



## **Ordinary Meeting of Council**

***Olympia, Ibbott & Hawdon Rooms; Level 4, 1 Flintoff Street, Greensborough***

***16 March 2020***

### **ATTACHMENTS**

#### **4.1 Yarra River Strategic Plan**

- Attachment 1. Draft Yarra Strategic Plan - full strategy for public consultation .....3
- Attachment 2. Draft Banyule Submission to Yarra Strategic Plan ..... 139

#### **5.1 Building Communities, Connecting People: Northern Horizons 2020**

- Attachment 1. Draft Building Communities, Connecting People: Northern Horizons 2020 ..... 141

#### **5.2 169 Burgundy Street, HEIDELBERG - Development of a Mixed Use Six Storey Building - P1330/2018**

- Attachment 1. 169 Burgundy Street, Heidelberg - Technical Consideration..... 183
- Attachment 2. 169 Burgundy Street, Heidelberg - Section 57A Amended Plans ..... 189

#### **5.3 175 Cape Street, HEIDELBERG - Proposed Two Storey Apartment Building (8 dwellings) - P865/2019**

- Attachment 1. 175 Cape Street HEIDELBERG - Stamped Advertised Plans .....201
- Attachment 2. 175 Cape Street HEIDELBERG - Report - Assessment against Clause 55 .....223
- Attachment 3. 175 Cape Street HEIDELBERG - Previous Proposal - Planting Opportunities .....233
- Attachment 4. 175 Cape Street HEIDELBERG - Current Proposal - Planting Opportunities .....235
- Attachment 5. 175 Cape Street HEIDELBERG - Report - Assessment against Neighbourhood Character (GS3) .....237
-

**7.1 Bellfield Project Update: Delivery of Market Housing, Social Housing and Community Hub**

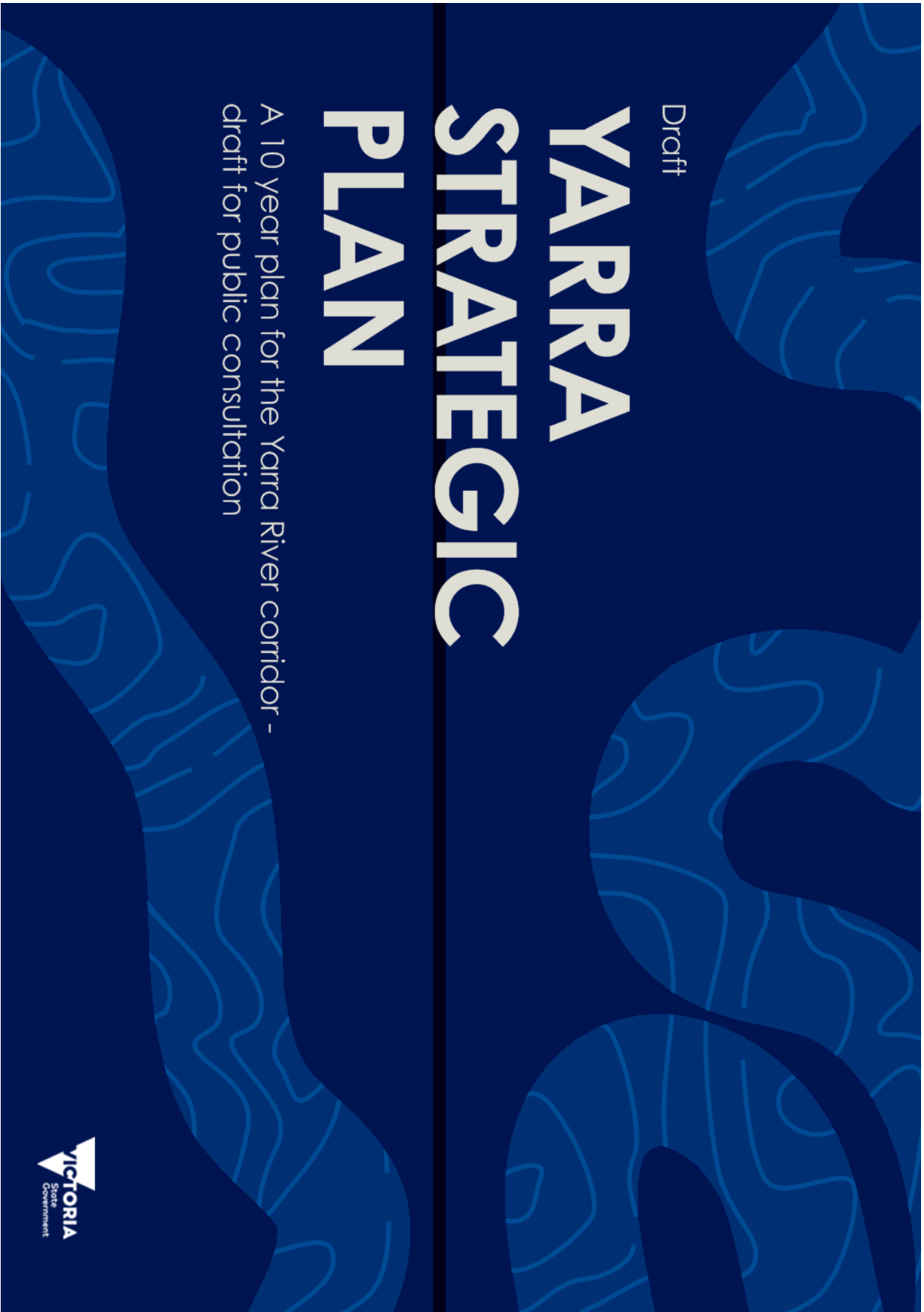
Attachment 1. Bellfield process tracking map .....243

**7.3 Procurement Policy**

Attachment 1. Procurement Policy (March 2020).....245

**7.4 Adoption of Banyule City Council's Rating Strategy 2020/2021**

Attachment 1. 2020/2021 Rating Strategy .....277





# CONTENTS

<b>Ministerial foreword</b>	<b>2</b>
<b>Wurundjeri foreword</b>	<b>3</b>
<b>Executive summary</b>	<b>4</b>
Achieving the community's vision for our river, together	6
The 10 year performance objectives: celebrating the relationship between the river and the community	6
How the Yarra Strategic Plan works	8
<b>Introducing the Yarra Strategic Plan</b>	<b>10</b>
The story of the Yarra and its parklands	11
A powerful water policy and community vision	12
The future of the river: climate change and population growth	14
The Yarra Strategic Plan: the first integrated river corridor strategy	15

<b>PART 1 WORKING TOGETHER TO DELIVER THE COMMUNITY VISION</b>	<b>19</b>	<b>PART 2 LAND USE FRAMEWORK</b>	<b>63</b>
<b>What we are already doing for the Yarra</b>	<b>20</b>	<b>Land use framework</b>	<b>64</b>
Managing the Yarra River corridor	22	Purpose of the land use framework	64
Investment highlights	24	Application of the land use framework	64
Existing mechanisms for managing the Yarra	28	Whole-of-river directions	65
<b>Custodianship of the Birrarung</b>	<b>32</b>	The Yarra River's four distinct reaches	65
Introduction to the Wurundjeri Woi wurrung people	33	<b>The upper rural reach</b>	<b>70</b>
Postcolonial history	34	<b>The lower rural reach</b>	<b>82</b>
Significant sites and areas for protection	36	<b>The suburban reach</b>	<b>94</b>
Our response to the Act and the community vision: <i>Nhanbu narrun ba ngarugini twarrn Birrarung (Ancient Spirit &amp; Lore of the Yarra)</i>	38	<b>The inner city reach</b>	<b>112</b>
Next steps for Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation	41	<b>Useful names and Abbreviations</b>	<b>126</b>
Cultural Flows	41	<b>Glossary</b>	<b>127</b>
<b>Collaborative actions for the next 10 years</b>	<b>42</b>	<b>Endnotes</b>	<b>132</b>
How we manage the Yarra River	42		
Holistic management of the river corridor	42		
10 year actions	46		
Actions, responsibilities and targets	58		



The Yarra River, Birrarung, with its parklands is a living and integrated entity. It flows through and nourishes our forests, farmland, towns, suburbs and the city.

It is a place where we can rest, play and enjoy.

With the challenges presented by climate change and population growth, it is vitally important to have an overarching strategy to guide future urban development and planning both for the waterway and its surrounds.

In listening to the community and the Wurundjeri Woi wurrung people, the Traditional Owners of much of the Yarra, the 15 state and local government agencies with responsibility for the area have developed the Yarra Strategic Plan to address their aspirations and address the challenges.

The draft Yarra Strategic Plan is a regional strategy that guides local planning and decision making and outlines the first 10 years of work to deliver the 50-year community vision for the Yarra.

Wurundjeri Woi wurrung people have partnered in the development of the Plan, outlining their priorities and ambitions for the Birrarung, recognising Traditional Owners' voices in the governance and protection of the Yarra River.

The landmark Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017 enshrines in law the protection of the Yarra River and its management as a single living entity.

This Plan will help underpin the commitments we made in the creation of the Act.

Melbourne is the nation's fastest growing city, which places pressure on the city's waterways and environment, as well as creating challenges managing urban development along the river.

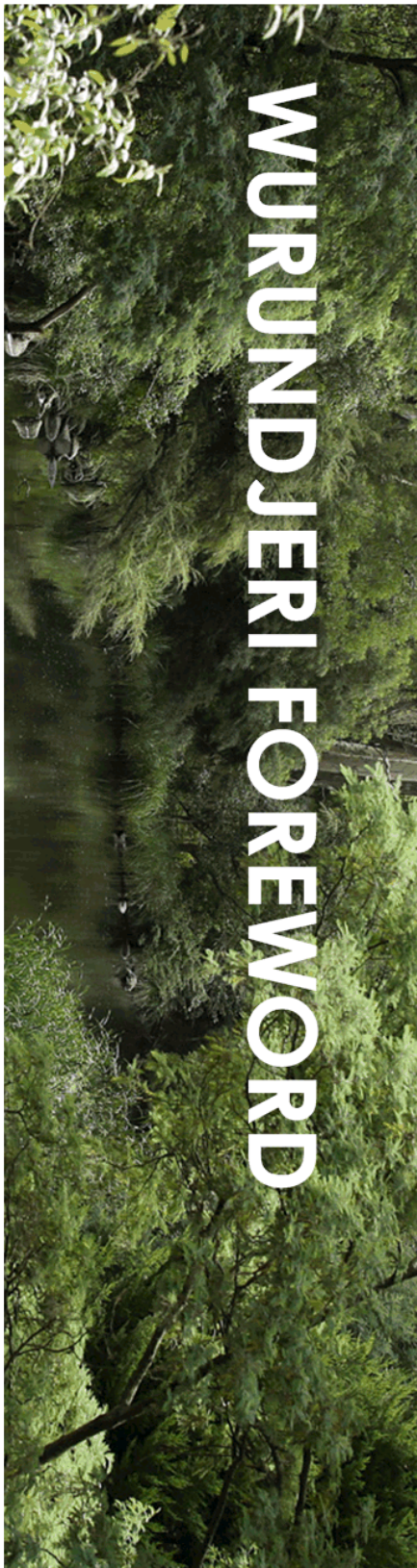
We want to ensure our city is sustainable and liveable for future generations, which is why we are acting to protect this wonderful resource.



*Lisa Neville*  
**Hon Lisa Neville MP**  
 Minister for Water



*Richard Wynne*  
**Hon Richard Wynne MP**  
 Minister for Planning



We, the Wurundjeri Woi Wurrung people, are the Traditional Owners of a large area of Country that includes the lands through which the Birrarung flows, from its freshwater source through to the sea. The city of Melbourne grew out from the banks of the Birrarung, allowing it to become the vibrant city that it is today. However this has come at a great cost to both the Birrarung and Wurundjeri Woi wurrung people.

We take our responsibility for the overall management of the Birrarung, which forms a part of our Dreaming, very seriously. With our recognition in the Yarra River Protection (Wilip gin Birrarung murron) Act (2017), the Yarra Collaboration Committee and relevant Ministers have significant opportunity to deliver the social, cultural, economic, environmental, and heritage outcomes that the Act (2017) intends and to which we aspire. These opportunities are outlined in our water place based policy entitled *Nhanbu narrun ba ngargunin twarn Birrarung (Ancient Spirit and Lore the Yarra)*.

Historically, Indigenous people's rights to water have largely been excluded from Settler societies water planning and management policies and programs. Given this context, our inclusion in the Act (2017) was highly significant. One hundred and eighty two Years Post Contact, our people gained a legislative mechanism within which to formally engage with and influence the governance of the Birrarung. Our participation has only been possible because the Act (2017) employs a placed-based approach, pairing right Country with the right People – our people.

With strategic planning and governance reform, the Yarra Strategic Plan and the Yarra Collaboration Committee can support Wurundjeri Woi wurrung people achieve natural justice, including water justice, which comprises three pillars: water rights, active participation in water management and broader water and active decision-making policy reform resulting in treaties/political agreements. Collectively, these pillars are also commonly referred to as "cultural flows".

We look forward to sharing how the above priorities can be achieved when our aspirations are published next year. In the meantime we remain committed to working with the Yarra Collaboration Committee and all associated Ministers to further progress our vision for the Birrarung and our people.

Wurundjeri Woi wurrung Community



# EXECUTIVE SUMMARY

'A special place for me is where the Yarra meets the sea, where my Aboriginal mother lived and my English father worked. I love to walk along the Yarra and remember stories my father told me about his grandfather Tom Roberts, the artist who painted the river as it is: a whole living entity.'  
 – Lisa Roberts, community member

As a 10 year strategy, the Yarra Strategic Plan sets the foundation to achieve the Yarra River 50 Year Community Vision and deliver on the aspirations contained in the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation's *Nhanbu narrun ba ngargunin twarn Birrarung (Ancient Spirit & Lore of the Yarra)*.

The Yarra Strategic Plan has been prepared by the Yarra Collaboration Committee, which is made up of representatives from Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation; Banyule City Council; Borondara City Council; the Department of Environment; Land, Water and Planning; Department of Transport (including VicRoads), and VicTrack; Manningham Council; Melbourne City Council; Melbourne Water; Nillumbik Shire Council; Parks Victoria; Port Phillip and Westernport Catchment Management Authority; Stonnington City Council; Victorian Planning Authority; Yarra City Council and Yarra Ranges Council.

## The Birrarung: our lifeblood, our shared history, our river

Over tens of thousands of years the Yarra River, Birrarung, has shaped the lives of those around it.

The river is our lifeblood, providing water to drink, places to socialise, parks for play, nature to experience and landscapes to explore.

As our city grows and the climate warms there will be more demands placed on our iconic waterway and its parklands. For the Yarra to thrive under these pressures, our river needs more from us.

With changing practices, and the efforts of stakeholders and the community, the condition of the river has improved considerably over recent decades. However, in its lower reaches the Yarra remains a polluted river facing unprecedented population growth, climate change – and an uncertain future without significant intervention. We must act now to protect the river and ensure it continues to support our healthy city and environment.

To deliver this plan we will work with the Yarra's Traditional Owners, whose interdependent relationship with the environment provides us with a blueprint for holistic management of the river and its lands.





The community is calling for us to work with the Traditional Owners to deliver on a shared goal: the Yarra River 50 Year Community Vision.

'Under Wurundjeri Woi wurrung lore, it is the responsibility of everyone living on Country to protect the water and the land'  
– Aunty Di Kerr, Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation



### **Achieving the community's vision for our river, together**

The Yarra Strategic Plan is the first integrated corridor plan developed collaboratively by representatives from the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation, as well as all 15 state and local government agencies involved in managing the river. This unprecedented alliance demonstrates the serious and sustained commitment, by all levels of government, to protect the Yarra River corridor for future generations.

The community is calling for us to work with Traditional Owners to deliver on a shared goal: the Yarra River 50 Year Community Vision.

To achieve the Yarra River 50 Year Community Vision we must take collective action. This requires a significant shift in the way state and local government agencies view and manage the river. We need to work with Traditional Owners to ensure that, as the vision states, 'Our Yarra River, Birrarung, is respected as a sacred natural living entity and everyone takes responsibility for its care'.

To achieve this change we must harness the great work that is already being done for the river: the 50,000 hours community members spend volunteering each year, the water available for environmental flows, the reestablishment of Traditional Owner cultural knowledge and practices, and the significant annual investment (\$80 million in 2019/20) by state and local government agencies to improve the river corridor. We will work across organisational boundaries to leverage these existing efforts to get the greatest benefit for the river as a whole – to ensure it remains a central part of the lives of our children and grandchildren.

