



Submission on behalf of the Fitzroy Residents' Association (FRA).

The FRA widely promoted the opportunity for residents to engage with the C269 Amendment during its exhibition. Suggestions are compiled by Greg Chenhall, Deputy Chair (Council Liaison) and Martin Brennan (Chair).

The structure of this submission includes:

- A. Key and general comments.
- B. Comments per policy.
- C. Detailed policy re-write suggestions.

A. Key and general comments

- a. Subject to VPP requirements for formatting, a clear, non-repetitive numbering system is required so that statements may be easily identified within each numbered policy.
- b. Policy updates should not introduce any 'de-facto rezoning' such as treating land zoned Mixed Use but within an activity centre boundary the same way as land zoned Commercial.
- c. The FRA ask that:
 - i. what is left of the unique, heritage and arty low-rise nature of Brunswick Street, Fitzroy and Gertrude Street, Fitzroy (general height of 11.5 metres) be retained explicitly through amendment C269,
 - ii. the many intact heritage streetscapes and shopping strips throughout Fitzroy have a maximum height limit of 11.5 metres to its residential and commercial areas,
 - iii. all development in the World Heritage Environs and Buffer Area (which itself is to likely be expanded) be carefully considered for height and integration into,
 - iv. a new National Heritage Environs Area policy be considered and developed to conserve and protect the Abbotsford Convent site,
 - v. the City of Yarra have no new residential development integrating gas as an energy source and be net zero carbon through amendment C269 and that Environmentally Sustainable Design measures be enhanced and enforced through Amendment C269 (see Section B),
 - vi. year-round sunlight with no increase in overshadowing be designed as an important feature of Yarra's open spaces,
 - vii. social and affordable housing targets be increased and spread across all significant (of 20 or more dwellings) new developments and that such housing development is spread evenly across the City.
- d. Many strategies are to be implemented by zones, overlays and particular provisions elsewhere in the planning scheme. It would be helpful if these could be identified as part of the rewrite. For example, the Land Subject to Inundation Overlay implements the first 3 strategies of Clause 13.03-1L, Flood Management.
- e. Some policies are best assisted with additional guidelines and current definitions.

B. Comments per policy

Policy #	Policy Title	Comments
2.01	Context	The strategy may need further updates if demographic and behavioural trends as a result of the pandemic are long-lasting. Please see Section C for detailed change suggestions.
2.02	Vision	Please see Section C for detailed change suggestions.
2.03	Strategic Directions	Please see the suggested re-write in Section C below.
2.04	Strategic Framework Plan	The FRA strongly contests the colour coded map of Fitzroy on the plan. One odd example is that the whole Atherton Gardens residential estate is shown as a Major Activity Centre.
11.03-1L	Activity Centres	<p>Remove reference to ‘mid-rise’ development in the third strategy. On some sites two storeys may be the maximum achievable, consistent with the existing or proposed DDO. The emphasis should be on supporting quality, sustainable development rather than additional height or density.</p> <p>‘Support taller built form above a consistent street wall north of Leicester Street.’ This sentence is misleading and suggests a sudden change in the existing character and heritage value north of Leicester Street and that something taller than the undefined ‘mid-rise’ is being promoted. The interim proposed DDO Schedule 29 (C272) shows that here are a few larger sites where up to six storeys may be achieved behind a defined street wall, however the need to transition to the adjoining neighbourhood residential zone, for example, will limit height.</p> <p>This section needs a sentence about managing licensed premises and the night-time economy, similar to that provided for Smith Street.</p> <p>The Night Time Economy Strategy adopted by the council in 2012 and revised in 2016 should inform the role of the night time economy. It has 3 objectives</p>

		<p>that inform the strategy:</p> <ul style="list-style-type: none">• Safety - at night public spaces are well-kept and people behave respectfully;• Vibrancy - at night there are a range of people and ages, and a diversity of facilities and activities; and• Functionality - at night entertainment precincts accommodate people at peak times, attract people to walk, cycle or use public transport and have adequate public amenities and infrastructure. <p>An updated implementation plan in 2016 included new actions under the following strategies. Key among those adopted were -</p> <ul style="list-style-type: none">• proactively manage the safety and amenity of people's experience of visiting night time entertainment precincts;• develop and enhance data, evidence, policies, and protocols;• support diversity in night time related activity and minimise impacts on residential amenity;• collaboratively work with key stakeholders to identify and implement initiatives that enhance and support the night time economy; and• improve decision-making, consistency and processes around liquor licensing referrals, planning applications and enforcement. <p>Major and Neighbourhood Activity Centres in Fitzroy Plan. Including all land currently zoned Mixed Use, which abuts land zoned Commercial within the boundaries and the Major or Neighbourhood Activity Centres sets up a whole range of planning issues that would not arise if the activity centre boundaries were confined to the Commercial Zone. The Mixed Use zone is treated in the VPPs as a 'de facto' residential zone and residents within this zone should not have their amenity expectations eroded without a proper amendment to the zoning of the land. The Commercial Zone should</p>
--	--	---

