognition-of-Sex-and-Gender.aspx>

## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024



Outlined below are examples of strategic approaches to ensuring the rights of LGBTIQ+ people are being addressed at a local, national and international level. When reviewing the different approaches, it is interesting to note that whilst the manner of delivery might vary, many of the same themes and measures are being considered.

### International Approaches

#### ILGA-Europe\*

ILGA-Europe are an independent, international non-governmental umbrella organisation bringing together nearly 600 organisations from 54 countries in Europe and Central Asia. They are part of the wider international ILGA organisation. The two main pillars of ILGA-Europe work are:

1. Advocating for human rights and equality for LGBTI people at European level, before organisations such as the European Union, the Council of Europe and the Organization for Security and Co-operation in Europe (OSCE) in particular in relation to asylum, hate crime and hate speech, education, employment, family, freedom of assembly, association and expression, health, legal gender recognition and bodily integrity; and,
2. Strengthening the LGBTI movement in Europe and Central Asia by providing training and support to its member organisations and other LGBTI groups on advocacy, fundraising, organisational development and strategic communications.

\*<https://www.ilga-europe.org/>

<sup>10</sup><https://rainbow-europe.org/country-ranking>

ILGA-Europe's annual benchmarking tool is the Rainbow Europe Map. Rainbow Europe brings together an index of LGBTI equality based on an overview of the social climate for LGBTI people in each European country. The rankings are based on how the laws and policies of each country impact on the lives of LGBTI people.

Rainbow Europe ranks all 49 European countries on a scale between 0% (gross violations of human rights, discrimination) and 100% (respect of human rights, full equality). They rank the countries on the basis of laws and policies that have a direct impact on the LGBTI people's human rights under **6 categories: equality and non-discrimination; family; hate crime and hate speech; legal gender recognition and bodily integrity; civil society space; and asylum.**<sup>10</sup>

ILGA-EUROPE'S  
ANNUAL  
BENCHMARKING  
TOOL IS THE  
RAINBOW EUROPE  
MAP

## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024

The index results have Malta (90%), Belgium (73%) and Luxembourg (70%) as the 3 top countries in terms of respecting LGBTIQ human rights. Those at the bottom of the scale (gross violations) were Turkey (6%), Armenia (5%) and Azerbaijan (3% - see Top 10 in table below).

Top 10 Rankings	Bottom 10 Rankings
Malta	Poland
Belgium	Latvia
Luxembourg	Moldova
Finland	Liechtenstein
Denmark	Belarus
Norway	San Marino
Portugal	Monaco
France	Russia
United Kingdom	Armenia
Sweden	Turkey

Given Malta's No 1 status it is interesting to note some of the work being done by the key agencies in that country. The Malta LGBTIQ Rights Movement (MGRM), despite its limited resources, has contributed to putting LGBTIQ equality high on the political agenda leading to significant legal advances in Malta. It forms part of the LGBTIQ Consultative Council set up by the Government in 2013 and is also a founding member of the Platform for Human Rights Organisations in Malta.

<sup>11</sup><http://maltagayrights.org/about-us/>

The goals in their most recent strategic plan (2015 – 2019) are:

- To achieve legal equality for LGBTIQ individuals.
- To have policies that refer to and are inclusive of sexual orientation, gender identity, gender expression and sex characteristics.
- To bring about positive societal attitudes towards and the social inclusion of LGBTIQ people.
- To empower the LGBTIQ community to engage in social and political issues that are of direct concern.
- Provide support, assistance and information on LGBTIQ issues to LGBTIQ persons and their families.

The tools to deliver their goals are advocacy, communication, lobbying, capacity development and service delivery.<sup>11</sup>

### United Kingdom

In July 2017, the UK government launched a survey to gather more information about the experiences of LGBT people. The survey response was unprecedented. Over 108,000 people participated, making it the largest national survey of LGBT people in the world to date. Key findings from the survey included:

- LGBT respondents are less satisfied with their life than the general UK population (rating satisfaction 6.5 on average out of 10 compared with 7.7). Trans respondents had particularly low scores (around 5.4 out of 10).
- More than two thirds of LGBT respondents said they avoid holding hands with a same-sex partner for fear of a negative reaction from others.

- At least two in five respondents had experienced an incident because they were LGBT, such as verbal harassment or physical violence, in the 12 months preceding the survey. However, more than nine in ten of the most serious incidents went unreported, often because respondents thought 'it happens all the time'.
- 2% of respondents had undergone conversion or reparative therapy in an attempt to 'cure' them of being LGBT, and a further 5% had been offered it.
- 24% of respondents had accessed mental health services in the 12 months.