The Yarra Strategic Plan is the first of its kind and sets the foundation for incremental change to achieve the Yarra River 50 Year Community Vision. As a 10 year strategy, it identifies immediate actions for the river, enables long-term collaborative management between agencies and Traditional Owners, and guides local planning.

### **The 10 year performance objectives: celebrating the relationship between the river and the community**

To help guide our activities in the Yarra River corridor, we have identified four 10 year performance objectives. These objectives represent the changes we are seeking for the river.



**10 YEAR PERFORMANCE OBJECTIVES**



**A healthy river and lands**

Improving the water quality of the Yarra River and protecting its land, floodplains and billabongs to achieve greater biodiversity.



**A culturally diverse river corridor**

Acknowledging, protecting and commemorating the rich heritage of the Birrarung and its stories.



**Quality parklands for a growing population**

Improving the river's parklands to support community wellbeing and strengthen the relationship between the Yarra River, its community and visitors.



**Protecting the natural beauty of the Yarra River corridor**

Respecting the significance of the Yarra River's landscapes. Where we build, we will protect and celebrate the river's natural beauty, landscapes and views.

**How the Yarra Strategic Plan works**

The Yarra Strategic Plan is split into two interrelated parts:

**Part 1 – Working together to achieve the community vision:** this part of the plan showcases the immediate investment already planned for the river, acknowledges the history of Traditional Owners and recognises their intrinsic relationship to the Yarra River, Birrarung. It outlines a modern governance approach for our collaborative actions on Yarra River land (public land) in the next 10 years.

Achieving the performance objectives requires a shift in the way agencies and Traditional Owners work together to manage the river.

**Part 2 – Land use framework:** this part of the plan marks a step-change in how we manage development along the river, setting a new standard for decision-making and placing the river at the heart of land use planning.

As Melbourne grows, the Yarra River must be a central consideration in land use planning and development in the corridor. The land use framework will guide future land use and development to ensure that activities within the corridor deliver on the performance objectives over the next 10 years.

The framework will protect areas of high environmental, landscape and cultural value, and identifies opportunities to improve access to the river for community enjoyment. It ensures that the health and integrity of the Yarra are protected.

All members of the Yarra Collaboration Committee are committed to delivering the projects, objectives, and actions outlined in the Yarra Strategic Plan<sup>1</sup>. We will work towards achieving the community's vision for the river to 'deepen the relationship between nature and people' and manage the river as one living entity.

<sup>1</sup> This does not apply in relation to a declared project within the meaning of the Major Transport Project Facilitation Act 2009.







The Yarra Strategic Plan is a 10 year overarching policy and planning framework for the Yarra River corridor. The plan will set the foundation for delivery of the Yarra River 50 Year Community Vision.

The draft Yarra Strategic Plan has been prepared by the Yarra Collaboration Committee, which is made up of representatives from Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation; Banyule City Council; Boroondara City Council; the Department of Environment, Land, Water and Planning; the Department of Transport (including VicRoads), and VicTrack; Manningham Council; Melbourne City Council; Melbourne Water; Nillumbik Shire Council; Parks Victoria; Port Phillip and Westernport Catchment Management Authority; Stonnington City Council; Victorian Planning Authority; Yarra City Council and Yarra Ranges Council.



### The story of the Yarra and its parklands

The Yarra River has flowed for at least 100 million years. Shifting and cutting new paths across the landscape, the river has shaped Greater Melbourne.

From the near pristine flanks of Mt Bow Bow, the Yarra River flows for 242 kilometres through its protected forested catchment, agricultural land, townships and suburbs into the heart of Melbourne and out to Port Phillip Bay.

The Yarra River provides Melburnians with 70% of our world-class drinking water. It is a valuable natural asset that supports the community by providing water for potable and agricultural uses, areas for recreation, and protected areas that allow native flora and fauna to thrive. The river corridor is a key contributor to Melbourne's famous liveability; it encourages us to walk, row, cycle, run, play, swim, reflect, appreciate, observe and explore. The river corridor provides an estimated \$730 million in value to the community annually, with recreation and aesthetic benefits being the largest contributors. This is in addition to the significant value provided by the Yarra River as the city's main water supply.

The river acts as a timeline of our geographical and cultural history. The Yarra River and its lands have always been pivotal in the lives of the Traditional Owners and have also shaped the European settlement of Melbourne.

To the Wurundjeri Woi wurrung people, the river is known as the Birrarung, meaning 'river of mists and shadows'. It is the sacred lifeblood of their Country, providing food, water and meeting places, as well as being a central element in the Wurundjeri Woi wurrung people's cultural and spiritual life.

The role of the river in the lives of the Wurundjeri Woi wurrung people has been captured and carried in oral memory for tens of thousands of years.

The Wurundjeri Woi wurrung people have lived in harmony with their surrounding environment, managing the country along the Birrarung to ensure a continuous

and sustainable food supply. Today Wurundjeri Woi wurrung people continue their active role in caring for Country.

For European settlers from 1835 onwards, the river provided a reliable water supply for the frontier town that would become Melbourne and became a focal point for settlement, commerce and industry.

Colonisation led to large-scale devastation of the Aboriginal population in Victoria. European settlement displaced many Aboriginal people from their land and had a major impact on the health of the river.

In direct contrast with the harmonious management of the river by Traditional Owners early colonists', land clearing, sewage and industry polluted the Yarra's lower reaches.

Over the last century, there have been several successful government and community-led campaigns to improve the health of the Yarra River and its lands. As Melbourne faces its third, and largest, wave of population growth, modern governance and management will be more important than ever to protect the Yarra River.

To refocus the way the Yarra River corridor is managed and protected, the Victorian Government has worked with the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation<sup>2</sup> to deliver the *Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017* (the Act). This legislation enshines in law the protection of the Yarra River corridor and acknowledges the significance of the river to the Wurundjeri Woi wurrung people, highlighting their ongoing role in its management.

The Act calls for collaborative management of the Yarra River corridor, driven by the development of the Yarra Strategic Plan and a long-term community vision. Together, these documents will ensure that the Yarra River is protected 'as one living and integrated natural entity'.

### **A powerful water policy and community vision**

*Nhanbu narrun ba ngargunin twarn Birrarung (Ancient Spirit & Lore of the Yarra)*

The Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation developed *Nhanbu narrun ba ngargunin twarn Birrarung* to define their ambitions for planning, policy and decision-making for the Birrarung.

The policy *Nhanbu narrun ba ngargunin twarn Birrarung*, meaning 'Ancient Spirit and Lore of the Yarra', was launched in May 2018.

The policy has informed the development of the Yarra Strategic Plan, ensuring that the Wurundjeri's aspirations for the river, and the inclusion of Traditional Owners in the ongoing management of the Birrarung, are prioritised.

The participation of the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation in the development of the draft plan represents the Victorian Government's commitment to meaningful partnerships to protect our Birrarung.

'As the Traditional Owners of the Birrarung and its surrounding country, the Wurundjeri will bring their unique knowledge, connections and understandings of the River and the wider Yarra catchment into the Yarra Strategic Plan to enhance the integrity of the Plan.'  
– *Nhanbu narrun ba ngargunin twarn Birrarung*

### *Yarra River 50 Year Community Vision*

The landmark *Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017* calls for the development of a long-term community vision which identifies the community's 'values, priorities and preferences' in relation to the management of the Yarra River corridor.

After engaging with over 2500 Victorians in 2017<sup>2</sup> to find out what they value about the Yarra, an independent consultant selected 24 community members to write the 50 year community vision.

The vision sets out the community's long-term aspirations for the Yarra River corridor. The Yarra Strategic Plan is an overarching policy and planning framework to guide management of the river and bring the vision to life with local and state government agencies, Traditional Owners and the community.

In recognition of the Victorian Government's commitment to delivering on the community vision, the vision document was launched in May 2018 by the Hon. Lisa Neville, MP, Minister for Water, the Hon. Richard Wynne, MP, Minister for Planning and the Hon. Lily D'Ambrasio, MP, Minister for Energy, Environment and Climate Change.





## YARRA RIVER 50 YEAR COMMUNITY VISION

Our Yarra River, Birrarung, is recognised around the world as an iconic example of a nurturing relationship between a river and its community.

Flowing from source to sea, it is the resilient lifeblood of past, present and future generations of Victorians. It connects and enriches our flourishing city, suburbs, regions and beyond.

Our Yarra River, Birrarung, its essential role in our lives and its rich history, are respected, understood and protected. It has cared for us for thousands of years and will for thousands to come.

The vital and continued role of Traditional Owners as custodians of the river, and its role in their culture, is recognised and celebrated.

Our Yarra River, Birrarung, and its diverse surrounding landscapes provide a place of refuge, recreation, learning and livelihood. It brings communities together and supports sustainable local economies.

Its clean waters and connected network of thriving green spaces nurture biodiversity, and deepen the relationship between people and nature.

Our Yarra River, Birrarung, is respected as a sacred natural living entity and everyone takes responsibility for its care. Its health and integrity are paramount and uncompromised.

What is good for the Yarra is good for all.



### The future of the river: climate change and population growth

Over the next 100 years, it is predicted that there will be a dramatic and long-term decline in rainfall, increases in temperature and more frequent extreme weather events in Victoria<sup>4</sup>.

For Greater Melbourne, climate change will mean less water entering our dams and waterways, as well as more frequent extreme weather such as droughts, floods and heatwaves. This change is already being felt, with the amount of rainfall entering the Yarra River halving since 2012<sup>5</sup>.

Hotter, drier temperatures will increase bushfire risk, placing lives, jobs, homes and the environment at risk.

We can expect higher maximum temperatures in summer, which will exacerbate urban heat impacts on communities. The prevalence of heat-absorbing materials, such as bitumen and concrete, will mean people living in urban areas will be more susceptible to negative health and wellbeing impacts caused by heat waves.

For the Yarra River, more intense storm events will result in poorer water quality, increased sediment and nutrient loads, reduced dissolved oxygen, rapid alteration of habitats, and reduced amenity and access for communities.

Over the longer term, warming and drying trends will affect the plants and animals that can survive in and along the river.

All these changes will have a significant impact on the ability of the Yarra River corridor to adapt and thrive.

A decline in the health of the river corridor will likely affect the Yarra's ability to support the many economic activities that take place along it, including farming, tourism and hospitality.

Climate change is expected to occur against a backdrop of rapid population growth in Melbourne, which will place pressure on infrastructure, services and the environment.

As Melbourne grows to almost 8 million people by 2051<sup>6</sup>, the city will change significantly, with new communities developing in growth areas and higher-density housing being built in inner areas.

This growth will place further pressure on the Yarra River and its lands.

To accommodate the growing population, around 140,000 additional homes will be constructed within the Yarra River corridor by 2041<sup>7</sup>. Without stronger management, development will likely increase stormwater runoff, impacting the health of the Yarra, and potentially also compromising the river's landscapes, views and access.

Higher-density living will increase demand for public open space as well as placing pressure on existing parklands. Green spaces promote health and wellbeing as well as increasing opportunities for recreation.

While planning and investment have maintained the city's liveability, the State of the Yarra and its Parklands report<sup>8</sup> indicates that the river is already experiencing the impacts of climate change and population growth.

The report suggests the river is in poor condition and that the key threats to its health are litter, sewage, pollution, urban development and invasive species. Litter is of particular concern with nearly 180 tonnes of rubbish pulled from the Yarra River over a four-year period. These threats will be exacerbated by population growth and climate change.

To protect the Yarra River corridor we must work collaboratively to manage these pressures. We must act now to ensure the river remains a thriving part of Greater Melbourne.

To deliver on Traditional Owners' aspirations and the community's vision, the Yarra Strategic Plan will work to protect the Yarra River corridor, using the State of the Yarra and its Parklands as a benchmark for progress.

**The Yarra Strategic Plan: the first integrated river corridor strategy**

As a 10 year strategy, the Yarra Strategic Plan sets the foundation to achieve the Yarra River 50 Year Community Vision and deliver on the aspirations contained in the Wurundjeri Woi wurung Cultural Heritage Aboriginal Corporation’s Birrarung Water Policy.

To help guide our activities in the Yarra River corridor, we have identified four 10 year performance objectives. These objectives represent the changes we are seeking for the river. The objectives have been informed by the Yarra River Protection (Wilip-gin Birrarung murrrol) Act 2017 (the Act) and the broad objectives contained in the Victorian Government’s Yarra River Action Plan?

**10 year performance objectives**

As we work together to achieve the performance objectives in this Yarra Strategic Plan we acknowledge the social, recreational and economic value the river provides to Melbourneans. Underpinning these four objectives is the intrinsic relationship between the river and its community.

‘In fifty years I will be 61 years young. I imagine you will be a beautiful flowing river with platypus, ducks and fish. What I love about you is how you’re surviving against pollution.’

– letter to the Yarra River from Ben, age 11

**10 YEAR PERFORMANCE OBJECTIVES**



**A healthy river and lands**

Improving the water quality of the Yarra River and protecting its land, floodplains and billabongs to achieve greater biodiversity.



**A culturally diverse river corridor**

Acknowledging, protecting and commemorating the rich heritage of the Birrarung and its stories.



**Quality parklands for a growing population**

Improving the river’s parklands to support community wellbeing and strengthen the relationship between the Yarra River, its community and visitors.



**Protecting the natural beauty of the Yarra River corridor**

Respecting the significance of the Yarra River’s landscapes. Where we build, we will protect and celebrate the river’s natural beauty, landscapes and views.



**The scope of the Yarra Strategic Plan<sup>10</sup>**

To guide and manage activities on public and private land, the Act designates three categories of land to which the plan applies<sup>11</sup>:

**Yarra Strategic Plan area** defines the boundaries of the plan. The area includes land of any kind located within one kilometre of the banks of the Yarra River. Some areas are defined as excluded land<sup>12</sup>:

**Yarra River land** is designated to allow for coordinated management of public land along the waterway. Yarra River land is the largest category of land protected by the Act. It includes the bed, soil and banks of the Yarra River and Crown and state government owned land parcels within 500 metres of a bank of the river<sup>13</sup>. Yarra River land does not include private land and some areas are defined as excluded land<sup>14</sup>.

**Greater Yarra Urban Parklands** recognises the network of parklands along the Yarra River as one of Melbourne's greatest open space assets that enhances the city's economic prosperity, vitality and livability. At present, Greater Yarra Urban Parklands include Yarra River land that is used as public open space between Punt Road, South Yarra, and the urban growth boundary in Warrandyte. Amendments to planning schemes that relate to rezoning land within the Greater Yarra Urban Parklands must be ratified by both houses of parliament.

**Purpose and structure of the plan**

The plan is the first integrated river corridor strategy. It identifies immediate actions for the river, enables long-term collaborative management between agencies and Traditional Owners, and guides local planning. The plan is split into two interrelated parts:

**Part 1 – Working together to deliver the community’s vision**

In the next 10 years, our collaborative action for the Yarra River will be vital to protect the Yarra against further decline in the face of climate change and population growth. In 2018/19, it is estimated that state and local government agencies invested over \$45 million in the management of the Yarra River corridor.

In the next 10 years, the Yarra Strategic Plan will enable a coordinated approach to investment on public land and waterway management to ensure that we deliver greater value from our investments and achieve broader benefits for the river and the community.

Part 1 celebrates the current commitments planned for the river, acknowledges the history of the Traditional Owners and recognise their intrinsic relationship to the Yarra River, Birrarung, and outline a modern governance approach for our collaborative action on Yarra River land in the next 10 years.