		<p>provide for affordable workspace for start ups, step ups, and the creative arts and thus future employment opportunities and diversity in our Activity Centres.</p> <p>As per Council Meeting on 17 December 2019, aspects of the Brunswick Street DDO should be integrated into Activity Centre Policy:</p> <ol style="list-style-type: none"> 1. Maintain service access from the laneways in order to facilitate commercial use of the properties fronting Brunswick Street. 2. Ensure shopfront widths are not reduced to the extent they become commercially unviable. 3. Ensure that less than 50% of roof area (other than solar panels) is occupied by plant/equipment and ensure such equipment does not cause overshadowing of private or public open space. 4. In addition, ensure that such plant or equipment does not add to the height by more than 2.6 metres. 5. Ensure that projections such as balconies and building services do not intrude into a setback, or an upper-level setback. <p>In addition, policy should ensure that maximum new development heights for Brunswick Street and Gertrude Street are set to 11.5 metres as per C231.</p> <p>Please see some suggested wording in Section C, which needs to be further enhanced with the points noted above.</p>
12.01-1L	Biodiversity	Please see the re-write suggestions in Section C.
12.03-1L	Yarra, Darebin and Merri Creek River Corridors	Please see the re-write suggestions in Section C.
13.03-1L	Flood management	Please see the re-write suggestions in Section C.
13.07-1L	Interfaces and Amenity	<p>Clarification is required as to whether the Mixed Use Zone is considered to be a 'residential zone' for the purposes of this clause.</p> <p>The introduction of noise measurement standards on pages 3 to 5 is strongly supported.</p>
13.07-1L	Licensed Premises	The section on Noise would benefit, in particular, from cross-referencing with the new patron noise standards in the Interfaces and Amenity policy above.

Guidelines	Managing Noise Impacts in Urban Development	The FRA supports the introduction of such guidelines.
15.01-1L	Urban Design	Any increase in shadow to an existing public open space should be actively discouraged, not just between 9am and 2pm on 22 September – see comments under Clause 19.02-6L. The FRA support the AFADA 15.01-1L suggestions for the protection of historic laneways.
15.01-1L	Signs	A strengthened policy is supported.
15.01-1L	Heritage Signs	The suggested point change to the Heritage Signs policy by the Queens Parade Heritage, Planning and Traders Group is fully supported.
15.01-2L	Building Design	For this policy we accept the sunlight access for footpaths having 10am to 2pm on 22 September as set out in this clause as a minimum, given the narrowness of many streets. For public open spaces, we think year-round sunlight access is needed.
15.01-2L	Landmarks	Needs to be recognised as an evolving list which does not prevent other important landmarks from being considered on the basis of supporting information. Need to add the view of the dome of the Royal Exhibition Buildings should be protected (from outside Glass Terrace on Gertrude Street). The view of St Patrick’s Cathedral along Brunswick Street into North Fitzroy should also be listed.
15.02-1L	Environmentally Sustainable Development (ESD)	An amended policy is in Section C. It provides <ul style="list-style-type: none"> • a broadened objective to limit effects of new construction programs on community amenity • strengthened provisions to be more definitive, e.g. change “prioritising” and “encouraging” to “requiring” • a requirement for common areas of residential buildings to be powered by solar or wind power generated from within the development. • A requirement for new developments to provide for electric car charging. <p>A strategy added in the Section C re-write is “Require that all new</p>

		residential developments do not incorporate or use gas as an energy source.”
15.03-1L	Heritage	The FRA supports the full re-write of this policy as submitted by the Queens Parade Heritage, Planning and Traders Group. In addition: <ul style="list-style-type: none"> ○ Street art along the side streets off Brunswick Street and along Fitzroy Street should be protected. ○ Places and objects of indigenous and cultural heritage for diverse communities should be commemorated with informative plaques including where appropriate the renaming of streets, within Yarra City.
15.03-1L	World Heritage Environs Area (WHEA)	Please see the proposed re-write in Section C It is also recommended Yarra consider developing ‘Development Guidelines for development within the World Heritage Environs Area’. Please note Council resolved at its meeting on 21 July 2020 to recommend extensions to the World Heritage Environs Area (WHEA) (and other points) via a Heritage Victoria survey. The WHEA is to include the area west of Brunswick Street and Council support a signage and interpretation plan as well as supporting early action on the Heritage Management Plan. Key Council points should be integrated into the WHEA policy.
15.03-1L	National Heritage Environs Area (New)	A new section is proposed via Yarra City residents Greg Spark and Margaret O’Brien around the Abbotsford Convent national heritage site, detailed in Section C (below) which the FRA supports.
16.01.2L	Location of Residential Development	Add a specific strategy that notes the low scale required (three stories maximum) and sensitivity for new development within the World Heritage Environs Area.
16.01-3L	Housing Diversity	Housing diversity is best applied to developments of 20 or more dwellings rather than 50 or more.
16.01-4L	Housing Affordability	The City should aim much higher than 10% as stated in the City of Yarra’s current Affordable Housing Strategy. A figure of 20% is suggested that is required for all new residential developments over 20 dwellings (not 50). The

		FRA recommend affordable housing be of good quality and not be clumped together but spread right across the city to create diverse neighbourhoods. Key workers should include Yarra City workers who wish to live in Yarra.
17.04-1L	Attracting tourists to Yarra	A suggested amended policy is in Section C, building on strengths with heritage, the arts, creative and cultural engagement.
19.02-1L	Health Precincts	Change “Manage interface impacts such as building bulk, overshadowing, noise and light spill from the health and employment precincts on adjacent residential and commercial areas.” To “Manage interface impacts such as building bulk, overshadowing, noise and lightspill from the health and employment precincts on adjacent and integrated residential and commercial areas and ensure the impact on the World Heritage Environs Area is managed and very limited”.
19.02-2L	Education Precincts	Please add “Ensure interfaces to the World Heritage Environs Area are well considered and managed.”
19.02-6L	Open Space	Please see the suggested re-write in Section C. Priority should be given to Collingwood and Fitzroy for additional space creation and various open spaces (including fenced toddlers and separate fenced off-leash dog exercise spaces) are wanted by residents and open space include streetscapes, urban spaces between buildings, school and educational facility grounds and laneways.
19.02-6L	Public Open Space Contribution	Protection of sunlight access to public open space at the winter solstice should be a priority to ensure year-round use and promotion of healthy outdoor activity. “Reasonable sunlight between 9am and 2pm on the 22 September” only allows for use in sunlight during the summer months and during working hours for many people. This is out of date thinking about the benefits of sunlight when UV levels are lower. Please see the suggested re-write in Section C below.
19.03-2L	Development Contributions	An additional strategy to actively suggest the social and infrastructure contributions a development could make to the site and surrounding neighbourhood should be added.