A comprehensive LGBT Action Plan ("Improving the Lives of Lesbian, Gay, Bisexual and Transgender People") that sets out what steps the government will take in response to the survey findings was published in July 2018. Concurrently, they established an 'LGBT Implementation Fund' to deliver the Action Plan. The Government Equalities Office allocated £4.5 million of funding, for the period to March 2020, and will seek additional funding in future years. The Plan outlines key strategies and actions addressing the following areas:

- Health
- Education
- Safety
- Workplace
- Rights and the law
- Data and monitoring
- Representation
- International Rights<sup>12</sup>

<sup>12</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/721367/GEO-LGBT-Action-Plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/721367/GEO-LGBT-Action-Plan.pdf)

<sup>13</sup><https://vancouver.ca/your-government/lgbtq-advisory-committee.aspx>

### Vancouver, Canada

Vancouver is home to the largest lesbian, gay, bisexual, trans, gender diverse, queer, and Two-Spirit (LGBTQ2+) community in Western Canada. The key driver of their local government policy is the LGBTQ2+ Advisory Committee. The mandate of the LGBTQ2+ Committee is to advise Council and staff on enhancing access and inclusion for lesbian, gay, bisexual, transgender, two-spirit and queer communities to fully participate in City services and civic life. Terms of reference outline the role of the Committee and a Work Plan is developed each year with strategic actions outlined.<sup>13</sup>

Vancouver City Council approved the signing of a proclamation to declare 2018 "The Year of the Queer" in Vancouver, in recognition of decades of queer contributions to the artistic, cultural, and social landscape of Vancouver.

### National & State Approaches

#### National

The **National LGBTI Health Alliance** is the national peak health organisation in Australia for organisations and individuals that provide health-related programs, services and research focused on lesbian, gay, bisexual, transgender, and intersex people and other sexuality, gender, and bodily diverse people and communities.

The Alliance provides a national voice on policy related to the health and wellbeing of people with same-gender attractions and/or relationships, people of trans experience, and people with intersex variations. They work with a wide variety of stakeholders to produce evidence-based policy.



## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024

In 2017 the National LGBTI Health Alliance released the National LGBTI Mental Health and Suicide Prevention Strategy, a national plan for coordinated action and strategic response to prevent mental ill-health and suicide, and promote mental health and wellbeing for LGBTI populations.<sup>14</sup>

The purpose of the strategy is to respond to LGBTI people in current need, to provide interventions to those who are at risk, and to interrupt the structural factors that contribute to overrepresentation of LGBTI people in mental health and suicide statistics. The Strategy principles are:

- **Intersectionality** – the diversity of LGBTI people and communities is identified, acknowledged and respected with individual experiences being recognised as fundamental to appropriate care.
- **Evidence** – Evidence must be informed from both practice and research, and form the foundation of quality care to meet the support needs of LGBTI populations.
- **Access** – LGBTI people and communities must receive welcoming, equitable and inclusive care without encountering barriers to accessing support on the basis of their sexuality, gender, body, relationships, identities or history.
- **Lived Experience** – LGBTI people and communities are acknowledged as the experts in their own lives which have been shaped by personal and cultural history of both stigma and resilience.
- **Social Inclusion** – LGBTI people and communities must be included in the fabric of Australian society through reducing discrimination, eliminating violence and removing legal barriers that affect the ability of LGBTI people to experience connection.

The Strategic Goals and actions are:

- **Inclusive and Accessible Care** – LGBTI people will experience equitable access to mental health and suicide prevention services and receive support that is appropriate to their experience and responsive to their needs.
- **Evidence, Data Collection and Research** – Establish evidence base about LGBTI populations that adequately represents their histories, lives, experiences, identities, relationships and accurate recording of deaths by suicide.
- **Diversity of LGBTI Population** – The diversity within and between LGBTI populations will be recognised and responded to with strategies and approaches that take into account their individual and unique needs.
- **Intersectionality and Social Inclusion** – LGBTI people from across all populations, backgrounds and circumstances will experience an increase in social inclusion and a reduction in stigma and discrimination.
- **Skilled and Knowledgeable Workforce** – The mental health and suicide prevention sector workforce will be knowledgeable regarding LGBTI people, and skilled, confident, and competent in responding to their support needs.
- **Promotion and Prevention** – Mental health promotion and suicide prevention programs, activities and campaigns will address the underlying factors that compound the mental health outcomes for LGBTI populations.

### Victoria

#### LGBTI Taskforce

The LGBTI taskforce provides high level, strategic advice to the Minister for Equality and government departments on current and emerging LGBTIQ issues and on government policy, programs and services to address those issues. The taskforce works closely with Victoria's Commissioner for Gender and Sexuality to ensure that the government's equality initiatives are underpinned by genuine community consultation.