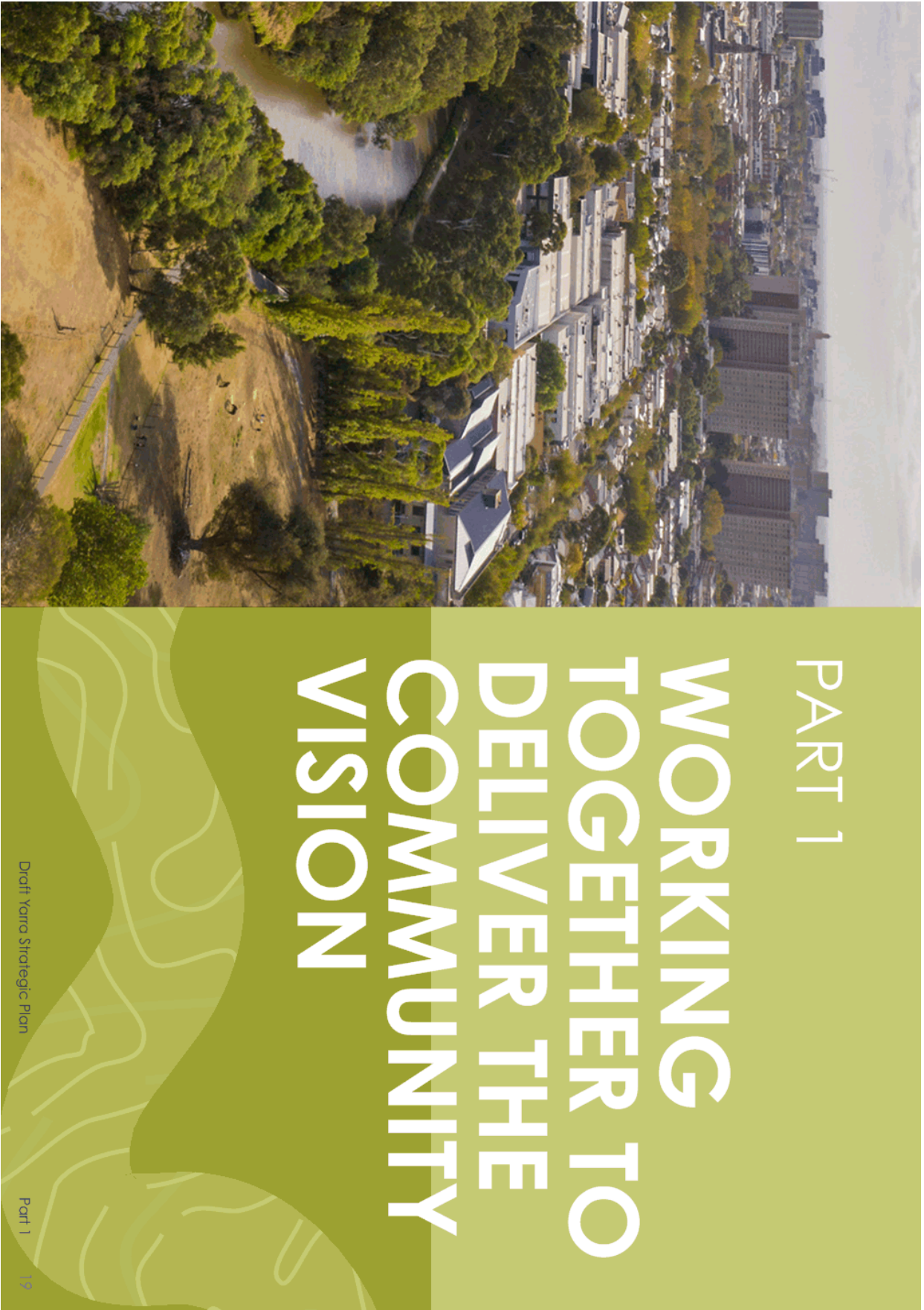
**Part 2 – Land use framework**

The land use framework provides directions for land use and development to ensure that activities throughout the corridor deliver on the performance objectives over the next 10 years. The framework complements the collaborative actions on Yarra River land and ensures that the Yarra River is at the centre of planning and decision-making.

*‘What is good for the Yarra is good for all.’  
– Yarra River 50 Year Community Vision*







PART 1

WORKING  
TOGETHER TO  
DELIVER THE  
COMMUNITY  
VISION

Draft Yarra Strategic Plan

Part 1 19



In the coming year, members of the Yarra Collaboration Committee have committed to over **\$80 million** of investment in the Yarra River corridor. We will implement these projects and initiatives while we test the directions of the plan with the community.

This chapter outlines each of the Yarra Collaboration Committee members' roles and responsibilities in the Yarra River corridor. The chapter also includes an overview of investment taking place in 2019/20 and explains existing mechanisms that shape our management of the Yarra River corridor.





## Managing the Yarra River corridor

The plan has been prepared by Melbourne Water in collaboration with members of the Yarra Collaboration Committee:

**Yarra City Council:** local government responsible for riverside suburbs including Burnley, Richmond and Abbotsford.

Over 20 km of the Yarra River runs through Yarra City Council, with approximately 275 ha of Yarra River land in the council area.

**Banyule City Council:** local government responsible for riverside suburbs including Ivanhoe, Heidelberg and Lower Ploverly.

Over 20 km of the Yarra River runs through Banyule City Council, with approximately 281 ha of Yarra River land in the council area.

**Nilumbik Shire Council:** local government responsible for riverside suburbs including Eltham and Bendal Islands.

Over 45 km of the Yarra River runs through the Shire of Nilumbik, with over 1000 ha of Yarra River land in the council area.

### INNER CITY REACH



**Melbourne City Council:** local government responsible for the municipality of Melbourne, within the inner city reach of the Yarra River.

Over 10 km of the Yarra River runs through Melbourne City Council.

### SUBURBAN REACH



**Stonnington City Council:** local government responsible for riverside suburbs including South Yarra and Toorak.

Approximately 4 km of the Yarra River runs through Stonnington City Council, with 1.6 ha of Yarra River land in the council area.

### SUBURBAN REACH



**Manningham City Council:** local government responsible for riverside suburbs including Bullcreek, Templestowe and Werendyle.

Over 50 km of the Yarra River runs through Manningham City Council, with over 1000 ha of Yarra River land in the council area.

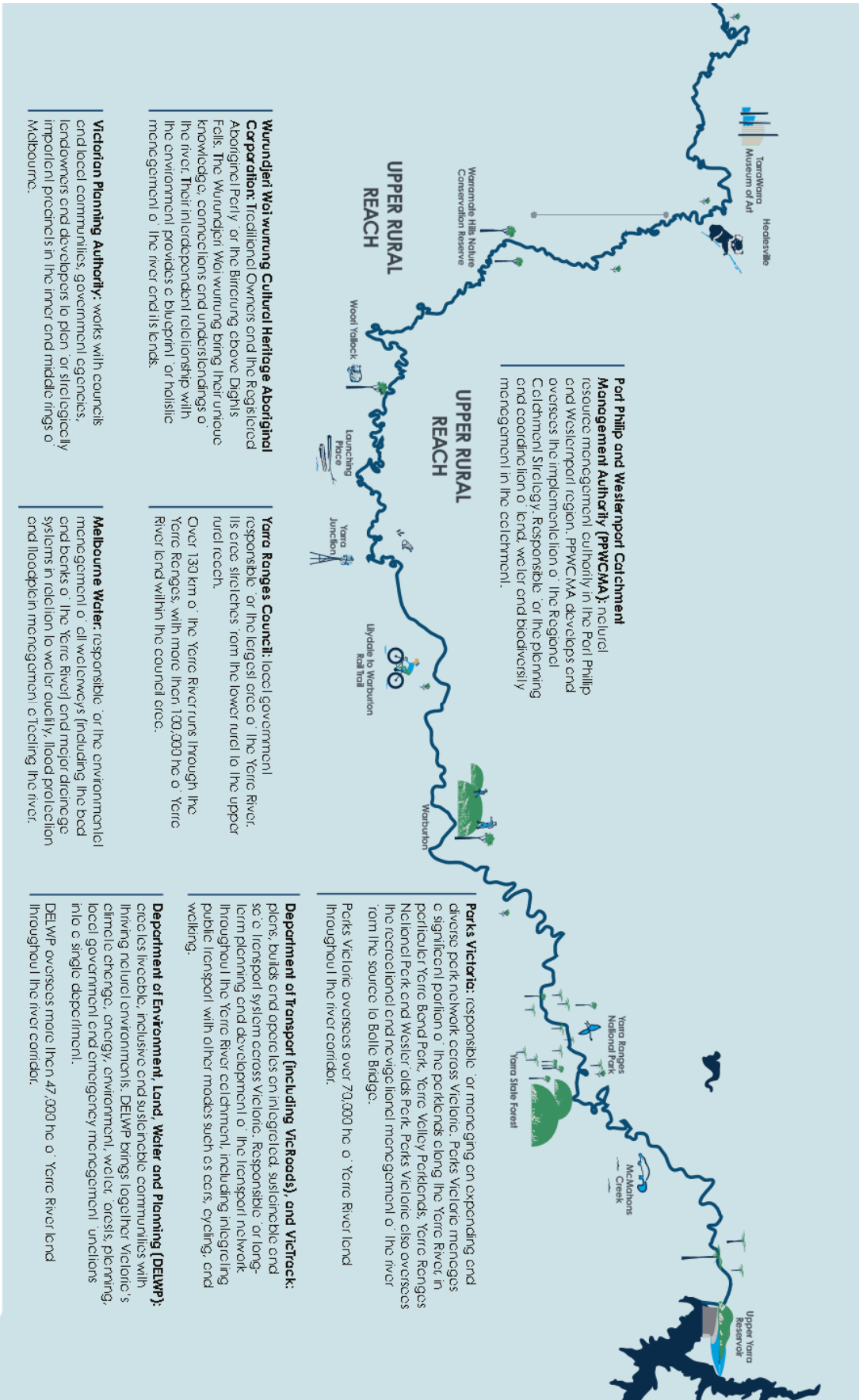
### LOWER RURAL REACH



**Boroondara City Council:** local government responsible for riverside suburbs including Hawthorn, Kew and North Bklyn.

Over 23 km of the Yarra River runs through Boroondara City Council, with approximately 144 ha of Yarra River land in the council area.





**Port Phillip and Westernport Catchment Management Authority (PPWICMA):** natural resource management authority in the Port Phillip and Westernport region. PPWICMA develops and oversees the implementation of the Regional Catchment Strategy. Responsible for the planning and coordination of land, water and biodiversity management in the catchment.

**Wurundjeri Woiwurrung Cultural Heritage Aboriginal Corporation:** Traditional Owners and the Registered Aboriginal Party of the Birrangung above Dights Falls. The Wurundjeri Woiwurrung bring their unique knowledge, connections and understandings of the river. Their interdependent relationship with the environment provides a blueprint for holistic management of the river and its lands.

**Victorian Planning Authority:** works with councils and local communities, government agencies, landowners and developers to plan, or strategically important precincts in the inner and middle rings of Melbourne.

**Yarra Ranges Council:** local government responsible for the largest area of the Yarra River, its creeks stretches from the lower rural to the upper rural reach.

Over 130 km of the Yarra River runs through the Yarra Ranges, with more than 180,000 ha of Yarra River land within the council area.

**Melbourne Water:** responsible for the environmental management of all waterways (including the bed and banks of the Yarra River) and major drainage systems in relation to water quality, flood protection and floodplain management of feeding the river.

**Parks Victoria:** responsible for managing an expanding and diverse park network across Victoria. Parks Victoria manages a significant portion of the parklands along the Yarra River in particular Yarra Bend Park, Yarra Valley Parklands, Yarra Ranges National Park and Westlands Park. Parks Victoria also oversees the recreational and navigational management of the river from the source to Bolle Bridge.

Parks Victoria oversees over 70,000 ha of Yarra River land throughout the river corridor.

**Department of Transport (including VicRoads), and VicTrack:** plans, builds and operates an integrated, sustainable and secure transport system across Victoria. Responsible for long-term planning and development of the transport network throughout the Yarra River catchment, including integrating public transport with other modes such as cars, cycling, and walking.

**Department of Environment, Land, Water and Planning (DELWP):** creates liveable, inclusive and sustainable communities with thriving natural environments. DELWP brings together Victoria's climate change, energy, environment, water, assets planning, local government and emergency management functions into a single department.

DELWP oversees more than 47,000 ha of Yarra River land throughout the river corridor.



**Investment highlights**  
Collectively, we have committed over \$80 million of investment in the Yarra River corridor for 2019/20.

**Melbourne City Council** has committed over **\$25 million** towards the renewal of Southbank Boulevard, Promenade and Queensbridge Square.

**Melbourne City Council** has committed over **\$8 million** to connect the community to the Yarra River through New Year's Eve fireworks and Moomba festival celebrations.

**Yarra City Council, Stonnington City Council and Melbourne City Council** collectively committed over **\$2.5 million** to improve their urban forest network.

**Banyule City Council** has committed **\$1.9 million** to upgrade the Banyule Flats Reserve Pavilion.

**Yarra City Council** has committed over **\$450,000** to restore bushland along the Yarra River corridor.

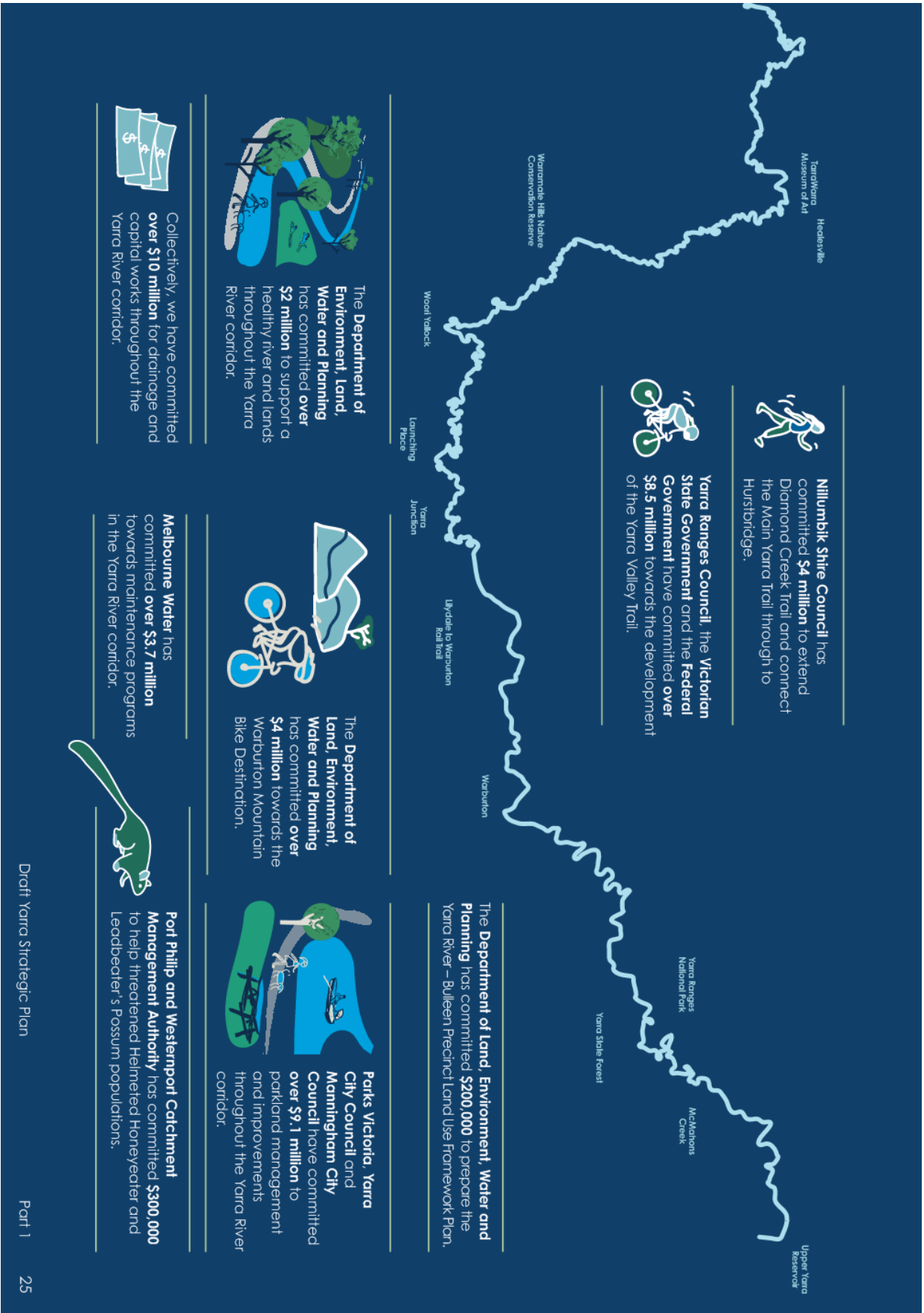
**Boroondara City Council** has committed over **\$1 million** to improve stormwater management through works at Chandler Park wetland and Macleay Park rain garden.