19.03-5L	Waste	Add to the last sentence “and that they are sensitively and discreetly located so as not to negatively affect the streetscape.”
----------	--------------	---

C. Detailed policy re-write suggestions

02.01	Context	10
02.02	Vision	16
02.03	Strategic Directions	17
11.03-1L	Activity Centres.....	27
12.01-1L	Biodiversity	28
12.03-1L	Yarra, Darebin and Merri Creek River Corridors.....	29
13.03-1L	Flood management.....	31
15.03-1L	World Heritage Environs Area (WHEA).....	31
15.03-1L	(NEW) National Heritage Environs Area	34
15.02-1L	Environmentally Sustainable Development	36
17.04-1L	Tourism, arts and culture Attracting tourists to Yarra	41
19.02-6L	Public Open space	43
19.02-6L	Public Open Space Contribution	44
19.03-5L	Waste.....	46

02.01 Context

[Deletions highlighted & struck through, replacements or insertions in red, comments or relevant information in blue]

Location

The City of Yarra comprises ~~is an area~~ of approximately 20 19.5 square kilometres ~~and is bound~~ bounded 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 ~~the~~ middle suburbs, it forms a transition between these areas. The Yarra River is the major environmental feature of the municipality, forming its southern and eastern boundaries.

Community and population growth

Yarra ~~offers~~ provides close proximity to public transport, services, retail, entertainment, jobs and open space, making it an attractive place to live and work.

~~Around~~ Approximately 98,521 [2018] 96,000 people live in Yarra, and this will ~~grow by~~ increase to 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 ~~and educational~~ background, age, household size, structure and tenure.

~~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 by advancing equitable opportunities for people with disability and promoting the availability of ~~diverse and~~ affordable housing to support social inclusion and ~~maintain~~ assist 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 ~~requires~~ managing the ~~development~~ pressures on ~~the~~ valued heritage and the character of Yarra's buildings and streetscapes, its open space, ~~and~~ community facilities, infrastructure ~~including cycle paths, transport and the~~ natural environment ~~and transport~~.

Activity centres

Yarra's major and ~~neighbourhood~~ 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 Yarra's walkable, fine grain street network, all these Yarra's activity centres will continue to be strengthened so that they remain vibrant and liveable places, capable of serving growing their developing local economies and new and changing communities.

Natural environment

Yarra is an urbanised urban environment, with some remnant native vegetation located within three waterway corridors – the Yarra River and its tributaries, Darebin Creek and Merri Creek. These have seen the reintroduction of several species of providing a home for indigenous flora and fauna as the long-term result of community planting projects. Yarra includes three significant water corridors. These corridors riparian areas are significant environmental assets that have a number of functions, including: providing being used for leisure and recreation, forming providing habitats to enhance biodiversity, acting as the city's 'green lungs', and managing water flow and the inflow of stormwater loaded with discarded rubbish into the waterways however means that are historically susceptible to flooding.

Climate change

Increased population in the inner city can bring sustainability benefits through more efficient use of existing infrastructure, more people being able to access existing services, local recreation and employment opportunities, increased use of sustainable transport modes and reduced sprawl on Melbourne's fringe.

Climate change is resulting in the urban environment getting everywhere becoming hotter and drier, with more extreme weather events. Densely built-up inner city areas such as Yarra are susceptible to experiencing the urban heat island effect and localised flooding and as such consequently Yarra needs has adopted an Urban Forest Strategy to mitigate the impact of global warming. from urban development. [NB records of flooding for the Merri Creek and the Yarra date from the earliest years of settlement. The first known flood was in 1839. After 1839, floods were a regular occurrence along the Yarra River and Merri and Darebin Creeks. This was not caused by climate change.]

Yarra will need to continue to advocate the need to reduce mitigate greenhouse gas contributions emissions and act locally to mitigate its minimise their contribution to climate change. Council has achieved carbon neutral status for its own operations as Yarra's contribution 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 to net-zero emissions as well as national and state targets. [NB mitigate doesn't mean minimise or reduce]

Built environment and heritage

Yarra stands on the traditional lands of the Wurundjeri people who occupied this area for tens of thousands of years before European settlement. It is a municipality steeped in history and one that The history of this municipality following the 1839 land sales has contributed significantly to the story of Melbourne. Yarra includes some of Melbourne's oldest suburbs and shopping strips, providing evidence of the wealth generated during the boom years after the discovery of gold with heritage that links its contemporary and progressive inner-city character to its origins.

Heritage is a major an important feature of Yarra's identity which. In addition to comprises historic buildings which date from the 1850s, this heritage encompasses landscapes, landmarks, streetscapes, the subdivision pattern (made up of its streets, lanes and boulevards), and also its cultural heritage, including indigenous heritage. Groups of heritage buildings form important heritage places, many of industrial and commercial significance, and include as well as the municipality's renowned retail strips and residential neighbourhoods in some of Melbourne's first suburbs.

Over 70% of Yarra's properties are covered by a heritage overlay. Yarra's heritage includes buildings and places of local, state, national and international significance, including part of the setting and context of the Royal Exhibition Buildings and Carlton Gardens World Heritage Environs Area, which provides a significant historic character for the World Heritage property.