#### Rural and Regional Victoria

In November 2016, Victoria Government's first Gender and Sexuality Commissioner, undertook an "LGBTI Equality Roadshow" across rural and regional Victoria. The LGBTI Equality Roadshow visited over 29 towns. The Roadshow empowered an overwhelming number of LGBTI community members to connect with their communities and supporters. The Roadshow has led to the following outcomes:

- 90% of towns had local government Councillors commit to supporting LGBTI Inclusion during their terms
- 5 local councils committed to incorporating LGBTI into their Diversity Plans, with other councils reviewing their diversity plans, protocols and promotional materials;
- 13 LGBTI working groups formed in communities with other communities in discussion. Members included representatives from council, mainstream health providers, Victoria Police, community organisations and LGBTI community members;

- 3 Pride Sporting games were held in Roadshow towns following the Roadshow. The model was shared to empower other communities to implement;
- 23 Inclusion plans created with the local community of initiatives that could be initiated within 6 months of the Roadshow visit;
- Switchboard Victoria, a volunteer run support service for LGBTI people and their allies, being enabled to establish regional ambassadors;
- All-gender toilet signs being implemented on the Hume Highway through VicRoads, at Horsham Secondary College, East Gippsland Water and Barwon Water;
- an LGBTI position being created in a mainstream organisation (Headspace Horsham); and
- The launch of a Gender Service at Gateway Health in Wodonga providing support, information and referral for trans and gender diverse young people, with the model shared across Victoria.

<sup>14</sup><https://lgbthealth.org.au/resources/national-lgbti-mental-health-suicide-prevention-strategy/>

## Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024

### Department of Premier and cabinet (DPC)

DPC's Lesbian, Gay, Bisexual, Trans and Gender Diverse, Intersex, and Queer and/or Questioning (LGBTIQ) Inclusion Plan (the Plan) 2019-2021 sets out clear and measurable strategies on how DPC will work towards achieving and sustaining an equitable and LGBTIQ inclusive workplace.

It builds on previous initiatives and actions which focused on LGBTIQ inclusive employment practices, culture and leading LGBTIQ inclusion within DPC and across the Victorian Public Sector (VPS) and the community. The Plan sits under the Diversity and Inclusion Strategy 2019-2021. The priority areas of the Plan include:

- Employment practices: equitable employment opportunities and outcomes for LGBTIQ employees.
- Inclusive culture: work environment is welcoming, safe and inclusive of LGBTIQ employees.
- Leadership, visibility, measurement and accountability: LGBTIQ inclusion is championed by senior leaders.<sup>15</sup>

### Local Government Approaches

#### Banyule City Council

The Banyule Council Lesbian, Gay, Bisexual Transgender and Intersex (LGBTI) Plan 2017 – 2021 was developed to tackle discrimination, celebrate the diverse community, and to ensure that Banyule is a safe and welcoming place for LGBTI community members. The Plan uses Banyule's Inclusion, Access and Equity Framework (IAEF) which identifies five goals for their diverse communities. The five goals are:

1. Ensure Council facilities, activities and services are accessible, inclusive and equitable.

2. Work in partnership with local services to increase inclusion and address service gaps.
3. Work in partnership to build the capacity of disadvantaged groups to be involved in community life.
4. Education, celebration and awareness raising contributing to building inclusive and equitable communities.
5. Advocate on behalf of and with our community to reduce discrimination and disadvantage.

Targeted actions related to the LGBTIQ+ community have been developed to address each of the above goals.

#### Moonee Valley City Council

Adopted in June 2015, Moonee Valley's first LGBTIQ Action Plan aims to support the lesbian, gay, bisexual, transgender, intersex and queer community members and their families.

The Action Plan is one of three plans which sit under the Diversity, Access and Equity Policy which supports an inclusive city that respects the human rights of all citizens, celebrates diversity and promotes participation in community life. The other two action plans are the Disability Action Plan (2014-23) and Multicultural Action Plan.

The LGBTIQ Action Plan aims to: improve access and equity; acknowledge and celebrate sexual and gender diverse community members; and promote participation for all regardless of sexuality or gender identity. The 4 themes of the Action Plan are:

1. Fostering respect and celebrating diversity;
2. Promoting participation;
3. Creating accessible places and spaces; and,
4. Leadership and representation.

#### Port Phillip City Council

This council has a Statement of Commitment (no date) to its Lesbian, Gay, Bi-Sexual, Transgender, Intersex and Queer (LGBTIQ) Community.

The Statement of Commitment pledges:

- The Council's policies and strategies are designed to promote inclusiveness of the LGBTIQ community.
- Council will, at all times, ensure access for LGBTIQ to the City's services and administration.
- Council supports the community and cultural development of LGBTIQ.
- The Council supports and recognises the contribution of the LGBTIQ community to the social, economic and cultural life and ongoing development of the City of Port Phillip.