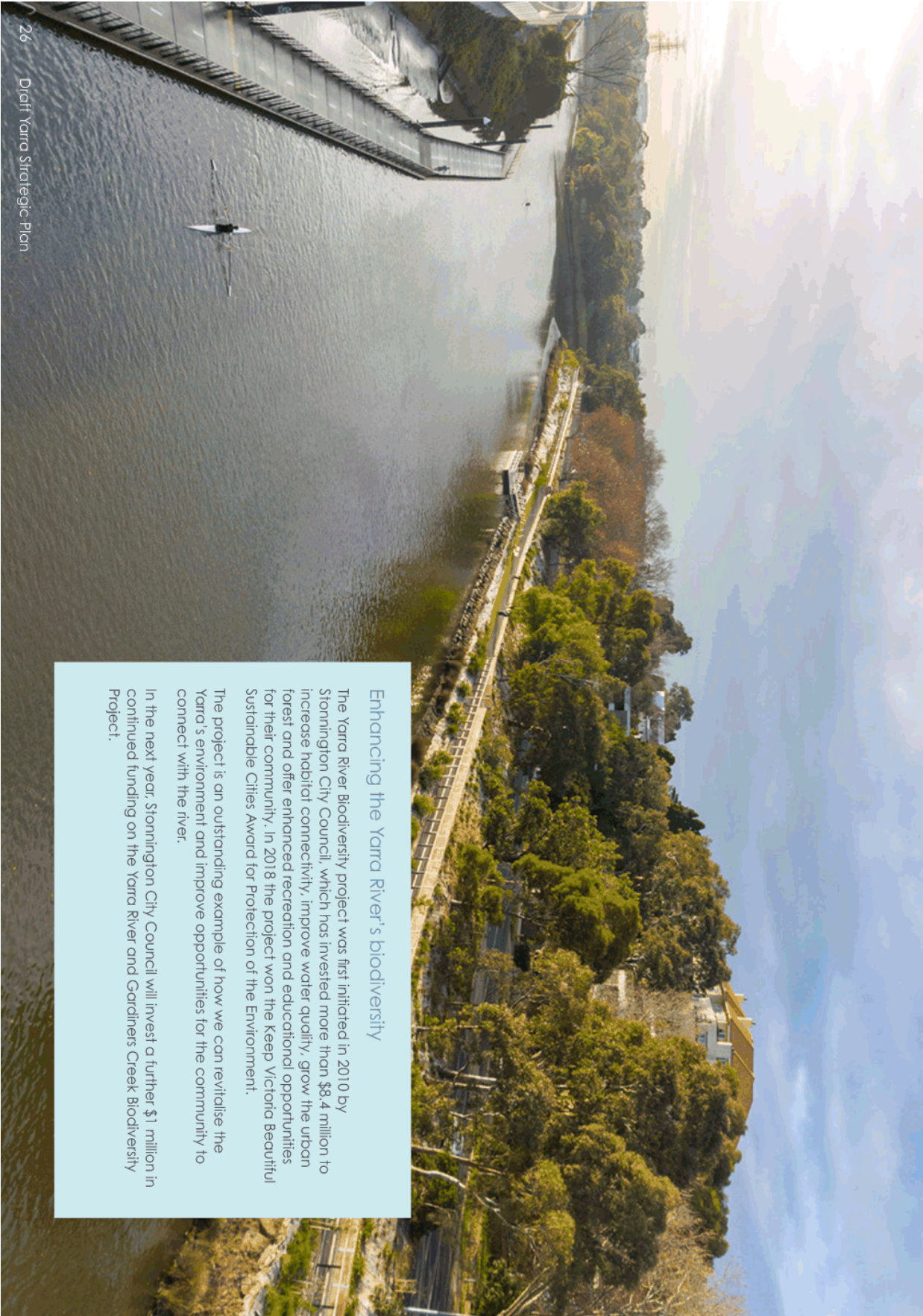
**Melbourne Water and Manningham City Council** have collectively committed over **\$600,000** to improve the health of billabongs in the Yarra River corridor. This includes integrated water management, watering for Bolin Bolin and Banyule billabongs and investigations at Annulus Billabong.

**Manningham City Council** has committed **\$2 million** to improve safety, access and connectivity to Warrandyte State Park and the Yarra River through the Jumping Creek Road Stage 1B upgrade.

**Manningham City Council and Stonnington City Council** have collectively committed **\$800,000** to improve and extend the Main Yarra Trail.

**Manningham City Council and Boroondara City Council** have collectively committed **\$500,000** for biodiversity programs and works in the Yarra River corridor.





26 Draft Yarra Strategic Plan

### Enhancing the Yarra River's biodiversity

The Yarra River Biodiversity project was first initiated in 2010 by Stonnington City Council, which has invested more than \$8.4 million to increase habitat connectivity, improve water quality, grow the urban forest and offer enhanced recreation and educational opportunities for their community. In 2018 the project won the Keep Victoria Beautiful Sustainable Cities Award for Protection of the Environment.

The project is an outstanding example of how we can revitalise the Yarra's environment and improve opportunities for the community to connect with the river.

In the next year, Stonnington City Council will invest a further \$1 million in continued funding on the Yarra River and Gardiners Creek Biodiversity Project.



### Creating a valley-wide loop

Works are underway on the first stages of the Yarra Valley Trail, connecting Lilydale to Yarra Glen. The first stage will open up views of the Yarra Valley not seen for over 40 years and includes new and repaired bridges to replace the heritage rail bridges that were lost in the 2009 Black Saturday bushfires.

A total of \$8.5 million will be invested in Stage 1, with \$3.5 million from State Government, \$2.5 million from Federal Government and \$2.5 million from Yarra Ranges Council.

Once complete, the trail will link Lilydale, Yarra Glen, Healesville and connect into the Lilydale to Warburton Rail Trail, offering a unique recreational and cultural experience of the Yarra Valley.



### Supporting Birrarung rangers

This new three-year program will establish traineeships for a small team of Aboriginal people to learn and work in conservation, habitat restoration and land management within the river corridor.

**2019/21 investment to initiate the Birrarung rangers program:**

- An initial investment of \$600,000 will be invested by DELWP to support:
  - Traditional Owner capacity building and self-determination
  - Integration of Traditional Owner ecological knowledge into natural resource management
  - cultural land and water management practices and the continuity of Aboriginal culture, community and connection to Country within urban and rural landscapes
  - the important cultural and spiritual connection Traditional Owners have with the Birrarung and its parklands.

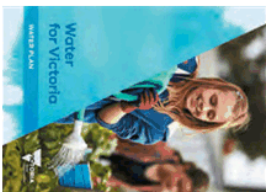
**Existing mechanisms for managing the Yarra**

In addition to the immediate investment for the Yarra River corridor, state and local government agencies are continuing their efforts to deliver on a range of commitments that will benefit the Yarra River and its portlands. These include:



Protecting Victoria's Environment – Biodiversity 2037 is the Victorian Government's plan to stop the decline of biodiversity and improve the state's natural environment over the next 20 years. It highlights the need to protect our waterways to improve biodiversity and protect related ecosystem services. The strategy recognises that the 'natural environment is not only beautiful, it is fundamental to the health and wellbeing of every Victorian'.

- The Yarra catchment and corridor will contribute to state targets:
- 60 ha of new permanently protected areas on private land
  - 2378 ha of pest herbivore control in priority locations
  - 2855 ha of pest predator in priority locations
  - 1369 ha of weed control in priority locations.



Water for Victoria aims to manage water resources now and into the future to ensure its continued role in supporting a healthy environment, a prosperous economy and thriving communities.

Released in late 2016, Water for Victoria announced \$537 million in funding over four years to strengthen water security, protect jobs and agriculture, recognise Aboriginal water values and improve environmental health across the state.

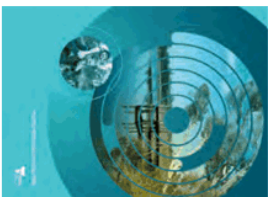




The Port Phillip and Western Port Regional Catchment Strategy (RCS) aims to protect the environmental assets that are the cornerstones of healthy and resilient ecosystems in the Port Phillip and Westernport region, and to enhance collaboration and coordination between organisations involved in environmental management.

Achieving these targets for the Yarra Catchment supports the delivery of the Yarra Strategic Plan:

- At least maintain the extent of native vegetation that is permanently protected and managed primarily for conservation purposes.
- At least retain the collective quantity/quality of the other native vegetation across the landscape.
- Undertake major revegetation to generate major new 'Nature Links' to improve habitat extent, connectivity and resilience.
- Stabilise and improve the health of populations of native flora and fauna species that are threatened with extinction.
- At least maintain the diversity of native animal species present in the catchment.
- Retain extensive and healthy rural landscapes and open space that supports habitat for native species, productive and valuable agriculture, food security, clean air, carbon sequestration, water quality, social amenity values, cultural values and tourism.



Melbourne Water's Healthy Waterways Strategy (HWS) outlines a shared vision for protecting and improving waterways across the Port Phillip and Westernport region. The strategy was co-designed with over 400 community representatives and stakeholders.

- The Yarra Strategic Plan will contribute to delivering the water quality targets outlined in the Healthy Waterways Strategy and build on the performance objectives outlined for the Yarra Catchment. Specifically, the HWS performance objectives that support the Yarra Strategic Plan include:
- implementing stormwater harvesting in priority rural townships
  - investigating options to increase the environmental water reserve by 10 GL/year by 2028
  - establishing 376 km and maintaining 1793 km of continuous vegetated buffers across the Yarra Catchment
  - maintain 735 km of high and very high quality vegetation in headwaters and tributaries across the Yarra Catchment.



The Victorian State Government's Plan Melbourne will guide the growth of our city for the next 35 years. It sets the strategy for supporting jobs, housing and transport, while building on Melbourne's legacy of livability and sustainability.



The Yarra Integrated Water Management Forum's Yarra Strategic Directions Statement 2018 articulates the regional context, shared vision and strategic water-related outcomes for the Yarra Catchment. The Yarra River 50 Year Community Vision informs the Yarra Integrated Water Management Forum's vision for integrated water management in the catchment.



State of the Yarra and its Parklands report provides a comprehensive baseline for the environmental condition of the Yarra River corridor; a clear starting point to which future assessments can be compared. In addition to evaluating environmental condition, future reports will also report on the key objectives of the Yarra Strategic Plan.



Living Melbourne: our metropolitan urban forest aims to create a greener, more liveable Melbourne. This strategy focuses on improving the quality and quantity of trees and vegetation in the urban forest – whether on public or private land.




A new draft Metropolitan Open Space Strategy to deliver Action 93 of Plan Melbourne 2017-2050, will enhance recreation, amenity, health and wellbeing, species diversity, sustainable water management and urban cooling across Melbourne's open space network.



The Victorian Cycling Strategy 2018-28 aims to increase the number, frequency and diversity of Victorians cycling for transport. This strategy sets out the strategic basis for Victorian Government funding commitments to develop a safer, better-connected network and prioritise strategic cycling corridors.





# WURUNDJERI WOI WURRUNG PEOPLE AND CUSTODIANSHIP OF THE BIRRARUNG

## **WILIP-GIN BIRRARUNG MURRON**

*We the Woi wurrung, the First People, and the Birrarung, belong to this Country. This Country and the Birrarung are part of us. The Birrarung is alive, has a heart, a spirit and is part of our Dreaming. We have lived with and known the Birrarung since the beginning. We will always know the Birrarung.*

*Bunjil the great Eagle, the creator spirit, made the land, the sky, the sea, the rivers, flora and fauna, the lore. He made Kulin from the earth. Bunjil gave Waa, the crow, the responsibility of Protector. Bunjil's brother, Palliyang, the Bat, created Bagarook, women, from the water. Since our beginning it has been known that we have an obligation to keep the Birrarung alive and healthy – for all generations to come.*



**Introduction to the Wurundjeri Woi wurrung people**

'We, the Wurundjeri Woi wurrung people, are the Traditional Owners of Country that extends from the mouth of the Weribee River, north to the Great Dividing Range, east to Mount Bow Bow, and south to the mouth of the Mordialloc Creek\*\*

The Birrarung is central to the Wurundjeri Woi wurrung people and our Dreaming. The city of Melbourne grew from the banks of the Birrarung – the river has allowed it to become the vibrant city it is today – but this has come at great cost to the Wurundjeri Woi wurrung people and the Birrarung itself.

When Wurundjeri Woi wurrung Elders introduced the *Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017* (the Act) on the floor of the Victorian Parliament in the Woi wurrung language, it was an Australian first. The symbolism of the Act is incredibly significant for the Wurundjeri Woi wurrung and for all Aboriginal Victorians, marking a major step towards acknowledging the rights of Traditional Owners as well as the importance of Traditional Owner language and culture.

As Traditional Owners, the Wurundjeri Woi wurrung people have the cultural, legislated, and moral authority to speak for our Country. We have an unbroken relationship with our Country, Wurundjeri Woi wurrung people do not separate the Birrarung from Port Phillip Bay ('Narrip'), or regard the Birrarung as segmented according to reaches. Nor do we separate the river corridor from the rest of the Yarra catchment. For us, the landscape through which the Birrarung flows, from its source to the sea, is one integrated, living, cultural landscape.

**'Under Wurundjeri Woi wurrung lore, it is the responsibility of everyone living on Country to protect the water and the land.'**  
**– Aunty Di Kerr**

Today, the Wurundjeri Woi wurrung people are represented by the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation. Established over 35 years ago, the corporation is a self-funded business and charity, which provides an avenue for Settler Australians to engage with Wurundjeri Woi wurrung people and culture. The corporation was appointed as a Registered Aboriginal Party in 2008.

The corporation's core purpose is the protection, preservation and revitalisation of Wurundjeri Woi wurrung culture. It also aims to contribute to the governance of Wurundjeri Woi wurrung Country, working with the state and local government to achieve this goal.

The corporation has a Country plan called 'Narrip' (Country), which is being updated. The Narrip plan outlines the corporation's engagement within the natural resource management sector, our goals and aspirations for Wurundjeri Woi wurrung Country, and pathways to achieving these goals. It covers fire, forestry, planning, biodiversity, water, and information management processes.

The activities outlined in this chapter of the Yarra Strategic Plan align with the Narrip plan.

**'The Yarra River is an icon of Melbourne. The history is rich. The river is respected. The river has been looked after by us for thousands of years. Make it clean and let the species live.'**  
**– Aunty Alice Kolasa**

\*\* Acknowledging the Wurundjeri Woi wurrung people's consideration of Country, no Traditional Owner Group/s have yet been formally recognised by the State of Victoria for parts of this area.



**Postcolonial history**

Prior to European contact there were numerous clans of the Wurundjeri Woi wurrung people. The introduction of diseases and the treatment of Aboriginal people by colonists reduced the Indigenous population significantly. Only one of the Wurundjeri Woi wurrung clans survived European settlement: the Wurundjeri Wilam balluk clan of the Birrarung (Yarra River).

To understand the Wurundjeri Woi wurrung people and the Birrarung today, it is essential to understand postcolonial history. The story of the Wurundjeri Woi wurrung people is a story of survival in the face of brutality, hardship and systematic policies of aggressive dispossession and dispersal. As Europeans expanded their footprint across the Port Phillip District of New South Wales, later Victoria, the surviving Wurundjeri Woi wurrung people were forced to relocate, time and time again despite active petitioning for a permanent settlement on their Country.

**‘The Birrarung is part of our identity.’  
– Aunty Margaret Gardiner**

**Wurundjeri Woi wurrung missions, protectorate stations and government reserves**

- 1837–1839** Port Phillip Aboriginal Mission (current-day Botanic Gardens)
  - 1840** Jacksons Creek and Arthurs Seat (temporary)
  - 1840–1843** Narre Narre Warren
  - 1841–1851** Merri Creek Protectorate Station
  - 1852–1862** Pound Bend, Warrandyte (reserved land but functioned as a rations depot due to gold mining activities)
  - 1859–1860** Acheron Station (North of the Great Dividing Range)
  - 1860–1863** Mohican Station (Adjacent to Acheron Station)
  - 1863–1924** Coranderk Station
- The Wurundjeri Woi wurrung also established informal camps along the Birrarung at Bolin Bolin (Bulleen), south of the Yarra in the Melbourne settlement, and in the upper Yarra.



Ngurungaeta Simon Wonga was eventually successful in securing a permanent reserve for the Wurundjeri Woi wurrung people on Country at Coranderk Station (in current day Healesville). Initially very successful and profitable, Coranderk Station and residents produced hops and wheat while maintaining a butcher, dairy and garden, with the produce sustaining the community. The station provided Wurundjeri Woi wurrung people, and members of dislocated tribes, with stability and a sense of community in an otherwise challenging social and political milieu.

Coranderk's prosperity proved its downfall: successive decisions by the Aboriginal Protection Board imposed increasingly harsh restrictions and inflexible regulations, which frustrated the commercial viability of the station. The government eventually closed Coranderk Station in 1924 and moved its residents to Lake Tyers Mission in Gippsland. However, five people, including Wurundjeri Woi wurrung Ancestor Jemima Wandin, refused to leave. This account is documented in our oral history and you can read about this in a book called *Rebellion at Coranderk*.

