

Attachment 3 - Recommended Ordinance Changes as part of Amendment C334yara

The Supporting Local Business - Streamlining Planning Permits Report (SGS Economics) outlines recommended changes to the Yarra Planning Scheme. In many cases one recommendation would apply to a number of ordinances. Attachment 2 outlines the proposed permit exemption that are to be added to provisions (in addition the existing exemptions in the sample ordinance), identifies an example ordinance and which corresponding ordinances are recommended to be changed in the same manner as the example ordinance.

Exemption	Example ordinance and recommended exemption wording to be added to the existing exemptions in the ordinance	Other ordinances recommended to be amended as per sample ordinance
Alterations to existing building facades at ground level in DDOs	Schedule 6 to Clause 43.02 Design and Development Overlay (DDOs within the Commercial 1 Zone) Under “Buildings and works” add: “A permit is required to construct a building or construct or carry out works, except for: <ul style="list-style-type: none"> • an alteration to an existing building façade, provided: <ul style="list-style-type: none"> – the alteration does not include the installation of an external roller shutter; – in a C1Z, at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing.” 	Schedule 6, 10, 13-15, 25, 27-28 to Clause 43.02 Design and Development Overlay
	Schedule 9 to Clause 43.02 Design and Development Overlay (DDOs within the Mixed Use Zone) Under “Buildings and works” add:	Schedule 9, 19 to Clause 43.02 Design and Development Overlay

Exemption	Example ordinance and recommended exemption wording to be added to the existing exemptions in the ordinance	Other ordinances recommended to be amended as per sample ordinance
	<p>“A permit is required to construct a building or construct or carry out works, except for:</p> <ul style="list-style-type: none"> • an alteration to an existing building façade, provided: <ul style="list-style-type: none"> – the alteration does not include the installation of an external roller shutter; – in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not increase blank walls.” 	
	<p>Schedule 11 to Clause 43.02 Design and Development Overlay (DDOs within the Commercial 2 Zone)</p> <p>Under “Buildings and works” add:</p> <p>“A permit is required to construct a building or construct or carry out works, except for:</p> <ul style="list-style-type: none"> • an alteration to an existing building façade, provided: <ul style="list-style-type: none"> – the alteration does not include the installation of an external roller shutter; – in a C2Z, at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing.” 	<p>Schedule 11 to Clause 43.02 Design and Development Overlay</p>
	<p>Schedule 16 to Clause 43.02 Design and Development Overlay (DDOs within the Mixed Use Zone, Commercial 1 Zone and Commercial 2 Zone)</p> <p>Under “Buildings and works” add:</p>	<p>Schedule 16, 21-22 to Clause 43.02 Design and Development Overlay</p>

Exemption	Example ordinance and recommended exemption wording to be added to the existing exemptions in the ordinance	Other ordinances recommended to be amended as per sample ordinance
	<p>“A permit is required to construct a building or construct or carry out works, except for:</p> <ul style="list-style-type: none"> • an alteration to an existing building façade, provided: <ul style="list-style-type: none"> – the alteration does not include the installation of an external roller shutter; – in a C1Z and C2Z, at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing. – in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not increase blank walls.” 	
	<p>Schedule 26 to Clause 43.02 Design and Development Overlay (DDOs within the Mixed Use Zone and Commercial 1 Zone)</p> <p>Under “Buildings and works” add:</p> <p>“A permit is required to construct a building or construct or carry out works, except for:</p> <ul style="list-style-type: none"> • an alteration to an existing building façade, provided: <ul style="list-style-type: none"> – the alteration does not include the installation of an external roller shutter; – in a C1Z, at least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing. – in a MUZ, the alterations include and/or retain existing windows and pedestrian entry points and do not increase blank walls.” 	<p>Schedule 26 to Clause 43.02 Design and Development Overlay</p>