#### Moreland City Council

In the Moreland Human Rights Policy 2016-2026, Council commits to ensuring that Moreland is a safe and welcoming city for Lesbian, Gay, Bisexual, Trans, Gender Diverse and Intersex (LGBTIQ) communities. It states that Council will strive to ensure that its services are accessible and appropriate to the needs of our LGBTIQ residents and visitors.

This policy gives precedence to specific groups which are recognised as being at greatest risk of exclusion from social, economic and political life because of access barriers and discrimination.

These are:

- Aboriginal and Torres Strait Islander communities;
- Migrant and refugee communities;
- People with disability;
- Women; and,
- Gay, lesbian, bisexual, transgender, intersex and queer (GLBTIQ) communities.

<sup>15</sup><https://www.vic.gov.au/dpcs-lgbti-inclusion-plan>

**Attachment 1 - Attachment 1 - Final Yarra LGBTIQ+ Strategy 2021-2024**

Yarra City Council PO Box 168 Richmond VIC 3121  
Bargoonga Nganjin - North Fitzroy Library  
182 St Georges Road, North Fitzroy  
Collingwood Town Hall 140 Hoddle Street, Abbotsford  
Connie Benn Centre 160 Brunswick St, Fitzroy  
Richmond Town Hall 333 Bridge Road, Richmond

T 9205 5555 TTY 133 677 then 9205 5555  
F 8417 6666 E [info@yarracity.vic.gov.au](mailto:info@yarracity.vic.gov.au)  
W [www.yarracity.vic.gov.au](http://www.yarracity.vic.gov.au)

For a large print version call 9205 5555.

## Attachment 2 - Attachment 2 - LGBTIQA+ Strategy Action Plan Year Two 2022

**PROPOSED ACTION PLAN - YEAR 2****LGBTIQA+ STRATEGY 2021-2024****Year Two Actions 2022****Priority 1: Welcoming and Celebrating Diversity**

Strategic Goals	Actions	Implementation	Who
1.1 Recognise and Celebrate Yarra's LGBTIQA+ Community	1.1.1 Continue to recognise and promote key days and events such as IDAHOBIT, Intersex Awareness Day, Trans Day of Awareness, Trans Day of Visibility and Midsumma Festival.	<ul style="list-style-type: none"> <li>Continue to fly Flags and recognise Aromantic Awareness Week, Trans Day of Visibility, Trans Day of Remembrance, IDAHOBIT, Marriage Equality Day, Intersex Awareness Day, Bi-visibility day.</li> <li>Continue to participate in Key Midsumma events such as Carnival</li> <li>Continue to run trans Day of Remembrance vigil</li> <li><b>Rollout <i>Rainbow Yarra</i> Visibility campaign</b> in a phased approach - <b>Phase 1:</b> Create a visual identity for <i>Rainbow Yarra</i> in the form of a logo which can be used across all digital and print platforms. Produce <i>Rainbow Yarra</i> branded merchandise for key days and events such as Midsumma. e.g. Stickers, badges, T-shirts, banners and digital assets. To launch on IDAHOBIT May 17<sup>th</sup>, 2022.</li> </ul>	Community Development, Diversity & Inclusion, Communications, Arts & Culture, Libraries, Aged & Disability, Family Youth & Children's, Leisure

## Attachment 2 - Attachment 2 - LGBTIQA+ Strategy Action Plan Year Two 2022

Strategic Goals	Actions	Implementation	Who
		<p><b>Phase 2:</b> Video Visibility Campaign – Co-design a series of videos with the faces of LGBTIQA+ Yarra, including intersecting identities to distribute through internal and external channels on days of significance. Launch for wear it Purple Day 26 August 2022</p> <p><b>Phase 3:</b> Street (rock) poster Campaign with the faces of LGBTIQA+ Yarra for use on specific days of significance. e.g., Bi-visibility day. Launch on 11 October 2022 for National coming out Day</p> <p><b>Phase 4:</b> Build a <i>Rainbow Yarra</i> webpage on the Yarra website to house all the LGBTIQA+ external engagement. Launch on 9/10 Dec 2022 for International Human Rights Day and Yes day</p>	
	1.1.2 Ensure Council communications reflect our diverse community	<ul style="list-style-type: none"> <li>• Continue to promote key days through council social media and communicate</li> <li>• Build a library of images of intersectional and intergenerational LGBTIQA+ people for use in Council communications</li> <li>• Create LGBTIQA+ terminology glossary to ensure all council communications use LGBTIQA+ inclusive language</li> </ul>	Communications, Community Development