The existing scale of development within the municipality is mostly characterised by low to mid-rise buildings, with some disproportionately 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 is also the scale of is also represented by many of the small heritage shopfronts within retail strips. In parts of Yarra there is a strong configuration mix of mid-rise and some taller modern apartments and offices 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 public 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 narrow 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, and new developments must now be more diverse to accommodate for a range of households - singles, couples, families and share households. It will become the predominant form of housing in future over the next 15 years.

The large public housing estates provide a contrasting built form character of tall multi-storey apartments buildings set in landscaped grounds where due to their design the residents experienced serious problems during the pandemic.

Housing

Managing the impact of housing growth on the city's character and urban form is a key challenge for Yarra as parts of the municipality have experienced rapid rates of development.

New housing predominantly in the form of apartments is concentrated in parts of East Richmond, Richmond, Collingwood, Abbotsford, North Clifton Hill and Fitzroy / North Fitzroy. This has occurred largely through redevelopment in activity centres and former industrial areas. Three major former industrial precincts will also transition to residential and mixed use neighbourhoods – the Alphington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne (south of Gough Street).

These new developments are increasing is bringing change to the scale and density of those areas. Nevertheless 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 individuals and 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.

For Yarra, facilitating accessible, adaptable, affordable housing options to continue accommodating cater for Yarra's a diverse and inclusive community, now and into the future, is a focus high priority.

Economic development

Yarra has a strong and mixed economy. It, and is well positioned to attract and retain businesses and workers because of its. Contributing to this is Yarra's industrial heritage building stock, public transport connectivity, inner-city lifestyle and the 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 Located in Yarra's 19th-century shopping streets these 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 entrepreneurs 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, in Abbotsford and Botanicca Corporate Park, in Richmond (as shown on the Strategic Framework Plan in clause 02.04-1). These areas support employment uses on individual sites or within broader precincts, where employment uses have been maintained through commercial or industrial zoning.
- **Health and education precincts:** Health services based around major hospitals and their allied medical services are now a major source of employment. The education sector is also growing. These two precincts are shown on the Strategic Framework Plan in clause 02.04-1 and plans in clause 11.03-1L , being:
 - St. Vincent's public and private hospitals and Australian Catholic University, Fitzroy (health and education).
 - Epworth Hospital, Richmond (health).

Transport

Yarra benefits from an extensive metropolitan transport system network that includes public transport (train, tram and bus services); a network of arterial roads and local streets; and a compact urban form and mix of land uses that facilitates walking and cycling. Within the city Yarra, local shops and amenities, community meeting places such as hotels and churches, activity centres and employment areas are accessible by sustainable travel modes such as walking and cycling. 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. Other forms of sustainable transport such as carpooling, car sharing, and green vehicles also contribute to reducing congestion and the effects of greenhouse gas emissions.

While the availability of car parking availability is important for residents and businesses in Yarra, however unrestricted car use and parking creates pressure is necessarily restricted in Yarra's streets.

02.02 Vision

The vision in the Yarra City Council Plan and Community Health and Wellbeing Plan 2017-2021 is for the municipality to be:

“A vibrant, liveable and sustainable inner-city that the community can be proud of”.

The Yarra Planning Scheme **forms** **constitutes** the spatial response to the council's vision:;

The spatial vision for the municipality is:

Yarra will be one of Melbourne's most attractive, **varied and interesting** inner-city municipalities, with a **long strong sense of history, significant cultural heritage, and** a diverse population and a dynamic economy.

The city's **prominent distinctive** retail strips will attract visitors from across Melbourne and beyond, who are drawn to an **eclectic vibrant** range of shops, **many selling** artistic and cultural **offers goods**, and a popular night-time economy.

The local economy will include important health and education precincts, **businesses entrepreneurs** seeking to locate in popular activity centres and employment precincts, and a growing number of creative industries and niche **manufacturers businesses** .

Yarra's historic neighbourhoods and heritage assets will be conserved **and enhanced, attracting students, academics and interstate visitors**, with development revitalising **those** areas with **the** capacity for change.

New housing will provide homes in a range of sizes to meet the needs of **the Yarra's increasing** population, **including more social housing**, and **these will** 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 **urban forestry links from parks and recreation areas connections** to the Yarra River and **the Darebin and Merri Creeks and its surrounding parks and recreation areas.**

Through environmentally sustainable development the municipality will reduce its carbon footprint **and become resilient to mitigate the effect of climate change and contribute to achieving net-zero emissions.**

Yarra will be a city proud of its history and prepared for the future.

02.03 Strategic Directions

1. Activity centres

Yarra has a well-established network of activity centres, each with **their** its 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** the locus of growth in Yarra with the **addition** construction of commercial development and apartments **in major centres, and low-rise development usually of two to three storeys in neighbourhood and local centres**. They will continue to accommodate most of the city's growth because **of** their proximity to transport, infrastructure, **and other** shops and services **makes** making them the most suitable locations for development.

Objective

To support and strengthen the vibrancy and local identity of Yarra's **network of activity centres.**

Strategies

- 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:

- Has 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 Promoting development that enhances an activity centre's heritage values, sense of place, identity and street activity.
 - Encouraging new development to that improves the public realm.
 - Providing for residential development within activity centres at a scale appropriate to the role and capacity of the centre.
 - Fostering Promoting 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 local areas communities, that provide walkable access to daily and weekly shopping and service needs, and are well-served by different modes of transport.

2. 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 flora and fauna occur along the water corridors with other large reserves such as the Edinburgh Gardens and large canopy trees likely to play a key role in the movement of fauna and providing food and shelter resources.