'We will show the country that the station could self-support itself.'

**– Ngurungaeta William Barak, Coranderk  
letter of petition, 16 November 1881**





### Significant sites and areas for protection

'The river is our physical and spiritual connection to this land.'

– Uncle Bill Nicholson


Wurundjeri Woi wurrung people are often called upon to identify sites of significance on Country. When referring to a significant place within our Country, its significance is as much based upon emotion, knowledge and intangible value as it is upon artefacts and tangible heritage. Place boundaries are changeable, shifting location even between individuals. These are concepts that do not always align with the modern view of property boundaries and ownership that restrict access and define land use.

Though some significant areas have been identified for the Yarra Strategic Plan, it is important to note:

- All of Country is important to Wurundjeri Woi wurrung people, being a continuous and interconnected landscape.
- Wurundjeri Woi wurrung values do not end at property boundaries and do not only occur on Crown land.
- Some places will have values that are known only to Wurundjeri Woi wurrung people.
- There are places on-Country that contemporary Wurundjeri Woi wurrung people are yet to reconnect with, as access to these landscapes has been disrupted for many generations.
- Place and space are conceptually different for Wurundjeri Woi wurrung people and may be linked through songlines, stories and view lines, and astrological connections.

The areas identified as significant have values that are known to Wurundjeri Woi wurrung people and are still semi-accessible to people today. (The lists shown here are just a sample; they do not include all the sites/areas of significance to the Wurundjeri Woi wurrung people.)



 <p>The Wurundjeri Woi wurrung people consider the following places along the Birrarung (Yarra) to be sites of significance:</p>	
<b>Federation Square*</b>	Traditional meeting place of the Kulin.
<b>MCG*</b>	Significant ceremonial ground used right up until the Wurundjeri Woi wurrung people were displaced from Melbourne city.
<b>Dights Falls</b>	Birrarung crossing place for the Wurundjeri Woi wurrung where a canoe was not required.
<b>Yarra Bend</b>	Site of the first Aboriginal School. Also known as an important Kulin meeting place and the site of the first Aboriginal Police Station.
<b>Yarra Flats</b>	Area of significant cultural resources: food, fibre, and medicine. It is also a meeting place with other Kulin groups.
<b>Confluence of the Martlyrnong and Yarra*</b>	High-resource area in the swampy salt flats. Higher ground on the western side for meeting and trade with other Kulin groups.
<b>Bend of Islands</b>	Environmental Living Zone where landowners are required to maintain and manage the environmental and cultural values of the land. Adjacent to the Birrarung. No non-native species.
<b>Coranderk</b>	Land procured by Wonga and Barak for the Wurundjeri Woi wurrung and Aboriginal people displaced from their homelands, originally including Healesville on the Yarra River.
<b>Birrarung (the Yarra) Falls*</b>	Natural crossing point for Wurundjeri Woi wurrung, located south of current-day Queen Street. This waterfall was the natural rock barrier that separated the salty tidal water from the fresh water that flowed from the Birrarung. The Yarra Falls were blasted away with explosives in the 1880s to make way for Queens Bridge.

\* Acknowledging the Wurundjeri Woi wurrung people's consideration of this location as a site of significance, no Traditional Owner Group/s have yet been formally recognised for this area of land by the State of Victoria.



'It's fantastic that our cultural views and values are being acknowledged.'  
 – Aunty Pat Ockwell (Senior Wurundjeri Elder)



The Wurundjeri Woi wurrung people have identified the following sites as areas for protection:

**Bolin Bolin Billabong**  
 Traditional eel fishing ground and meeting place was important to the Wurundjeri Woi wurrung people and is currently the subject of a Cultural Values Study.

**Merri Confluence**  
 Initiation place for the Wurundjeri Woi wurrung.

**Brushy Creek Confluence**  
 William Barak's birth place is located on the banks of Brushy Creek.

**Laughing Waters (Garambi Boan)**  
 Contains historic eel traps, which are actively maintained by the Corporation in association with Parks Victoria.

**Bulleen-Banyule Flats**  
 Important gathering place and area high in food resources. Bulleen is a place where important settler and Indigenous relations played out within the political context of the Aboriginal Protectorate.

**Yering**  
 Site of Yering Station. On 13 January 1840 Wurundjeri Woi wurrung warriors fought troopers of the Border Police to secure the release of Wurundjeri Woi wurrung leader Jagga Jagga.

#### Significant billabongs

There are also areas on Wurundjeri Woi wurrung Country that have yet to be investigated, including ancient billabongs and prior waterways that retain their cultural value and significance.

Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation acknowledge that the Birrarung landscape is dynamic and, that over the 40,000 years of our occupation, the river has changed its course.

The changing course of the Birrarung has resulted in the presence of many billabongs, of which some of the oldest have been filled with sediment. These ancient places may hold evidence of our occupation, including tangible cultural material. The filled billabongs are often connected hydrologically to the Birrarung and are visible in aerial imagery. The corporation believes these places should be recognised within the context of the Yarra Strategic Plan.

#### **Our response to the Act and the community vision: *Nhanbu narrun ba ngargunin twarn Birrarung (Ancient Spirit & Lore of the Yarra)***

The Yarra River Protection (*Willip-gin Birrarung murrn*) Act 2017 is the first Victorian legislation with a bilingual title and preamble in a Traditional Owner language (Woi wurrung). Including Wurundjeri Woi wurrung people in the Act, as well as our language, values, and Elders, was a profoundly important moment for all Indigenous Australians and First Nations peoples.

'Having our name in the Act finally gives us a legal mechanism to have a say about the Birrarung. We want to protect our homelands.'  
 – Allon Wandin



The Wurundjeri Woi wurrung people take their responsibility for the Birrarung seriously. In response to the Act and the Yarra River 50 Year Community Vision, the corporation gathered together the Wurundjeri Woi wurrung community to determine their aspirations for the Birrarung and develop a framework for involvement in the development of the Yarra Strategic Plan.

The Wurundjeri Woi wurrung Birrarung water policy, *Nhanbu narrun ba ngargurin twarn Birrarung (Ancient Spirit & Lore of the Yarra)*, is a policy document that outlines Wurundjeri Woi wurrung aspirations for community and Country, and the fundamental connection of both to the Birrarung.

The development of the policy was driven by the Wurundjeri Woi wurrung community and enabled us to articulate our vision for the Birrarung. Our connection to the land and waterways is unique and our cultural knowledge and understanding of the landscape is reflected throughout the document.

**'Water Rangers would allow us to practice our culture without asking government permission to do so. In real terms, we could actually be custodians of the river.'**  
**– Aunty Gail Smith**

Our vision for the Birrarung complements and strengthens the broader community vision. Together, the community vision and *Nhanbu narrun ba ngargurin twarn Birrarung (Ancient Spirit & Lore of the Yarra)* form the basis of the Yarra Strategic Plan.

The Birrarung water policy outlines our contributions to the Yarra Strategic Plan's objectives and includes our own performance objectives and targets. The Yarra Strategic Plan has been guided by *Nhanbu narrun ba ngargurin twarn Birrarung (Ancient Spirit & Lore of the Yarra)* and has incorporated some of our policy values, actions and examples of priority projects.

The Birrarung water policy provides clear guidance on when and how responsible public entities, in general, should collaborate with relevant Traditional Owner groups on planning, policy and decision-making. The policy flags the corporation's intention for collaboration and that this collaboration should be culturally respectful and adequately resourced.

The foreword of the policy identifies a need to adopt a whole-of-system/river approach, including the need to establish cultural and environmental corridors in order to connect the river to areas beyond Yarra River land.

Securing and protecting the footprint of the Birrarung is essential for the health of Wurundjeri Woi wurrung people and Country, as well as the wellbeing of the diverse communities of Greater Melbourne.

The Wurundjeri Woi wurrung's Birrarung water policy identifies and prioritises the following projects from the Yarra River Action Plan:

- cultural practice, knowledge and cultural mapping
- direct meaningful engagement with the Abbotford River Structure Plan Precinct Structure Plan
- Boln Boln Billabong Complex rewetling, research and practice.

*Nhanbu narrun ba ngargurin twarn Birrarung (Ancient Spirit & Lore of the Yarra)* and the Narrap plan are evolving documents which respond to policy shifts and threats to Country, including large infrastructure projects, sale of Crown land, changes to land use, rapid urban expansion and agricultural intensification.



'The Yarra is one of the major transport routes. We didn't have a train system in those days, we had a water system.'

– Ron Jones

### **Next steps for Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation**

Being legislatively embedded in the Act, as well as having the further opportunity to participate in the management of the Birrarung via the Yarra Strategic Plan, has been highly significant to the Wurundjeri Woi wurrung people.

Although not shared in this chapter, our aspirations, which include policy and legislative reform, have been determined and endorsed by Wurundjeri Woi wurrung Elders on our Board of Directors. We now plan to work with the Yarra Collaboration Committee to cement our aspirations for the Birrarung within the Yarra Strategic Plan.

In particular, our thinking has been shaped by the Echuca Declaration and the National Cultural Flows Initiative. The Echuca Declaration defines a concept called 'cultural flows' which describes water justice for Traditional Owners.

### **Cultural Flows**

"'Cultural Flows'" are water entitlements that are legally and beneficially owned by the Nations of a sufficient and adequate quantity and quality to improve the spiritual, cultural, natural, environmental, social and economic conditions of those Nations. These are our inherent rights.'

– Murray Lower Darling Rivers Indigenous Nations (MLDRIN) Echuca Declaration, 2007.

'The river was the main source of our culture and economy. Our relationship is both physical and spiritual. Cultural Flows are a modern way of interpreting this relationship.'

– Uncle Bill Nicholson

We look forward to sharing our position in the final version of the Yarra Strategic Plan, along with the context needed for the broader community and Yarra Collaboration Committee understand our aspirations.

'The Birrarung is life.'

– Jacqui Wandin



### **How we manage the Yarra River**

Over the last few decades, there have been several visionary government and community-led initiatives to improve the health of the Yarra River and its lands including introducing planning and land use controls, setting aside large areas of green open space, sewerage new suburbs, large-scale community revegetation programs and constructing a network of recreational trails along the river.

Community custodianship plays an important part in modern management of our river, with volunteers spending around 50,000 hours a year working in parks along the Yarra.

In the coming year we will invest over \$80 million in the management of the Yarra River corridor. Although this investment will lead to good outcomes for the river, in the future we will work across organisational boundaries to leverage our efforts and get the greatest benefit for the river and the community.

### **Holistic management of the river corridor**

In line with community feedback, the Act calls for modern governance and management arrangements that recognise the importance of the Yarra River and its parklands to the economic prosperity and vitality of Melbourne.

We need a more coordinated approach to investment and decision-making to realise Traditional Owner's aspirations and the community's vision and ensure the river corridor remains central to life in Greater Melbourne. To ensure a holistic approach to the management of the river and its environs, all agencies responsible for management of the river will work together, across boundaries, to manage the river as one living entity.

The Yarra Strategic Plan will focus on achieving collaborative management on Yarra River land. These state and publicly owned lands have been declared to enable coordinated management and ensure the continued health of the river. Working to coordinate our management and investment on Yarra River land will enable ongoing collaboration between agencies and Traditional Owners, which in the longer term, can extend beyond Yarra River land.

#### Our commitment to future management

The Yarra Strategic Plan has been developed by a governance group made up of the representatives from the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation as well as the 15 state and local agencies who manage the Yarra River corridor. This group, known as the Yarra Collaboration Committee, exemplifies the transformational partnerships we are seeking and demonstrates a serious commitment to cross-boundary management of the Yarra River.

In order to implement the Yarra Strategic Plan, the Yarra Collaboration Committee has decided that we need to embed long-term change in the way government agencies and councils work together in the Yarra River corridor. To embed collaborative management of the Yarra River corridor, the plan proposes four changes to be implemented over the next 10 years:

1. There is continued commitment of the Yarra Collaboration Committee to oversee rolling three-yearly implementation plans and ensure whole-of-government decision-making for Yarra River lands.
2. There is commitment to coordinated investment decisions on Yarra River land.
3. All stakeholders, including the community, are involved in taking care of the river.

4. Government agencies and Traditional Owners are supported in their transition to deliver on the 50 Year Community Vision and the Birrarung Water Policy.

Consistent with the Act, each of the responsible public entities<sup>16</sup>:

- must not act inconsistently with any part of the Yarra Strategic Plan that is expressed to be binding on the entity in relation to Yarra River land. There are no binding elements in this draft Plan. Elements of the Land Use Framework will be made binding by updating the Victorian Planning Provisions once the final Yarra Strategic Plan is endorsed and approved
- must have regard to the Yarra protection principles (refer to Figure 1), and those parts of the Yarra Strategic Plan not expressed to be binding on the entity
- must prepare an annual report on their implementation of the Yarra Strategic Plan. This report will include actions and projects delivered towards the plan's performance objectives
- a responsible public entity which is a planning authority must not prepare a planning scheme amendment that relates to Yarra River land that is inconsistent with anything in the Yarra Strategic Plan expressed to be binding on them
- any planning scheme amendment to zoning controls that allows for Greater Yarra Urban Parklands land to be used in a way that is inconsistent with the Yarra Strategic Plan be ratified by Parliament (in accordance with section 46AAB of the Planning and Environment Act 1987).

<sup>16</sup> This does not apply in relation to a declared project within the meaning of the Major Transport Project Facilitation Act 2009.

The Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017 sets out 19 protection principles for Yarra River land, related to six themes:

- 

**General principles** – Decision-making related to Yarra River land integrates environmental, social and cultural factors, including climate change. Care for the environment is a shared societal responsibility.
- 

**Environmental principles** – Protecting biodiversity and ecological integrity is paramount and decisions should result in a net gain for the environment on Yarra River land.
- 

**Social principles** – Ensuring the community is involved in decision-making to protect the landscape amenity of Yarra River land.
- 

**Cultural principles** – Ensure Traditional Owners are involved in decision-making and their cultural values, heritage and knowledge is acknowledged, reflected, protected and promoted. Ensure Aboriginal and postcolonial heritage is protected on Yarra River land.
- 

**Recreational principles** – Ensure appropriate community use, enjoyment and access to Yarra River land.
- 

**Management principles** – Decision-making related to Yarra River land should result from coordinated between all levels of government and government agencies and aim for the best outcomes beyond compliance.

Figure 1 Themes of the Yarra protection principles





#### Our framework for collaborative action

The passing of the Act signalled an important shift in the way the Yarra River corridor is managed and protected. The Act requires that the Yarra River corridor should be protected as one living and integrated natural entity and outlines the strategic framework for the Yarra Strategic Plan (refer to Figure 2). In addition, the Act calls for the development of the Yarra River 50 Year Community Vision, which is complemented by the Birrarung Water Policy, *Nhanbu narun ba ngargunin twam Birarung* (Ancient Spirit & Lore of the Yarra). Together the Act, the community vision and the Birrarung Water Policy set the direction for how we manage the Yarra River collaboratively.

The **four performance objectives** represent the change we are seeking for the river in the next 10 years. They set the foundation for achieving the 50 year community vision. The objectives have been informed by the community vision, the Act and the broad objectives contained in the Yarra River Action Plan<sup>17</sup>. The performance objectives guide the Yarra Strategic Plan and our commitment to a new, modern governance approach.

**Priority projects** will be developed for the final plan. These are projects that go above and beyond business as usual and can be assessed annually by the Yarra Collaboration Committee. Projects will be assessed by the following criteria:

- extent to which they capitalise on opportunities – e.g. the ability to i) leverage existing funding opportunities, ii) partner with Traditional Owners and iii) align to delivering the community vision
- extent to which they contribute to the protection and enhancement of the Yarra River corridor and build resilience to climate change; e.g. the ability to i) deliver on the performance objectives, ii) achieve benefits for the broader community and iii) and address the impacts of climate change and population growth.

**10 year actions:** The Yarra Strategic Plan focuses on coordinating investment across responsible public entities to improve public land and waterway management and achieve the Yarra River 50 Year Community Vision and the Birrarung Water Policy. The plan will do this by working towards achieving the 10 year performance objectives on Yarra River land. The draft plan sets out a series of foundational actions<sup>18</sup> to enable collaborative management of the Yarra River and achieve the 10 year performance objectives.