## Attachment 2 - Attachment 2 - LGBTIQA+ Strategy Action Plan Year Two 2022

Strategic Goals	Actions	Implementation	Who
1.2 Raise awareness around the issues affecting LGBTIQA+ people	1.2.1 Continue to identify issues and advocate on behalf of Yarra's LGBTIQA+ community	<ul style="list-style-type: none"> <li>• Rainbow Advisory committee meetings bi-monthly</li> <li>• Subscribe to LGBTIQA+ media outlets</li> <li>• Ongoing advocacy with Northern councils LGBTIQA+ Alliance</li> <li>• Continue advocacy around religious discriminations bill</li> <li>• Produce 'Rainbow Yarra Approved' rainbow decals for Yarra venues, facilities, and traders to display</li> </ul>	Community Development, Diversity & Inclusion,

## Attachment 2 - Attachment 2 - LGBTIQA+ Strategy Action Plan Year Two 2022

### Priority 2: An Inclusive Yarra

Strategic Goals	Actions	Implementation	Who
2.1 An inclusive organisational culture that is reflective of Yarra's diverse communities	2.1.1 Continue to provide strategic leadership in relation to LGBTIQA+ issues	<ul style="list-style-type: none"> <li>Continue to coordinate monthly QnA (Queers n Allies) meetings</li> <li>Review purpose of QnA, update terms of reference to increase awareness and participation</li> <li>Promote LGBTIQA+ Strategy and Year 2 action plan through Yarra's external and internal channels</li> <li>Explore continued leadership by an executive sponsor in the LGBTIQA+ space</li> </ul>	Community Development, Diversity & Inclusion, Communications, Arts & Culture, Libraries, Aged & Disability, Family Youth & Children's, Leisure
	2.1.2 Use data to monitor council's culture	<ul style="list-style-type: none"> <li>Make improvements, and use internal surveys, to examine shifts in inclusive culture and adjust internal initiatives accordingly</li> <li>Use organic methods of collecting data through QnA meetings and discussion</li> </ul>	Diversity & Inclusion
	2.1.3 Include the voices of LGBTIQA+ Staff in the development of policies, strategies and programs that affect them	<ul style="list-style-type: none"> <li>Call out for new members to join QnA through internal council communique</li> <li>In person QnA gathering for new staff members to find community when returning to the office</li> </ul>	Diversity & Inclusion
	2.1.4 Continue to educate staff on issues affecting the LGBTIQA+ community	<ul style="list-style-type: none"> <li>Order more pronoun / Ally Badges</li> <li>Encourage staff to display pronouns in email signatures</li> <li>Pronouns be added to all staff's names in Microsoft Teams</li> </ul>	Libraries, Community Development, Diversity & Inclusion, IS



## Attachment 2 - Attachment 2 - LGBTIQA+ Strategy Action Plan Year Two 2022

Strategic Goals	Actions	Implementation	Who
		<ul style="list-style-type: none"> <li>Invite staff to events such as IDAHOBIT flag raising &amp; breakfast</li> </ul>	
2.2 An inclusive, appropriate, and responsive council	2.2.1 Ensure Council has data required to respond appropriately to Yarra's LGBTIQA+ community	<ul style="list-style-type: none"> <li>Conduct Northern Councils QR code Survey at Midsumma Carnival and through social media</li> <li>Seek data from Midsumma / VicGov from Melbourne Pride Survey</li> </ul>	Libraries, Community Development, Diversity & Inclusion, social policy and research
	2.2.2 Continue to provide training to staff around LGBTIQA+ inclusion	<ul style="list-style-type: none"> <li>Review &amp; update content and present at council's corporate induction</li> <li>Build an inclusive language guide for staff to refer to when writing copy</li> <li>Explore Rainbow Tick accreditation</li> </ul>	Diversity & Inclusion, Community Development
	2.2.3 Include the voices of LGBTIQA+ people in the development of policies, strategies and programs that affect them	<ul style="list-style-type: none"> <li>Invite a Yarra community housing LGBTIQA+ identifying resident to join the Rainbow Advisory Committee</li> <li>Provide a Local Government orientation for members of the Rainbow Advisory Committee</li> <li>Consider representative from the Neighbourhood House Network to join Rainbow Advisory Committee</li> </ul>	Community Development
	2.2.4 Facilitate networking and collaboration between council, service providers and groups	<ul style="list-style-type: none"> <li>Attend Northern Councils LGBTIQalliance meetings</li> <li>Collaborate on days of significance internally and externally</li> <li>Invite council service providers to monthly QnA meetings</li> </ul>	Community Development, Diversity & Inclusion, Communications, Arts & Culture, Libraries, Aged & Disability, Family Youth & Children's, Leisure