Objective

To protect and enhance Yarra's natural environment

Strategies

- Protect the significant natural environment, landscape values and cultural heritage of the Yarra River and the Darebin and Merri Creek corridors.
- Improve and manage ecologically sustainable public access to Yarra's water corridors.

- Improve pedestrian and cycle links across the Yarra River and Darebin and Merri Creeks to neighbouring municipalities.
- Keep the Yarra River and creeks healthy by reducing impacts on water quality.
- Protect and enhance Yarra's biodiversity within and beyond waterway corridors by creating, improving and connecting new and existing green spaces.

3. 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

Objective

*To lead on **environmental** sustainability and **seek to** managing the long-term effects of climate change.*

Strategies

- Integrate climate adaptation principles, environmental and sustainability policies and strategies.
- **Create a** **Ensure the** built environment **progressively** **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** **Ensuring that** environmentally sustainable development **is required in all new buildings and provided in those being modified and enlarged.**
- Reduce the urban heat island effect by increasing the **street tree canopy by 25% (from 2014 levels) by 2040** **the shade provided by street trees in accordance with the series of strategic actions listed in the City of Yarra Street Tree Policy.**

- **Ensure the *City of Yarra's Urban Forest Strategy 2017* is implemented to comply with the proposed stages in its 10 year Priority Planting Plan and the practical analysis in *Yarra's Street Tree Policy***
- Create a healthy and growing **urban forest streetscape** that includes all trees and plants in Yarra, **especially** by greening open spaces, **streetscapes** and buildings.
- Embed sustainable environmental practices in Yarra's buildings, infrastructure, places and spaces, including a framework for early consideration of environmental sustainability at the building design stage in order to achieve the following efficiencies and benefits:
 - Easier compliance with building requirements through passive design;
 - Reduction of costs over the life of the building;
 - Improved affordability over the longer term through reduced running costs;
 - Improved amenity and liveability;
 - More environmentally sustainable urban form; and
 - Integrated water management.
- Reduce and mitigate the impacts of climate change **and flooding events**.
- Facilitate development that protects and conserves water.

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 heritage buildings and streetscapes while still allowing appropriate development is a key driver in Yarra. Major employment precincts, employment land, neighbourhoods, streetscapes and activity centres in Yarra all have distinct identities formed by:

- A diverse mix of buildings reflecting different forms and eras of development;
- Open spaces which are integral to the urban structure;
- Fine grain subdivision patterns; and
- A network of **small streets and** laneways ~~and small streets~~.

If not carefully managed, future development could erode Yarra's valued character.

Objective

To manage development and growth in Yarra to maintain and enhance the unique character and heritage of the city municipality.

Strategies

- Respect Yarra's distinctive features and landmarks, including:
 - Municipal buildings in Collingwood, Fitzroy and Richmond
 - The low-rise **scale comparatively homogeneous** character of residential neighbourhoods;
 - Historic retail strips **which include many early and individually significant buildings**;
 - Identified **ecclesiastical, educational and institutional** buildings, and places of heritage significance **— both** Aboriginal and European;
 - Significant landmarks and tall structures, including church spires, clock towers, industrial structures and heritage signs;
 - **Significant** industrial and former industrial buildings **which should be retained and adapted**;
 - The Yarra River, Darebin and Merri Creeks **and with their remnant riparian vegetation, and** adjacent open spaces **now being replanted with native trees and understorey shrubs**; and
 - **Traditional** parks and gardens.
 - [Note Municipal buildings should be moved to head this list]
 - ~~The historic grid of boulevards, streets and laneways~~; [not needed: see last 2 dot points]

- Protect, conserve and enhance the municipality's highly valued heritage places to retain and promote Yarra's distinctive character and sense **this important evidence of its long** history.
- **Reinforce Protect** Yarra's low-scale neighbourhoods by directing mid-rise buildings to appropriate locations, within major and neighbourhood activity centres, employment areas (as **defined identified** in clause 02.01), major regeneration areas (as shown on the Framework Plan in clause 02.04-1), and **also** 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 . **and original elements such as gas lamp standards and signs.**
- 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.
- **Protect heritage buildings as part of managing improve** the built form character and streetscapes of Yarra's boulevards, **and where possible maintain their landscaped tree-lined design.** ~~Alexandra Parade, Hoddle Street, Victoria Parade and the south end of Queens Parade.~~

5. Housing

Yarra will continue to **actively** 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 where there is** easy access to essential services and nearby employment opportunities.

Objective

To plan for future housing growth and for more housing choice to support Yarra's diverse community.

Strategies

- Direct housing growth to appropriate locations: major regeneration areas (Alphington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne, south of Gough Street) as shown on the Framework Plan in clause 02.04-1, and areas within activity centres that have good access to public transport, jobs, open space and other services.
- Support Yarra's diverse community by facilitating accessible, adaptable, affordable housing options that:
 - Provide for diverse housing types including shared, sole person, couple and family households.
 - Include housing for people with disabilities, older persons, students and those in need of crisis accommodation.
 - Provide for a range of affordable housing types appropriate to the needs of very low, low and moderate-income households.
 - Include greater housing choice for key workers.
 - Encourages the supply of additional social housing and improvements to existing social housing.

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 **nighttime** **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 to visit. **However** tension **however**, sometimes develops between licensed premises, residential and other commercial land uses, which needs 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.

Objective

To 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~~ **described** in clause 02.01) by supporting the:
 - Growth of health and education related employment and **allied** 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
 - **Development of** employment land **in** Industrial and commercial areas **outside major employment precincts**.
- Support a night-time economy and entertainment precincts which provide a diverse range of activities while managing their amenity impacts on residents.
- Maintain an adequate supply of employment land to accommodate projected economic and employment growth **and** **that** meets the diversity of business needs.