**Decision-making framework:** To ensure implementation and decision-making meets the performance objectives, a decision-making framework will enable coordinated investment decisions on Yarra River land, led by the Yarra Collaboration Committee. The decision-making framework will ensure alignment with the Yarra River protection principles on Yarra River land and achieve the management principles (refer to Figure 1) to:

- Ensure coordination between all levels of government and government agencies when designing policies and programs and making decisions in relation to Yarra River land.
- Use the best practicable measures available at the time when designing policies and programs.
- Aim for continuous improvement and extend beyond compliance with relevant laws and requirements when implementing natural resource management.

The decision-making framework is still in draft and will be tested within the Yarra Collaboration Committee before its inclusion into the final Yarra Strategic Plan.

\* All actions are subject to funding

**Land use framework:** The framework provides a series of actions and directions to ensure the Yarra River is at the heart of decision-making for land use and development activities in the corridor. The framework will ensure that the health and integrity of the river are protected through a number of statutory mechanisms. Implementing the land use framework through planning schemes will ensure that land uses and activities, including on private land, can deliver on the Yarra Strategic Plan's performance objectives.

**Modern governance and the role of the Birrarung Council:** As part of our progress towards modern governance, we will work to align our normal business to achieve the 10 year performance objectives. This includes identifying opportunities for annual investment on Yarra River land, implementing the land use framework through planning decisions and completing a report on the implementation of the Yarra Strategic Plan.

To support the Yarra Collaboration Committee, the Minister for Water will nominate one responsible public entity as the lead agency for implementation. The lead agency will:

- Enable the Yarra Collaboration Committee to implement the decision-making framework and deliver the 10 year actions.
- Draft the implementation plan in partnership with the Yarra Collaboration Committee.
- Coordinate the development of a consolidated annual report, using information provided by each responsible public entity. They will then submit the report to the Birrarung Council<sup>19</sup>.

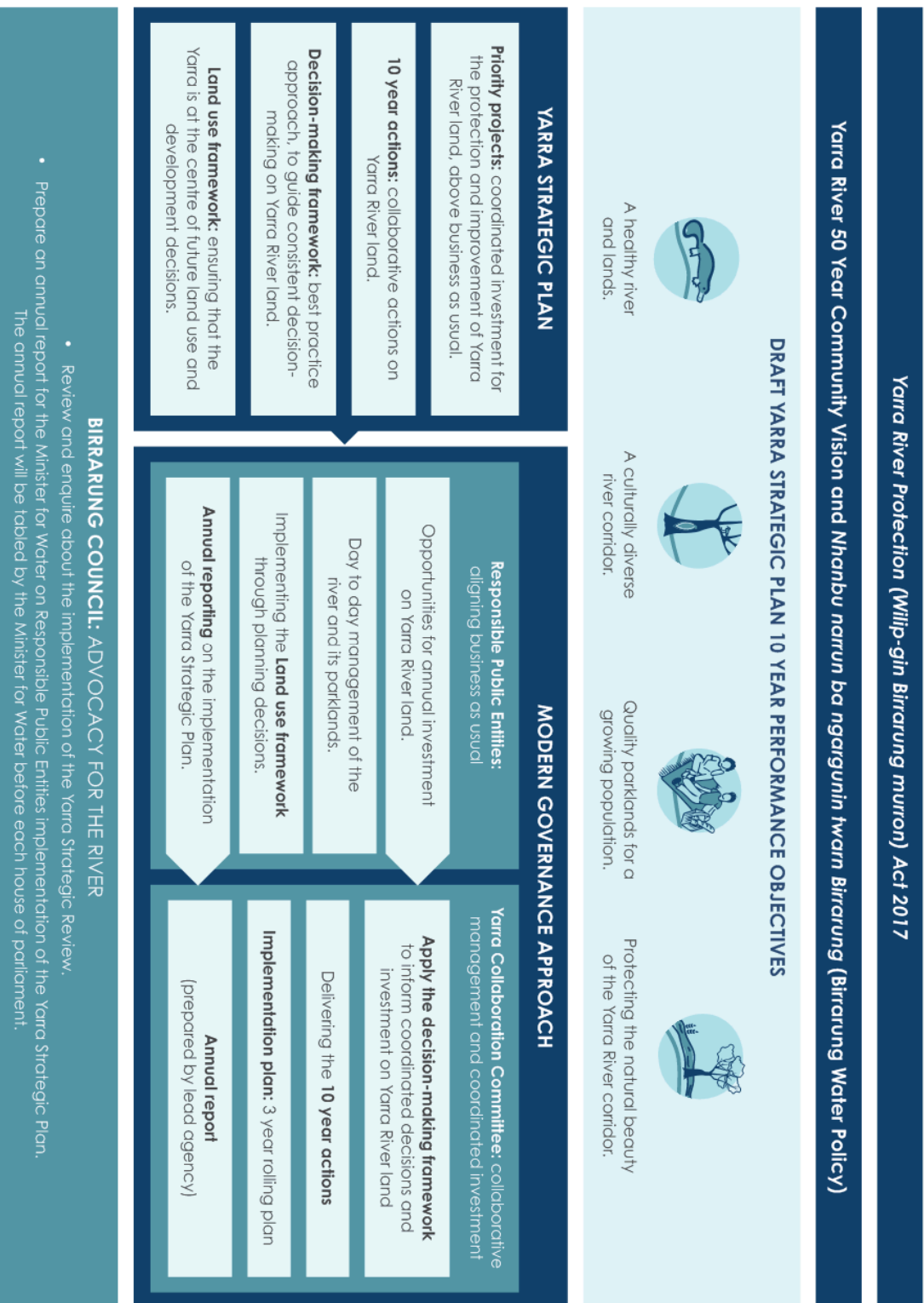
The Birrarung Council, established by the Act as the independent voice of the river, will then provide a response to this consolidated annual report, which outlines progress towards the community vision. To ensure appropriate accountability, the Birrarung Council's report will be delivered to the Minister for Water, to be tabled in parliament.

### 10 year actions

Over the next 10 years, the Yarra Strategic Plan will focus on coordinating investment across responsible public entities to improve public land and waterway management and achieve the 10 year performance objectives on Yarra River land. The actions outlined are considered priorities for the corridor, and build on the many initiatives already underway in the catchment.



Figure 2: Yarra Strategic Plan framework





### Performance objective 1: A healthy river and lands

Improving the water quality of the Yarra River and protecting its land, floodplains and billabongs to achieve greater biodiversity.

With substantial projected population growth, rising temperatures and decreasing rainfall, the health of the river corridor is under significant pressure. More frequent extreme weather events due to climate change will have a detrimental impact on biodiversity and water availability, and increase bushfire risk.

Building the resilience of our Yarra River and its parklands is crucial to delivering Traditional Owners' aspirations and the community's vision. We must act now to protect the Yarra River corridor's environment and secure the social, recreational and economic benefits of the river for future generations.

To deliver a healthy river and lands, the Yarra Strategic Plan builds on existing state and regional environmental initiatives such as the Biodiversity Strategy 2037, the Regional Catchment Strategy and the Healthy Waterways Strategy.

The Yarra Strategic Plan will:

1. Restore billabongs and wetlands by increasing water for the environment and undertaking complementary land and water management.
2. Strengthen terrestrial and aquatic habitat corridors between the Yarra River and the catchment to support biodiversity. Priorities include:
  - Healesville to Warrandyte
  - Healesville to Millgrove
  - Watsons Creek (area for protection)
  - Gardiners Creek (celebrating significant places).
3. Deliver foundational actions to achieve Traditional Owners' aspirations and the community's vision for 'clean waters'. This includes:
  - reducing the volume of litter impacting the Yarra River
  - strengthening stormwater management controls and strategies
  - increasing education, awareness and regulation to reduce pesticides and chemicals entering the waterway
  - improving septic tank and wastewater management.





### Swimming in the Yarra River

For decades the Race to Princes Bridge attracted hundreds of entries each year. The race ran from 1913 until its cancellation in 1964. It is still possible to enjoy a swim in the Yarra, but due to boating activity it is illegal to swim below Gipps Street in Abbotford.

The Traditional Owners' aspirations and community's vision for 'clean waters' demonstrates a strong desire to continue the tradition of swimming in the river. By delivering the actions under this performance objective we aim to improve water quality to ensure people can continue swimming in the Yarra.

Melbourne Water and EPA Victoria monitor recreational water quality at four sites over summer to ensure they are safe for swimming. Monitoring takes place at Launching Place, Healesville, Warrandyte and Kew.

From a water quality perspective, Warrandyte is consistently the best location for swimming, while Healesville and Kew vary between summers.

If it has rained in the past 48 hours, people are advised not to swim in the river.

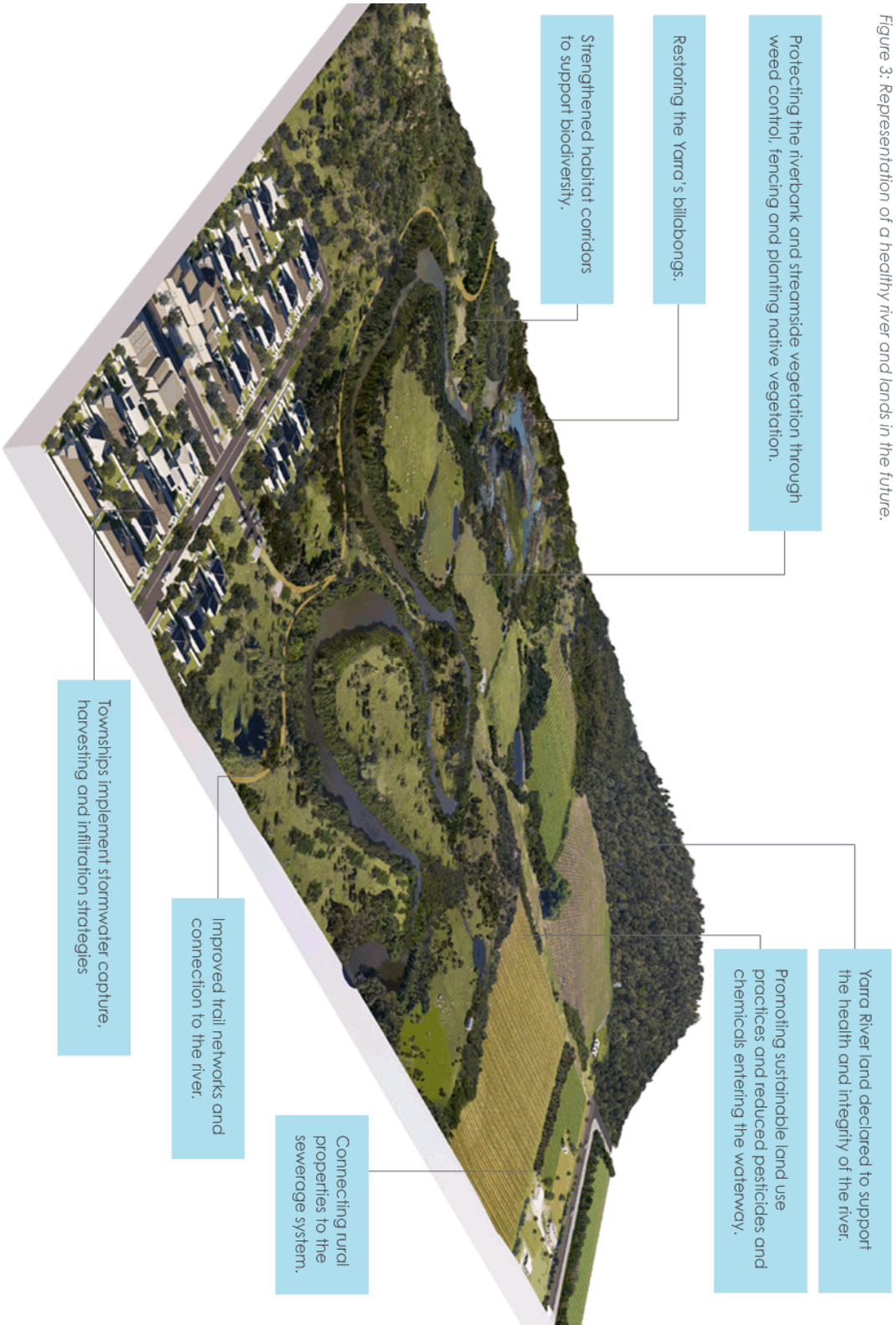
To check whether it's safe to swim visit [Yarra Watch: yarrandbwy.vic.gov.au/yarra-watch](http://Yarra-Watch.yarrandbwy.vic.gov.au/yarra-watch)

Image source: State Library Victoria



Draft Yarra Strategic Plan

Part 1 - 41



'Flowing from source to sea, it is the resilient lifeblood of past, present and future generations of Victorians.'

'Its clean waters and connected network of thriving green spaces nurture biodiversity, and deepen the relationship between people and nature.'

'Its health and integrity are paramount and uncompromised.'

– Yarra River 50 Year Community Vision



Draft Yarra Strategic Plan

Part 1 51



## Performance objective 2: A culturally diverse river corridor Acknowledging, protecting and commemorating the rich heritage of the Birrarung and its stories.

The river's history and heritage are documented in numerous sources; however, no single heritage assessment exists for the Yarra River, Birrarung, and information contained in council studies is inconsistent. We need consistent documentation of the cultural and heritage values of the river. Otherwise, we risk losing or mismanaging places of significance. Pressure for new development within urban areas may threaten the protection of these important places.

The Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation will also undertake cultural values studies and cultural mapping to identify culturally significant landscapes along the river. All of these places form part of Wurundjeri Woi wurrung peoples' cultural knowledge. Some information from this study will be shared publicly, while some sites will remain part of the Wurundjeri Woi wurrung people's cultural knowledge.

To deliver a culturally diverse river corridor and share the stories of the river, the Yarra Strategic Plan will support a consistent approach to providing information about the Yarra's history and important sites.

'Our Yarra River, Birrarung, its essential role in our lives and its rich history, are respected, understood and protected.'

'The vital and continued role of Traditional Owners as custodians of the river, and its role in their culture, is recognised and celebrated.'

- Yarra River 50 Year Community Vision

The Yarra Strategic Plan will:

1. Support Traditional Owners to record the river's cultural values on Yarra River land.
2. Pilot interpretive and educational programs for five sites that have shared values for Traditional Owners and post-settlement cultures. The sites are:
  - Abbotford Convent, Abbotford
  - Dights Falls, Abbotford
  - Bolin Bolin Billabong, Bulleen
  - Domain Parklands, Melbourne
  - Brushy Creek, Wonga Park.
3. Deliver an interactive education program (e.g. signage, and smart device application) that includes storytelling about the rich culture and heritage of the Yarra River, Birrarung.

'Wurundjeri invites all people to see the Birrarung through our eyes, to talk with us to understand our values, and to partner with us to re-energise the river as we fulfil our cultural duty in bringing the Birrarung back to environmental, cultural, ceremonial and spiritual health.'





Figure 4: Representation of a culturally diverse river corridor.



### Performance objective 3: Quality parklands for a growing population

Improving the river's parklands to support community wellbeing and strengthen the relationship between the Yarra River, its community and visitors.

The Yarra River flows through around 2,450 ha of parkland and public open space, supporting a range of recreational, social, environmental and sporting activities. The diverse spaces along the river help to define our city. They provide a unique sense of place for local communities, support access and connection throughout the river corridor and, importantly, they play a vital role in the community's health and wellbeing. Visitors can experience high-quality services linked to the river corridor during their daily exercise or on longer journeys. The river's parklands are also enjoyed by the millions of tourists who visit Melbourne each year.

In January 2018 the Victorian Government declared the Greater Yarra Urban Parklands. The declaration recognises the network of parklands along the Yarra as one of Melbourne's greatest open space assets, which enhances the city's economic prosperity, vitality and liveability. The declaration aims to promote the connection of these parklands to the Yarra River and includes public open space between Punt Road, South Yarra, and the urban growth boundary in Warrandyte.

Climate change and a growing population will place pressure on existing parklands, increasing the demand for access to green space in our bustling city. Green spaces combat the urban heat island effect and are vital to keeping Melbourne cool as the climate becomes hotter, drier and more prone to extreme weather events. Green spaces provide opportunities for integrated water management projects that help maintain our city's amenity. We must account for rising temperatures and reduced water availability in our long-term planning, all green spaces need to be managed to adapt to and mitigate the impacts of climate change. We need to ensure that the quality and quantity of green space within the corridor continue to offer places of refuge, activity and connection for the community. The services and experiences in these parklands also need to be inclusive.

To deliver the deliver quality parklands for a growing population, the Yarra Strategic Plan will complement the draft *Metropolitan Open Space Strategy's* three key programs of work: 'Protect, Optimise and Grow'.