## Attachment 2 - Attachment 2 - LGBTIQA+ Strategy Action Plan Year Two 2022

Strategic Goals	Actions	Implementation	Who
		<ul style="list-style-type: none"> <li>Create a network of service providers for LGBTIQA+ services</li> </ul>	
	2.2.5 Investigate establishing an LGBTIQA+ reference group comprising of external stakeholders in businesses, organisations, and community members	<ul style="list-style-type: none"> <li>Rainbow Advisory Committee was formed in May 2021</li> <li>Continue to hold bi-Monthly Rainbow Advisory Committee meetings</li> </ul>	Community Development

## Attachment 2 - Attachment 2 - LGBTIQA+ Strategy Action Plan Year Two 2022

## Priority 3: Supporting, Participating and Connecting

Strategic Goals	Actions	Implementation	Who
3.1 Provide opportunities for people to join and connect with each other	3.1.1 Support and promote events, groups and programs from service delivery teams such as Leisure, Libraries, Arts & Culture, Age & Disability and Family, youth & Children's Services to foster increased community engagement	<ul style="list-style-type: none"> <li>• Use <i>Rainbow Yarra</i> branding during collaborative events</li> <li>• Create a <i>Rainbow Yarra</i> LGBTIQA+ dedicated webpage on the Yarra site</li> <li>• Promote LGBTIQA+ events through newsletters and social media</li> <li>• Hold an intergenerational LGBTIQA+ social event to connect older community with the younger community</li> <li>• Continue to support &amp; promote Queerways – (retracing Melbourne's queer footprint art history project and walking tour)</li> </ul>	Community Development, Diversity & Inclusion, Communications, Arts & Culture, Libraries, Aged & Disability, Family Youth & Children's, Leisure
3.2 Supporting and nurturing Yarra's LGBTIQA+ spaces	3.2.1 Continue to support LGBTIQA+ related projects and events through Council's grants program	<ul style="list-style-type: none"> <li>• Encourage community groups to apply for year-round small project grants</li> <li>• Connect with LGBTIQA+ groups and sports clubs to offer event and training spaces</li> </ul>	Community Development, Diversity & Inclusion, Communications, Arts & Culture, Libraries, Aged & Disability, Family Youth & Children's, Leisure
	3.2.1 Promote safe and inclusive services, groups, and venues within Yarra	<ul style="list-style-type: none"> <li>• LGBTIQA+ clothing swaps in partnership with Yarra Youth Services, <i>Queerspace</i> &amp; Libraries</li> <li>• Pride events and inclusive swim sessions with Yarra Leisure</li> <li>• Designated LGBTIQA+ book areas in Libraries</li> </ul>	Community Development, Diversity & Inclusion, Communications, Arts & Culture, Libraries, Aged & Disability, Family Youth & Children's, Leisure, Social Strategy, Strategic Planning and Heritage

## Attachment 2 - Attachment 2 - LGBTIQA+ Strategy Action Plan Year Two 2022

Strategic Goals	Actions	Implementation	Who
		<ul style="list-style-type: none"> <li>• Provide training for licenced venues staff and security around LGBTIQA+ culture, safety and inclusivity through the Yarra Liquor Forum</li> <li>• Launch <i>Rainbow Yarra</i> visibility video and poster campaign</li> <li>• Build upon the gender based <i>YourGround safety in our parks and outdoor spaces</i> research to support LGBTIQA+ people in Yarra</li> <li>• Investigate how best to formally recognise LGBTIQA+ places of cultural significance through the levers available in the Victorian Planning System</li> <li>• Build upon <i>Find the Rainbow</i>. An online collaborative resource between Darebin, Yarra, Banyule and Moreland councils that highlights LGBTIQA+ groups, networks and services in the North</li> </ul>	

---

## 9.1 Notice of Motion No. 5 of 2022 - Fossil Fuel Advertising on Council Property

---

<b>Reference</b>	D22/83216
<b>Author</b>	Ivan Gilbert - Group Manager Chief Executive's Office
<b>Authoriser</b>	Group Manager Chief Executive's Office

---

I, Councillor Amanda Stone, hereby give notice that it is my intention to move the following motion at the Ordinary Meeting of Council to be held on 19 April 2022:

*That:*

- (a) Yarra Council, not support the advertising of companies involved in the production or supply of fossil fuels on Council property, consistent with its Climate Emergency Plan;*
- (b) Council call for an officer report on the implications of not permitting advertising for companies involved in the production or supply of fossil fuels on Council property, and a process for phasing this in; and*
- (c) This report be presented to Council no later than the 12 July Council Meeting.*

### **Background**

#### Fossil Fuel Advertising on Council Property

Yarra Council declared a Climate Emergency in 2017 and adopted its first **Climate Emergency Plan** in 2020. Fundamental to the Climate Emergency is supporting the phasing out of the burning of fossil fuels to a renewable energy future.