- Minimise ~~pressures for~~ residential conversion of employment precincts.
- 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, **and** creative and cultural uses). ~~[delete brackets]~~
- 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.

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.

Objective

To facilitate connectivity and travel options that are environmentally sustainable, integrated and well-designed

Strategies

- 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, **and** major and neighbourhood activity centres (as shown on the Framework Plan in clause 02.04-1) well served by public transport; and **by**

- 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, **so as** 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.

8. Infrastructure

Infrastructure is required to cater for Yarra's growing population and the consequential increased demand on infrastructure.

Objective

To respond to Yarra's changing social and physical infrastructure needs.

Strategies

Provide, renew or adapt social and physical infrastructure to meet the needs of the growing population and employment base.

9. Open space

Open spaces within Yarra make a significant contribution to the distinctive character and amenity of neighbourhoods. They provide passive and active recreation, contribute to the city's tree canopy, and possess cultural values in places of European and indigenous heritage.

Objective

To provide attractive and accessible open spaces for people to enjoy.

Strategies

- 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.
- Aim to develop where appropriate existing Council-owned land, such as an under-utilised section of street, to create 'mini-parks' for local workers and residents, with some seating beneath shade trees as well as in sunlight.

11.03-1L Activity Centres Brunswick Street, Fitzroy

~~Promote the metropolitan and local retail and commercial role of the activity centre.~~

Ensure 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 (and arty character) 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.

Encourage development that retains the consistent low scale built form and fine grain pattern of the highly intact heritage streetscape and heritage buildings in the precinct between Johnston Street and ~~Leicester Street~~ Alexandra Parade.

Encourage development that supports a low to mid rise character south of Johnston Street to Gertrude Street.

~~Support taller built form 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.

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

Encourage 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 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 along the South side of Gertrude Street (e.g. from outside Glass Terrace).

12.01-1L Biodiversity

Objective

To protect and enhance natural environments and seek to increase the quality and quantity of ~~the city's~~ Yarra's diversity.

Strategies

~~Encourage~~ Ensure the retention of significant trees and landscape features that contribute to the survival and increase of biodiversity.

Support development that creates habitats for biodiversity with an appropriate mix ~~a balance~~ of native and non-native species, 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 in Yarra and neighbouring municipalities.

Restore and re-vegetate existing habitats **with appropriate indigenous species**.

Require as an essential part of designing new mini-parks the planting of native trees and understorey vegetation that will contribute to increased biodiversity.

Recognise the value for Yarra's revegetation projects of using the local knowledge possessed by environment groups utilising community volunteers such as the Merri Creek Management Committee which has the City of Yarra as a member.

Policy documents

Consider as relevant:

Nature Strategy: Protecting Yarra's Unique Biodiversity 2020-24

12.03-1L Yarra, Darebin and Merri Creek River Corridors

Objective

To recognise the **strategic** importance of the Yarra River and **the** Darebin and Merri Creek corridors as multi-functional open spaces **and within a natural environments that requires** protecting and enhancing **their environments**.

Strategies

Ensure **that** developments **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 **access to** walking and cycling paths.
- Maintain sightlines **and where possible create new views** to the water corridor from the public realm.
- Minimise the visual intrusion of development when viewed from the **waterway** corridors and adjacent public open space, bicycle and shared paths and bridge crossings.

Require appropriate measures to eliminate litter, sediment and other discharges from construction sites.

Ensure that in all adjacent developments stormwater quality and quantity is managed on-site.

Ensure that industrial and commercial toxicants in adjacent developments are managed in an appropriate way.

Improve opportunities for leisure and informal recreation adjacent to waterways, including open space and walking and cycling paths.

Establish a continuous wildlife habitat, refuge and movement corridor with limited public access, along one bank of each waterway.

Facilitate and improve walking and cycling paths in water corridors so that they are continuous and connect to other paths, both within Yarra and those in neighbouring municipalities, including through public acquisition.

Support development that creates or enhances public access to the Yarra River and the Darebin and Merri Creeks.

Encourage and facilitate the long-term contribution of community groups and their volunteers working with the City of Yarra as a member of the Merri Creek Management Committee to revegetate and care for the waterway environment by planting, weed management and rubbish removal.

Policy documents

Consider as relevant:

Merri Creek Management Committee (2004) Understanding Planning Issues along the Merri Creek & Policy: Development Guidelines for the Merri Creek.

State Environment Protection Policy (Waters)

Water for Victoria - Water Plan (Victorian Government, 2016)

Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999)

Yarra Strategic Plan Final Draft 2020 [citation to be updated after its release in early to mid-2021]

13.03-1L Flood management

Objective

To reduce the risk of flood risk damage to properties through the appropriate siting of developments and the use of flood resistance measures.

Strategies

- Require development to be sited appropriately and include floor levels consistent with an assessment of projected future 1 in 100 year flood depths and overland water flow paths.
- Require new developments to incorporate any necessary flood resistance measures.
- Require that flood resistance measures are maintained for the lifetime of the building.
- Protect and enhance overland flow paths.

Policy documents

Consider as relevant: [Even if this is not regarded as policy, there must still be a link from this clause to essential information that is not listed in the planning scheme at 74.01 and consequently can't be found unless the YPS user already knows it exists]

Land Subject to Inundation Overlay

15.03-1L World Heritage Environs Area (WHEA)

Objectives

Under the Heritage Act 1995, a World Heritage Environs Area Strategy Plan (Strategy Plan) is required for the area surrounding the Royal Exhibition Building (REB) and Carlton Gardens (CG) and this Strategy Plan defines the World Heritage Environs Area (WHEA) that is to act as a buffer zone for the REB and CG and help protect and transmit the World Heritage values to the WHEA.