Exemption	Example ordinance and recommended exemption wording to be added to the existing exemptions in the ordinance	Other ordinances recommended to be amended as per sample ordinance
Single storey rear additions and outbuildings in DDOs	<p>Schedule 6, 9, 11, 16 and 26 to Clause 43.02 Design and Development Overlay</p> <p>Under “Buildings and works” add:</p> <p>“A permit is required to construct a building or construct or carry out works, except for:</p> <ul style="list-style-type: none"> • rear alterations, extensions or outbuildings no higher than 4 metres above natural ground level.” 	<p>Schedule 6, 9-11, 13-53 to Clause 43.02 Design and Development Overlay</p>
From notice and review in DDOs	<p>Schedule 11 to Clause 43.02 Design and Development Overlay</p> <p>Under “Buildings and works” add:</p> <p>Exemption from notice and review</p> <p>An application to subdivide land or construct a building or construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.</p>	<p>Schedule 11 to Clause 43.02 Design and Development Overlay</p>
From notice and review for business identification signs	<p>Schedule to Clause 52.05-7 Signs</p> <p>Under “Clause 1.0 Exemption from notice and review” add:</p>	<p>Schedule to Clause 52.05 Signs</p>

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	<p>“An application for a sign is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act provided the sign:</p> <p>Located within the following zones:</p> <ul style="list-style-type: none"> • Any commercial zone <p>Condition:</p> <p>The sign is a business identification sign (including internally illuminated), and is not an LED, digital or animated sign, bunting sign, electronic sign, floodlit sign or reflective sign.”</p>	
<p>For single storey rear alterations and outbuildings in the HO</p>	<p>City of Yarra Incorporated Plan under the Provisions of Clause 43.01 Heritage Overlay (Planning Permit Exemptions, July 2014)</p> <p>Under “Clause 2.4 Modifications and Alterations” add/change (in bold) applies to residential buildings/uses <u>and non-residential buildings/uses only</u></p> <p>Under “Clause 2.5 Outbuildings” applies to residential buildings/uses <u>and non-residential buildings/uses only</u></p> <p>Under “Clause 2.6 Pergolas, verandahs and decks” applies to residential buildings/uses <u>and non-residential buildings/uses only</u></p> <p>(note: these exemptions to non-residential uses match the current exemption for residential uses. This will mainly apply to contributory and</p>	<p>City of Yarra Incorporated Plan under the Provisions of Clause 43.01 Heritage Overlay (Planning Permit Exemptions, July 2014)</p>

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	non-contributory buildings – for variations see the track changes in the Incorporated Plan)	
For business identification signs in the HO	<p>City of Yarra Incorporated Plan under the Provisions of Clause 43.01 Heritage Overlay (Planning Permit Exemptions, July 2014)</p> <p>Under “Clause 2.10 Signage” add:</p> <p>To apply to Individual Significant, Contributory and Not Contributory heritage buildings.</p> <p>Signage in Commercial 1 (C1Z) or Commercial 2 (C2Z) zoned land where:</p> <ul style="list-style-type: none"> • The display area does not exceed 1.5 sqm and is below a verandah or, if no verandah, is less than 3.7m above pavement level; and • The sign is not an LED, digital or animated sign, bunting sign, electronic sign, floodlit sign or reflective sign. 	<p>City of Yarra Incorporated Plan under the Provisions of Clause 43.01 Heritage Overlay (Planning Permit Exemptions, July 2014)</p>
For solar panel installations in the HO	<p>City of Yarra Incorporated Plan under the Provisions of Clause 43.01 Heritage Overlay (Planning Permit Exemptions, July 2014)</p> <p>Under Clause 2.8 “Services normal to a dwelling” add:</p> <p>Exempt solar panels on roof planes towards main frontages and side streets where all of the below conditions are met:</p> <ul style="list-style-type: none"> • The panel is flush with the existing roof plane and not tilt-mounted; • The panel is not protruding over existing roof ridge lines; • The panel is not located on a verandah, canopy, bay windows or similar; and 	<p>City of Yarra Incorporated Plan under the Provisions of Clause 43.01 Heritage Overlay (Planning Permit Exemptions, July 2014)</p>

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	<ul style="list-style-type: none"> The roof of the building does not have any of the following features: turret, tower, spire dormer (e.g. with windows or vents). <p>Under Clause 15.03-1L Heritage change/add: 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.</p> <p><u>Minimise the visual impact of solar panels on the heritage place where the panels cannot be concealed from street view.</u></p>	<p>Clause 15.03-1L Heritage</p>