Council's **Ethical and Procurement and Investment Commitment** includes a negative screening for companies whose products, services or practices cause unacceptable damage to the natural environment. Included are:

- (a) Thermal coal; and
- (b) Unconventional oil and gas production.

Yarra Council has been carbon neutral in its operations since 2010 and is supporting its community toward a goal of net zero emissions by 2030. Burning fossil fuels is incompatible with this.

Council has been approached by Comms Declare ( <https://commsdeclare.org/about/> ) a volunteer run, nonpartisan group of communications professionals committed to a transition to a climate friendly future.

Comms Declare has commenced a campaign to ban fossil fuel advertising in Australia and is seeking support from local government for this position.

Yarra Council does not host commercial advertising on its buildings or property in general. However, there may be opportunities where advertising for companies involved with fossil fuel production or supply may occur through sponsorship of sporting clubs using Council sports grounds, public events and festivals on Council land or property, for example, where users wish to display signage from their sponsors in some form.

The conditions of hire of Council facilities and use of Council land for events includes conditions which are consistent with many adopted Council Policies but have not been updated to reflect the Climate Emergency or Council's Climate Emergency Plan.

Advertising of companies involved with fossil fuel production or supply on Council property or facilities would be inconsistent with this adopted Council position.

It is timely to review and update all guidance on use of council land and facilities to reflect community expectations and Council's Climate Emergency Plan.

## RECOMMENDATION

1. That:
  - (a) Yarra Council, not support the advertising of companies involved in the production or supply of fossil fuels on Council property, consistent with its Climate Emergency Plan;
  - (b) Council call for an officer report on the implications of not permitting advertising for companies involved in the production or supply of fossil fuels on Council property, and a process for phasing this in; and
  - (c) This report be presented to Council no later than the 12 July Council Meeting.

## Attachments

There are no attachments for this report.

---

## 9.2 Notice of Motion No. 6 of 2022 - Major Tram Works and Provision of Level-Access Stops

---

<b>Reference</b>	D22/85284
<b>Author</b>	Ivan Gilbert - Group Manager Chief Executive's Office
<b>Authoriser</b>	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 19 April 2022:

*“That Council resolve to:*

- (a) support the recommendations of the Victorian Auditor General's Office's (VAGO) October 2020 report on Accessibility of Tram Services;*
- (b) write to the Premier of Victoria, Treasurer, Minister for Public Transport, Minister for Roads and Road Safety, and the Minister for Disability, Ageing and Carers, seeking address of the below outlined matters, and to seek a meeting of the Mayor and the CEO with relevant Ministers:*
  - (i) that the State Government meet the Disability Discrimination Act 1992 (DDA) requirement that all tram stops must be fully compliant with the Disability Standards for Accessible Public Transport 2002 (DSAPT) by 31 December 2022, and bring forward the delivery of the requirement that all trams must be DSAPT compliant by 31 December 2032;*
  - (ii) noting the 2022 and 2032 deadlines for compliance, seek advice from the relevant Minister/s as to how these timeframes are proposed to be met, if not exceeded;*
  - (iii) that major tram works be coordinated with the delivery of level-access stops where these are yet to be implemented;*
  - (iv) to minimise disruption to the transport network, business activity, and residents, that the State Government work closely with Council, to coordinate road network disruptions due to the delivery of infrastructure projects, including major tram works and the delivery of level-access stops, with broader streetscape upgrades, where possible;*
  - (v) to coordinate the design and delivery of level-access stops with adjacent major development sites and areas undergoing significant change; to facilitate superior tram stop solutions and enhanced public realm outcomes; such as the former Fitzroy Gasworks site, North Richmond, and Cremorne;*
  - (vi) that all tram stops accommodate adequate shelter, seating, and service information;*
  - (vii) in recognition of the highly valued heritage buildings and streetscapes on many of Yarra's tram routes, and the need to revitalise high street precincts and improve public realm outcomes, that in association with major tram works, preference that tram and other overhead services be undergrounded where possible; particularly along key commercial streets, in activity centres, and where overhead services may obscure sightlines to landmarks including the Royal Exhibition Building and Carlton Gardens UNESCO World Heritage Precinct; and*
  - (viii) that the delivery of level-access stops either be coordinated with the delivery of bicycle lanes or does not preclude the provision of a bicycle lane, especially on the Principal Bicycle Network (PBN) and Strategic Cycling Corridors (SCC), unless an alternative route has been established.*



- (c) *write to the Leader of the Victorian Opposition and relevant Shadow Ministers seeking a commitment to the above outlined matters; and*
- (d) *request that State and Federal MPs that are representatives for electorates that include the City of Yarra area, be provided a copy of these letters.*

## **Background**

The *Disability Discrimination Act 1992* (DDA) requires that all tram stops must be fully compliant with the *Disability Standards for Accessible Public Transport 2002* (DSAPT) by 31 December 2022 and all trams must be DSAPT compliant by 31 December 2032.