The WHEA buffer zone will continue to demonstrate and share the heritage values and aspects of significance which are attributed to Yarra's Fitzroy South as noted in Heritage Overlay HO 334.

The WHEA is of historical and social significance for its association with the World Heritage listed Royal Exhibition Building and Carlton Gardens.

This buffer zone is also of historical and social significance for incorporating important and intact areas of residential, commercial and institutional development within the early Melbourne suburbs of Carlton and Fitzroy.

The WHEA buffer zone is significant for demonstrating aspects of local historical development, and for contributing to the historical character of the municipality and also provides an immediate setting and context of significant heritage character to the historical character for the REB and CG site, including properties which directly address the site and can be seen from the site; and significant development which preceded, was broadly contemporary with or followed the 1879-1880 construction and development of the REB.

The Yarra portion of the WHEA buffer zone is an area of architectural and aesthetic significance. It retains substantially intact nineteenth century streetscapes. These streetscapes display a comparatively high proportion of original nineteenth form and fabric including two-storey, with some three-storey residential and commercial developments, interspersed with prominent institutional properties.

Strategies

Ensure new development within the buffer zone:

- 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 buffer zone and in particular 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.
 - minimize inappropriate visual clutter around the perimeter of the Royal Exhibition Building and Carlton Gardens.
- Consider the WHEA Strategy Plan Statement of Significance in the new developments Heritage Impact Statement
- Protect significant views and vistas to and from the REB & CG.
- Maintain and conserve the significant historic character (built form and landscapes) of the area.
- Have regard to the prominence and visibility of the REB & CG.
- will be appreciated when viewed from the recently completed Publicly Accessible Promenade Deck at the base of the REB dome offering elevated views out of the REB to the WHEA and beyond.
- consider building scale and height controls on proposed developments within the buffer zone by understanding the development relationship or reference to the World Heritage listing of the REB & CG.
- consider the proposed development impact on views and vistas of both to and from the REB drum and dome.

References to consider:

- Heritage Victoria — 'Review of the Royal Exhibition Building and Carlton Gardens World Heritage Management Plan – Community Consultation Summary Report (Vic Dept of Environment, Land, Water & Planning, ISBN 978-1-76105-272-9 . P.7. Nov 2020)
- Burra Charter, the Australian ICOMOS Charter for places of cultural significance (Aust. ICOMOS 2013)
- ICOMOS Position Paper – World Heritage and Buffer Zones (International Expert Meeting on World Heritage and Buffer Zones, Davos, Switzerland. March 2008).
- Hansen Discussion Paper – 'Review of the World Heritage Strategy Plan for the REB & CG World Heritage Environs Area' (Vic Dept of Environment, Land, Water & Planning. April 2020)

15.03-1L (NEW) National Heritage Environs Area

Policy application

This policy applies to all land within a proposed City of Yarra National Heritage Environs Area (NHEA) defined by the Public Realm and streets surrounding the Abbotsford Convent and the Abbotsford Precinct Heritage Farmlands (AC & APHF).

This Policy is in addition to the Policy application noted in the previous section 15.03-1 Heritage.

Objectives

The AC & APHF is the former Abbotsford Convent of the Good Shepherd complex is an outstanding example of a place which demonstrates Australia's social and welfare history, especially in regards to the role of religious and charitable institutions in this history over the nineteenth and early twentieth centuries.

The APHF upon which the former convent and the Collingwood Children's Farm is sited, is the oldest continually farmed land in metropolitan Melbourne and represents a fine example of a working inner-city convent farm in a major city.

In August 2017 the precinct covering the AC & APHF receive an Australian National Heritage listing. In response to the this listing, Yarra now acknowledges that an a buffer zone should be established around the AC & APHF in order to protect the areas heritage values of this significant Heritage Place, and Yarra proposes to develop a NHEA Strategy Plan for that area.

The NHEA acts as a 'buffer zone' to the AC & APHF precinct and assist in conserving and protecting the National Heritage values of this site through managing and controlling developments outside the site but within the NHEA.

The buffer zone will continue to demonstrate and share the heritage values and aspects of significance which are attributed to Yarra's Abbotsford as noted in Heritage Overlays HO6 to HO9.

The NHEA is of historical and social significance for its association with the National Heritage listed AC & APHF.

Strategies

Ensure new development within the buffer zone:

- 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 AC.
- 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 AC & APHF from abutting streets and other views and vistas to the AC available from streets within the buffer zone.
- 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 AC & APHF in order to:
 - avoid impacts on the presentation of the AC & APHF, including impacts on axial views along treed alleys and avenues.
 - minimize inappropriate visual clutter around the perimeter of the AC & APHF.
- Consider the NHEA Strategy Plan Statement of Significance in the new developments requiring a Heritage Impact Statement
- Protect significant views and vistas to and from the AC & APHF.
- Maintain and conserve the significant historic character (built form and landscapes) of the area.
- Have regard to the prominence and visibility of the AC & APHF.
- consider building scale and height controls on proposed developments within the buffer zone by understanding the development relationship or reference to the National Heritage listing of the AC & APHF

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 **and to limit effects of new construction programs on community amenity.**

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.
- **Require that all new residential developments do not incorporate or use gas as an energy source.**

Energy performance

Reduce both energy use and energy peak demand through design measures such as:

- Building orientation.
- **Building insulation**
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of **ecologically sustainable structures and energy efficiency and** 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, requiring passive design to minimise mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by requiring 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.

Provide for the use of low emissions electric vehicle technologies and bicycles with supporting infrastructure by the requirement for new development to incorporate such facilities.