The Yarra Strategic Plan will:

1. Establish a sub-committee of the Yarra Collaboration Committee to support planning, design and management of the river parklands as one living entity.
2. Support Traditional Owners to carry out cultural land and water management practices.
3. Improve community access to the river by connecting recreational trail networks.
4. Establish partnerships to manage sites with Wurundjeri Woi wurrun Cultural Heritage Aboriginal Corporation and Traditional Owners.
5. Extend the parkland network to cater for a growing community.
6. Ensure park infrastructure and services are contemporary, inclusive, and provide multiple benefits.
7. Improve on-water access by constructing all abilities kayak/canoe access points at key locations. Improve signage and information for on-water journeys.
8. Develop a 10 year berthing strategy for the lower Yarra River.
9. Ensure access and egress to priority sites along the Yarra River through investment in a comprehensive dredging operation and ongoing maintenance dredging for the Yarra River.
10. Form a Yarra River Management Committee to oversee commercial berthing, events and activation, and infrastructure activities in the lower Yarra River.

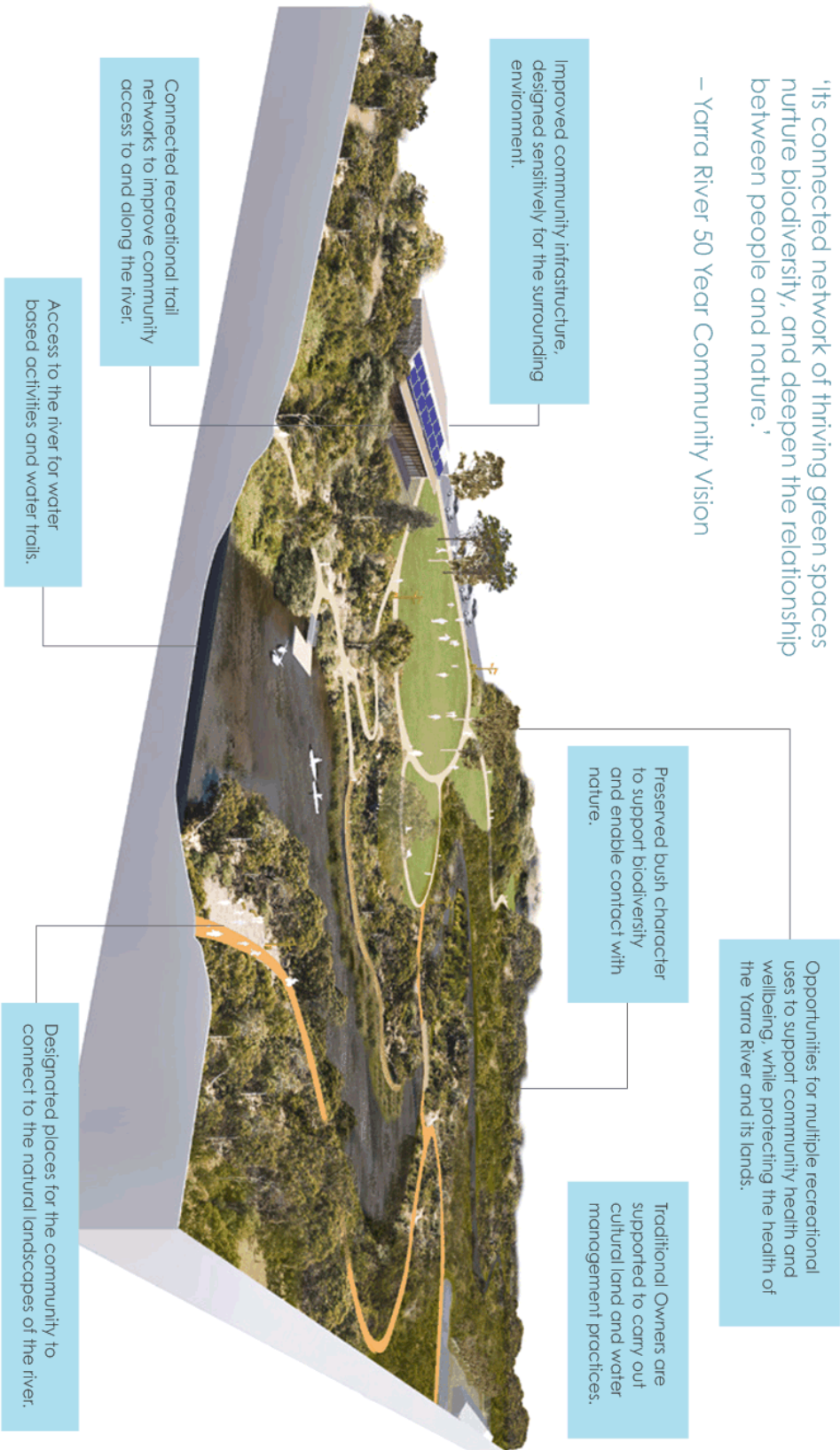


Figure 5: Representation of quality parklands for a growing population in the future.

'It's connected network of thriving green spaces nurture biodiversity, and deepen the relationship between people and nature.'

– Yarra River 50 Year Community Vision



**Performance objective 4: Protecting the natural beauty of the Yarra River corridor**  
 Respecting the significance of the Yarra River's landscapes. Where we build,  
 we will protect and celebrate the river's natural beauty, landscapes and views.

As the river journeys from the mountains to the bay, it transitions through a rich variety of landscapes.

In the rural reaches, the protected forests create a sense of seclusion and offer a wilderness experience. Through the Yarra Valley, the river's setting opens out to expansive and picturesque rural landscapes. Within the suburban reach, the parklands and conservation areas have created a near-continuous vegetated corridor along the river's edge, screening views of residential neighbourhoods that lie beyond. As the river flows through the heart of Melbourne, activity and development are in close proximity.

The river's landscapes are highly valued by the community for their scenic qualities, environmental diversity, amenity and cultural associations.

There are numerous locations from which to view the river and its landscapes. This includes formal lookouts, the many bridges which provide long-range vantage points, and the recreational trails which run alongside the water and through the parklands.

Within the inner city and suburban reaches, the extensive parklands along the river's edge allow for direct access to the river and, in some places, an 'immersive' experience of the landscape. However, through the rural areas there are fewer parks and recreational trails, and opportunities to access and experience the river are more isolated.

As our city grows we need to ensure all development along the Yarra is undertaken in a consistent way that aligns with Traditional Owners' aspirations and the community vision. The river's highly valued and diverse landscapes must be protected, its role as a vegetated corridor strengthened, and new opportunities to view, access and experience the river created where possible. In addition to these actions, the land use framework provides statutory mechanisms to support many of these outcomes throughout the corridor, on both private and public land.

The Yarra Strategic Plan will:

1. Enhance the river's landscapes and views by improving public access, viewing locations and user experiences (as indicated within the significant places in the land use framework).
2. Monitor changes in land use in order to prioritise the integration of new open space, access to the river and habitat corridors.

**'Our Yarra River, Birrarung, and its diverse surrounding landscapes provide a place of refuge, recreation, learning and livelihood.'**

— Yarra River 50 Year Community Vision



Figure 6: Representation of protecting the natural beauty of the Yarra River corridor in the future.

**Actions, responsibilities and targets**

The Yarra Collaboration Committee will coordinate and oversee the delivery of each of the 10 year actions\*. This will also be supported by 3 year rolling implementation plans which will provide greater detail relating to the process for delivery and investment commitment across organisations.

**Performance objective 1: A healthy river and lands\***

Action	Yarra Collaboration Committee member(s)	Delivery timeframe
1. Restore billabongs and wetlands by increasing water for the environment and undertaking complementary land and water management.	DELWP, Melbourne Water, Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation	Short term (1-3 years)
2. Strengthen terrestrial and aquatic habitat corridors between the Yarra River and the catchment to support biodiversity. Priority areas include: <ul style="list-style-type: none"> <li>a. Healesville to Warrandyte</li> <li>b. Healesville to Millgrove</li> <li>c. Watsons Creek (area for protection)</li> <li>d. Gardiners Creek (celebrating significant places).</li> </ul>	PPW/GMA, Melbourne Water, local government, Parks Victoria, Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation, DELWP	Short term (1-3 years)
3. Deliver foundational actions to achieve Traditional Owners' aspirations and the community's vision for 'clean waters'. This includes: <ul style="list-style-type: none"> <li>• implementing a stormwater awareness and behaviour change campaign targeted at reducing litter and contamination entering the Yarra River</li> <li>• increasing education, awareness and regulation to reduce pesticides and chemicals entering the waterway</li> <li>• implementing the Stormwater MAC recommendations for the protection of the Birrarung (and other urban waterways) as follows:                             <ul style="list-style-type: none"> <li>- investigate changes to the Victorian variation to the Building Code of Australia and supporting regulations to improve stormwater management from urban development</li> <li>- provide clear and effective accountabilitys and funding arrangements for stormwater management</li> <li>- improve guidance and enforcement of stormwater management during construction.</li> </ul> </li> <li>• improving septic tank and wastewater management using mechanisms such as:                             <ul style="list-style-type: none"> <li>- education and awareness campaigns</li> <li>- increased compliance</li> <li>- implementation of the state-wide risk assessment framework.</li> </ul> </li> </ul>	DELWP, Melbourne Water, local government, Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation	Short term (1-3 years)
	Melbourne Water, DELWP, Parks Victoria, EPA, industry, Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation	Short term (1-3 years)
	DELWP, Melbourne Water, Parks Victoria, Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation	Long term (8-10 years)
	DELWP, Melbourne Water, local government, EPA, Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation	Long term (8-10 years)

\*All actions are subject to funding

Draft Yarra Strategic Plan

**Performance objective 2: A culturally diverse river corridor\***

Action	Yarra Collaboration Committee member(s)	Delivery timeframe
1. Support Traditional Owners to record the river's cultural values on Yarra River land.	Yurundjeri Woi wurruung Cultural Heritage Aboriginal Corporation, Parks Victoria, local government	Short term (1-3 years)
2. Pilot interpretive and educational programs for five sites that have shared values for Traditional Owners and post-settlement cultures. Sites include: <ul style="list-style-type: none"> <li>• Abbotstord Convent, Abbotstord</li> <li>• Dights Falls, Abbotstord</li> <li>• Bolin Bolin Billabong, Bulleen</li> <li>• Domain Parklands, Melbourne</li> <li>• Bushy Creek, Wonga Park.</li> </ul>	Heritage Victoria, Museum Victoria, local government, Yurundjeri Woi wurruung Cultural Heritage Aboriginal Corporation, Parks Victoria	Medium term (4-7 years)
3. Deliver an interactive education program (e.g. signage, and smart device application) that includes storytelling about the rich culture and heritage of the Yarra River, Birrarung.	Heritage Victoria, Museum Victoria, local government, Yurundjeri Woi wurruung Cultural Heritage Aboriginal Corporation, Parks Victoria	Long term (8-10 years)

\*All actions are subject to funding



## Performance objective 3: Quality parklands for a growing population\*

Action	Yarra Collaboration Committee member(s)	Delivery timeframe
1. Establish a sub-committee of the Yarra Collaboration Committee to support planning, design and management of the river parklands as one living entity. Priority objectives for committee include: <ul style="list-style-type: none"> <li>- ensuring that all Greater Yarra Urban Parklands have a consistent profile and celebrate the relationship between the river and its parklands</li> <li>- delivering a Yarra River Recreation Strategy to support diverse recreational experiences along the corridor.</li> </ul>	Parks Victoria, local government, Melbourne Water, Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation	Short term (1-3 years)
2. Support Traditional Owners to carry out cultural land and water management practices.	DELWP, Parks Victoria, Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation, Melbourne Water	Short term (1-3 years)
3. Improve community access to the river by connecting recreational trail networks as indicated within the significant places.	VicRoads, Parks Victoria, local government, Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation	Medium term (4-7 years)
4. Establish partnership to manage sites with Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation and Traditional Owners.	Parks Victoria, Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation	Medium term (4-7 years)
5. Extend the parkland network to cater for a growing community.	DELWP, Parks Victoria, local government, Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation	Long term (8-10 years)
6. Ensure park infrastructure and services are contemporary, inclusive, and provide multiple benefits.	Parks Victoria, local government, Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation	Medium term (4-7 years)
7. Improve on-water access by constructing all abilities kayak/canoe access points at key locations and improve signage and information for on-water journeys.	Parks Victoria, local government, Department of Transport (including VicRoads), and VicTrack, Melbourne Water	Long term (8-10 years)
8. Develop a 10 year berthing strategy for the lower Yarra River	Parks Victoria, Melbourne City Council, Traditional Owners	Short term (1-3 years)
9. Ensure access and egress to priority sites along the Yarra River through investment in a comprehensive dredging operation and ongoing maintenance dredging for the Yarra River.	Parks Victoria, Traditional Owners	Short term (1-3 years)
10. Form a Yarra River Management Committee to oversee commercial berthing, events and activation, and infrastructure activities in the lower Yarra River. The key terms of reference for this committee would include: <ul style="list-style-type: none"> <li>- driving the development of a 10 Year strategic plan for the lower Yarra River focused on commercial berthing, events and activation, and infrastructure investment</li> <li>- driving the alignment of Parks Victoria and Melbourne City Council annual works programs</li> <li>- overseeing the implementation of the outcomes of the Yarra Strategic Plan for the lower Yarra River.</li> </ul>	Parks Victoria, Melbourne City Council, Melbourne Water, Traditional Owners	Short term (1-3 years)

\*All actions are subject to funding

Draft Yarra Strategic Plan



Performance objective 4: Protecting the natural beauty of the Yarra River corridor*		
Action	Yarra Collaboration Committee member(s)	Delivery timeframe
1. Enhance the river's landscapes and views by improving public access, viewing locations and user experiences (as indicated within the significant places in the land use framework).	DELWP, Parks Victoria, local government, Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation	Medium term (4-7 years)
2. Monitor changes in land use in order to prioritise the integration of new open space, access to the river and habitat corridors.	DELWP, Traditional Owners	Medium term (4-7 years)

\*All actions are subject to funding

Each performance objective will have a series of targets against which responsible public entities will measure their progress. Targets will cover the following areas:

- A healthy river and lands:**
  - number of hectares of vegetation and habitat corridor that connect to Yarra River land
  - proportion of floodplains and billabongs on Yarra River land that are inundated to meet environmental and cultural objectives
  - maintenance of water quality condition targets as identified in the *Healthy Waterways Strategy*.
- A culturally diverse river corridor:**
  - number of on-Country and river-based learning opportunities supported on Yarra River land
  - recording of cultural values along the Yarra River corridor through a number of studies
  - opportunities to celebrate the Yarra River's rich heritage and culture.

These targets will be included in the final plan. They will be developed using input provided by the community and Traditional Owners during public engagement.



62  
Draft Yarra Strategic Plan





## The Yarra River at the centre of planning

The Yarra Strategic Plan provides a regional framework for land use planning and decision-making on both public and freehold private land at a local level. The framework complements the collaborative actions set out in Part 1 by ensuring all activities within the corridor align with the performance objectives in the next 10 years.

### **Purpose of the land use framework**

The land use framework sets out the spatial directions for the Yarra Strategic Plan, as required by Sections 20 and 21 of the *Yarra River Protection (Wilkip-gin Birrarung murrn) Act 2017* (the Act).

To deliver on the intent of the Act, while also reflecting the unique characteristics of the Yarra River, the land use framework provides direction at a whole-of-river scale and within each of the four reaches.

Preparation of the land use framework has drawn from the many existing studies, strategies and projects occurring within the corridor. The framework aims to strengthen and coordinate existing work and fill gaps where required. Relevant responsible public entities will align their business-as-usual activities to the recommendations of the land use framework in order to deliver outcomes for the Yarra Strategic Plan.

### **Application of the land use framework**

Once the Yarra Strategic Plan is finalised, Clause 12.03-1R 'Yarra River Protection' of the Planning Policy Framework found in the Victoria Planning Provisions will be updated, and the final Yarra Strategic Plan will be referenced or incorporated in planning schemes.

The Yarra Strategic Plan will:

- be used in the planning system to provide regional planning policy and strategic direction for all land within the Yarra Strategic Plan area
- require that changes to a planning scheme (amendments) or a proposed development (permits) must consider the Yarra Strategic Plan and be consistent with its strategic objectives<sup>19</sup>.



**Whole-of-river directions**

The Yarra River contains various extensive and distinct landscapes that are valued for their scenic, environmental, social, cultural and economic value.