In October 2020, the Victorian Auditor-General's Officer (VAGO) released its report on the Accessibility of Tram Services, which found that tram services are not meeting the accessibility needs of passengers with mobility restrictions [Accessibility of Tram Services | Victorian Auditor-General's Office](#).

The report found that in 2018–19, only 15% of tram services delivered a low-floor tram at a level-access stop, and that the Department of Transport (DoT) has not met legislated targets for accessible tram infrastructure and cannot comply by 31 December 2022. Based on the trend to date, DoT is also at risk of not meeting the 31 December 2032 tram compliance requirement. The report provides a number of recommendations to address the current situation.

Recent major tram works to replace tram tracks along Bridge Road and Swan Street did not include the provision of accessible tram stops.

Noting that the delivery of varied State infrastructure upgrades are currently funded under different budgets, the prior mentioned works were not coordinated with other works, such as the delivery of level-access stops, or streetscape upgrade works.

Major road works cause significant disruption to the transport network, business activity, and to residents. This is particularly pertinent given the impact of the pandemic on the economy, and the high prevalence of small independent businesses along high streets.

Many of the roads that accommodate tram routes in Yarra are also identified as part of the Principal Bicycle Network (PBN) and Strategic Cycling Corridors (SCC), with the PBN being a network of existing and proposed cycling routes, with the SCC being a subset of the PBN; supporting the needs of commuter trips (to work or education), and other important trips, such as to stations, shops or schools.

While all trams rely on overhead services in Melbourne, it's common in many other locations around the world for parts of the tram network to have underground services, such as in activity centres, key tourism precincts and in areas of high heritage significance. Locally, both Newcastle and Sydney's tram networks include sections with underground services.

Relevant Council Strategies to this Notice of Motion include but may not be limited to the *Access and Inclusion Plan 2018-2024*, *Active and Healthy Ageing Strategy 2018-2024*, *Bike Strategy Refresh 2016*, *Climate Emergency Plan 2020-24*, *Encouraging Walking Strategy*, the *Safe Travel Strategy 2016-2026*, and the *Draft Transport Strategy 2022*.

## RECOMMENDATION

1. That Council resolve to:

- (a) support the recommendations of the Victorian Auditor General's Office's (VAGO) October 2020 report on Accessibility of Tram Services;
- (b) write to the Premier of Victoria, Treasurer, Minister for Public Transport, Minister for Roads and Road Safety, and the Minister for Disability, Ageing and Carers, seeking address of the below outlined matters, and to seek a meeting of the Mayor and the CEO with relevant Ministers:
  - (i) that the State Government meet the *Disability Discrimination Act 1992* (DDA) requirement that all tram stops must be fully compliant with the *Disability Standards for Accessible Public Transport 2002* (DSAPT) by 31 December 2022, and bring forward the delivery of the requirement that all trams must be DSAPT compliant by 31 December 2032;
  - (ii) noting the 2022 and 2032 deadlines for compliance, seek advice from the relevant Minister/s as to how these timeframes are proposed to be met, if not exceeded;
  - (iii) that major tram works be coordinated with the delivery of level-access stops where these are yet to be implemented;
  - (iv) to minimise disruption to the transport network, business activity, and residents, that the State Government work closely with Council, to coordinate road network disruptions due to the delivery of infrastructure projects, including major tram works and the delivery of level-access stops, with broader streetscape upgrades, where possible;
  - (v) to coordinate the design and delivery of level-access stops with adjacent major development sites and areas undergoing significant change; to facilitate superior tram stop solutions and enhanced public realm outcomes; such as the former Fitzroy Gasworks site, North Richmond, and Cremorne;
  - (vi) that all tram stops accommodate adequate shelter, seating, and service information;
  - (vii) in recognition of the highly valued heritage buildings and streetscapes on many of Yarra's tram routes, and the need to revitalise high street precincts and improve public realm outcomes, that in association with major tram works, preference that tram and other overhead services be undergrounded where possible; particularly along key commercial streets, in activity centres, and where overhead services may obscure sightlines to landmarks including the Royal Exhibition Building and Carlton Gardens UNESCO World Heritage Precinct; and
  - (viii) that the delivery of level-access stops either be coordinated with the delivery of bicycle lanes or does not preclude the provision of a bicycle lane, especially on the Principal Bicycle Network (PBN) and Strategic Cycling Corridors (SCC), unless an alternative route has been established; and
- (c) write to the Leader of the Victorian Opposition and relevant Shadow Ministers seeking a commitment to the above outlined matters; and
- (d) request that State and Federal MPs that are representatives for electorates that include the City of Yarra area, be provided a copy of these letters.

## Attachments

There are no attachments for this report.