Community amenity

Developments should offer connection and permeability to broader community for improved social cohesion/social sustainability and crime prevention through environmental design (CPTED)

Require design and construction methods to limit use of adjoining public and private property for construction to intermittent one day periods and no more than two days per month.

Waste management

Provide planning for waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Require use of durable, low environmental impact, low maintenance and reuseable building materials.

All concrete, including precast, must comprise recycled aggregate.

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.

Require 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.

Residential

Require all common areas of 2-9 and 10 or more dwellings to be powered by solar or wind power generated from within the development.

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 100m² and 1,000m²
 - 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 1,000m²

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 100m² to 1,000m².
- An extension to an existing non-residential building creating between 300m² to 1,000m² of additional gross floor area (excluding outbuildings).

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- A non-residential building with a gross floor area of more than 1,000m²
- An extension to an existing non-residential building creating more than 1,000m² of additional gross floor area (excluding outbuildings).

Mixed use

Applicable assessments for the residential and non-residential components of the development.

Require all common areas to be powered by solar or wind power generated from within 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)
- *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).

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 a comparable provision of the **Victorian Planning** Provisions.

17.04-1L **Tourism, arts and culture** Attracting tourists to Yarra

Objective

To promote Yarra to Victorian, interstate and international visitors as a pre-eminent tourism, -arts and cultural destination in metropolitan Melbourne.

Strategies

Promote a diversity of arts and cultural uses activities, including those in live music venues, performance spaces, galleries and artist studios.

Promote the creative industries and artistic sectors by encouraging facilitating the provision of affordable workspaces for artists and public art installations so there is an increase the number of suitable spaces available for working artists, creatives and musicians.

Support public art installations in range of appropriate locations for visitors to view.

Support ways of increasing the number of visitors to Yarra for the purpose of engaging in creative and cultural activities.

Create opportunities to increase, as well as maintain, existing annual arts and culture related events such as festivals.

Encourage enhancement of the public realm enhancements in locations that support provide visitor attractions. Support proposals for visitor accommodation (including hotels and serviced apartments) where they contribute to the area's economic role or tourism offer opportunities, have good access to public transport, and are designed to avoid amenity impacts on residents within the same building or surrounding area.

Objective

To promote Yarra's heritage as an important component of the tourism industry which benefits the economy as *Plan Melbourne* recognises.

Strategies

Promote the cultural heritage significance of Melbourne's first suburbs through a variety of means such as heritage walks available to tourists on the Yarra Council website.

Provide up-to-date readily available access to digital publications about Yarra's indigenous and colonial history to attract more Victorian, interstate and international tourists.

Support the National Trust's Victorian program for the annual Australian Heritage Festival as a formal sponsor with a City of Yarra event.

Provide enhancements of the public realm by installing well-designed identifying plaques and illustrated heritage information in a range of important heritage places.

Promote the international and national significance of the Royal Exhibition Building and Carlton Gardens as key tourist attractions directly accessible from Yarra.

Policy documents

Consider as relevant:

Yarra City Council Heritage Strategy 2019 –2030, 2019.

World Heritage Environs Area Strategy Plan: REB and CG (Victoria Dept. of Transport, Planning & Local Infrastructure October 2013)

Hansen Discussion Paper – 'Review of the World Heritage Strategy Plan for the REB & CG World Heritage Environs Area' (Victorian Dept of Environment, Land, Water & Planning. April 2020)

19.02-6L **Public** Open space

[Delete 'Public' as it is not in this clause or the Open Space Strategy or in the L& R clauses]

Objective

To protect and enhance Yarra's existing 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 and increase provision 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 also where appropriate, community gardens and urban agriculture where appropriate.
- Develop existing Council-owned land where appropriate, such as under-utilised portions of streets, to create 'mini-parks' for local workers and residents with some seating beneath shade trees as well as in sunlight.

Objective

- Facilitate improved links between open spaces within the city Yarra and other municipalities to form a network.

Strategies

- Support co-operative planning with neighbouring municipalities to develop the access linkages which will maximise the value of available open space

Policy documents

Consider as relevant:

Yarra Open Space Strategy 2020

19.02-6L Public Open Space Contribution

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 **the Schedule to** Clause 53.01 is required. [\[N.B. there is now a proposed Amendment to the Schedule which will specify a higher figure, so reference to the Schedule must be inserted here.\]](#)

In locations where a preference for a land contribution has been identified, set aside land for public open space early in the planning of a development or subdivision.

Design buildings adjacent to any public open space set aside under this clause to facilitate high quality and accessible public open space.

Policy Guidelines

Consider as relevant:

- The suitability of land to be contributed as public open space at the time of the subdivision of the land or building, will meet the following selection criteria:

Land to be contributed:

- Should have an area of about 300 square metres and a minimum width of 10 metres or be able to meaningfully contribute to the assembly of a parcel of land of these dimensions or larger.
- Should be of a shape and size that will be adequate for the proposed use, having regard to the nature of public open space in an inner-city environment or be able to meaningfully contribute to the assembly of a parcel of land with these attributes.
- Should be free of structures and protrusions, such as balconies or other building projections that may encroach into the public open space reserve, except for historic buildings or structures relating to the designated public open space use.
- Should be located or be capable of being designed to provide a high degree of casual surveillance.
- Must be accessible.
- Should be visible from adjacent thoroughfares.
- Should receive reasonable sunlight **during most of the day** ~~between 9am and 2pm on September 22~~ **at the winter solstice.**
- 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.

19.03-5L Waste

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 [ADD] and that they are sensitively and discreetly located so as not to negatively affect the streetscape.

Fitzroy Residents' Association (info@fitzroyresidents.org.au)

PO Box 2123

Fitzroy 3065