Planning controls should seek to protect those values and ensure that any development respects the Yarra River and its environs. A lack of consistently applied planning controls throughout the Yarra River’s varied reaches, and across municipalities, will undermine the ability of the Yarra Strategic Plan to achieve the community’s long term vision and contribute to poor long term outcomes, which threaten the river’s significant values.

In 2017, the Minister for Planning implemented interim planning controls between Richmond and Warrandyte recognising the urgent need to protect the suburban areas of the Yarra River from further inappropriate development – ahead of the passing of the Act and development of the Yarra Strategic Plan. The interim planning controls, for the first time, brought a consistent approach introducing mandatory height, setback and overshadowing controls along with consistent vegetation protection across six suburban municipalities.

The Yarra Strategic Plan recommends the following **whole-of-river planning directions** be progressed to ensure the values of the river are protected and the 50 year community vision can be realised. These include:

- Refine and introduce permanent design and development and landscape management controls between Richmond and Warrandyte which continue to prescribe mandatory maximum building heights, minimum development setbacks and overshadowing controls, and strengthened vegetation controls for all new development.
- Prepare new planning controls which extend upstream from Warrandyte to the Yarra Ranges, employing the approach used in the preparation of strengthened controls already applied between Richmond and Warrandyte.

- Review the Yarra River’s heritage values and protections and update or introduction of new planning controls, such as the Heritage Overlay, to protect sites of significance.
- Identify areas of high riparian and biodiversity value requiring protection from disturbance and introduction and/or updating of appropriate planning controls such as the Environmental Significance Overlay to these or other high-priority/ revegetation sites.
- Develop new guidelines to support appropriate landscape design and native planting at the river’s interface to ensure a consistent approach to protect and enhance the riverbank environment.

**The Yarra River’s four distinct reaches**

To reflect the unique characteristics of the Yarra River and align with the Yarra River 50 Year Community Vision, the land use framework provides direction for the whole of river landscape across the four reaches:

- **Upper rural:** Upper Yarra Reservoir to Hedgesville
- **Lower rural:** Hedgesville to Warrandyte
- **Suburban:** Warrandyte to Dights Falls
- **Inner city:** Dights Falls to Westgate Bridge.

Each reach is guided by its own 50 year community vision. The land use framework acknowledges the unique characteristics of each reach and includes some or all of these five elements: current state land use analysis, achieving the community vision, directions for future land use and development, existing and new areas for protection, and celebrating significant places.



#### Current state land use analysis

We have undertaken current state analysis to understand existing land use, anticipated threats and pressures (e.g. population growth and climate change); identify values; and to understand how we can achieve Traditional Owners' aspirations and the community vision.

The analysis was informed by the elements of the land use framework, articulated in Section 21 of the Act. Further detail on the current state analysis can be found in the *Yarra Strategic Plan Map Book*<sup>20</sup>.

#### Achieving the community vision

Each reach has its own community vision, priorities and values which define the community's aspirations for the reach in 50 years. The directions set out in the land use framework respond to the community's aspirations and outline the objectives for both private and public land in the next 10 years.

#### Directions for future land use and development

The 242km Yarra River corridor features a myriad of landscapes and environments, with differing degrees of development, access, land use and management.

To reflect these diverse characteristics and manage the increasing pressures on the Yarra River corridor, directions for future land use and development have been categorised into six land use settings. **All activities occurring within the Yarra Strategic Plan area must adhere to the directions set out by the relevant land use settings.**

Land use settings include:

**Yarra River land** – comprised of publicly owned land which has been declared for protection under the *Yarra River Protection (Wilip-gin Birrarung murron) Act 2017*. The role of Yarra River land is to support the health of the Yarra River and, where appropriate, allow people to access the river in its most natural state.

**Bush residential** – privately owned land used for agriculture, rural residential properties and agritourism, with many land parcels having direct frontage to the Yarra River. The low level of development on bush residential land will allow for the restoration of a continuous corridor of native vegetation along the Yarra River and its tributaries.

**Townships** – historic townships are focal points in the upper and lower rural reaches for community access to the Yarra River, commercial activity and tourism.

**Suburban** – comprised primarily of residential neighbourhoods, through which the Yarra River and its parklands form a continuous landscape corridor that will be protected and strengthened.

**Urban** – more intensely developed areas in the inner city reach that include a mix of established residential neighbourhoods, retail activity centres and key employment precincts undergoing significant redevelopment. Managing development and strengthening the Yarra River's landscape values are key directions for this land use setting.

**Central city** – within the CBD the Yarra River is a focal point with views along the corridor framed by linked parklands, promenades and surrounding buildings.

The directions for each land use setting will be translated into the Planning Policy Framework, at either the regional or local level.

**Existing and new areas for protection**

There are currently many forms of statutory protection in place to manage the different values of the Yarra River. They are implemented through legislation and the planning system and include:

- the Planning and Environment Act 1987, which provides the legal framework for Victoria’s planning system
- the Aboriginal Heritage Act 2006, which declares all land within 200m of the edge of all waterways as having potential cultural sensitivity
- the National Parks Act 1975 and Crown Land (Reserves) Act 1978 which apply to forested areas and many of the parklands
- planning scheme overlays such as the Heritage Overlay, Environmental Significance Overlay and Significant Landscape Overlay
- land use zones such as the Green Wedge Zone, Rural Conservation Zone, Neighbourhood Residential Zone and Public Conservation and Resource Zone.

To realise Traditional Owners’ aspirations, the community’s vision and deliver on the requirements of the Act, new areas for protection have been identified for the Yarra River. These areas will help to safeguard against future pressures and ensure that the Yarra River is respected as a sacred natural entity.

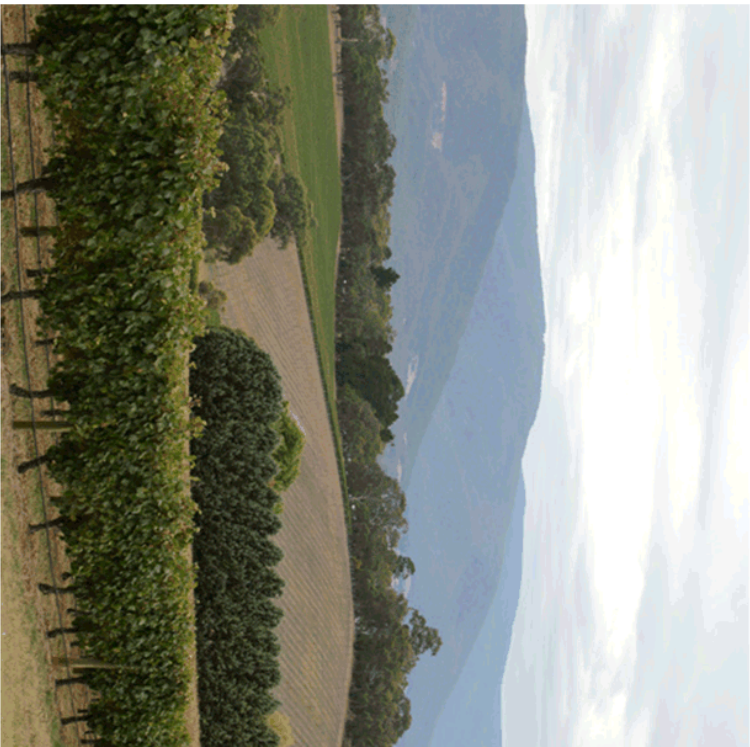
The new areas for protection have been selected by:

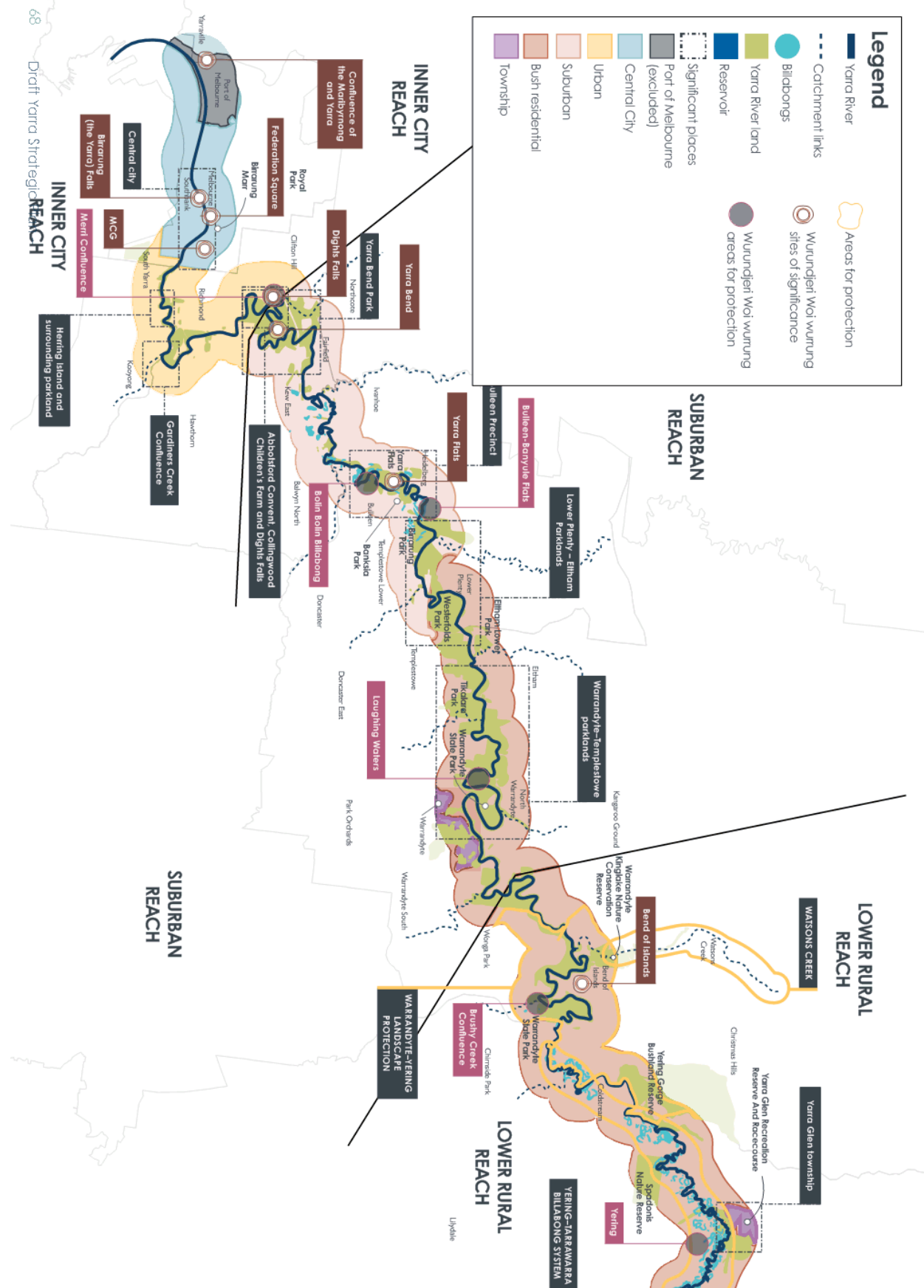
- identifying areas with high environmental, landscape and cultural value
- assessing future threats to these values and reviewing the effectiveness of existing protections
- considering the range of protection mechanism required to manage threats and protect values for future generations.

**Celebrating significant places**

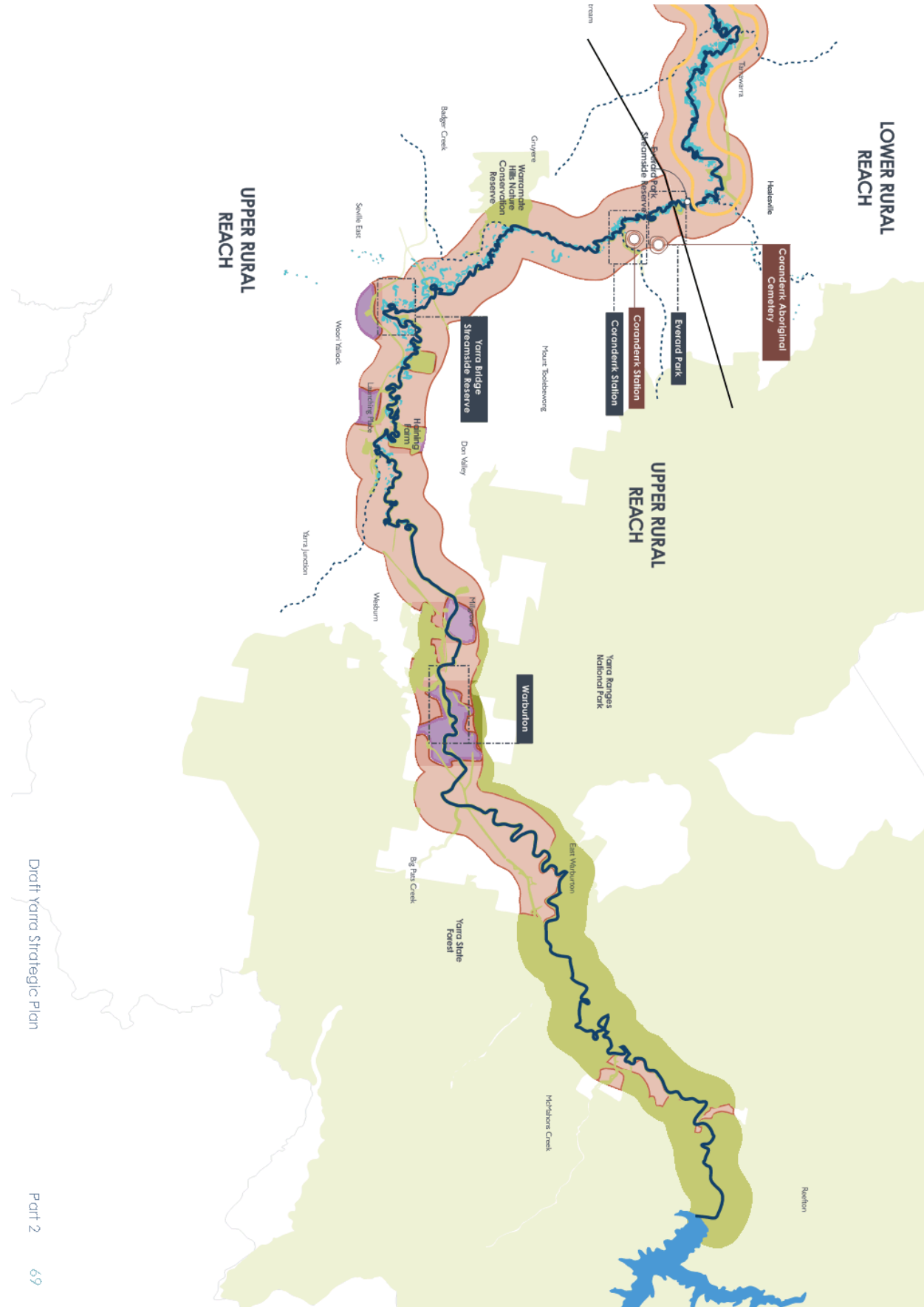
Significant places have been identified to celebrate their regional significance. They contribute to biodiversity, improve the parklands network and access to the Yarra River, protect cultural heritage and expand activation options that embrace and respect the Yarra River.

Recommendations for the significant places will complement the whole-of-river actions and the directions for future land use and development. They include opportunities for future projects and investment, and may also set out changes to local planning schemes, where required.









# THE UPPER RURAL REACH

## CURRENT STATE LAND USE ANALYSIS

The Yarra River in the upper rural reach is surrounded by a magnificent landscape of mountains, valleys, forests and floodplains.

Upstream of Warburton, the Yarra River is enclosed by the Yarra Ranges National Park and State Forest. These protected forests are filled with wildlife and meet the Yarra River's edge in many locations. As a result, this section of the Yarra River has significant ecological values.

Between Warburton and Healesville, the topography opens out to flatter terrain and agricultural areas become more expansive. Development on private land adjoining the Yarra River is more prevalent in this area. While there are areas of high biodiversity, in many locations the Yarra River's ecological value has been depleted by farming and grazing activity close to the river's edge.

Rural townships including Yarra Junction, Woori Yallock, Millgrove and Warburton are hubs of community and commercial activity within the rural landscape.

Public access to the Yarra River in the upper rural reach is limited to small parks and conservation areas where public land adjoins the river, short sections of recreational trails and walking tracks within protected forests. Access to the water for paddling is popular and there are several boat launch sites. The proposed Yarra Valley Trail will provide new connections through this reach from Healesville to the Lilydale-Warburton Rail Trail.

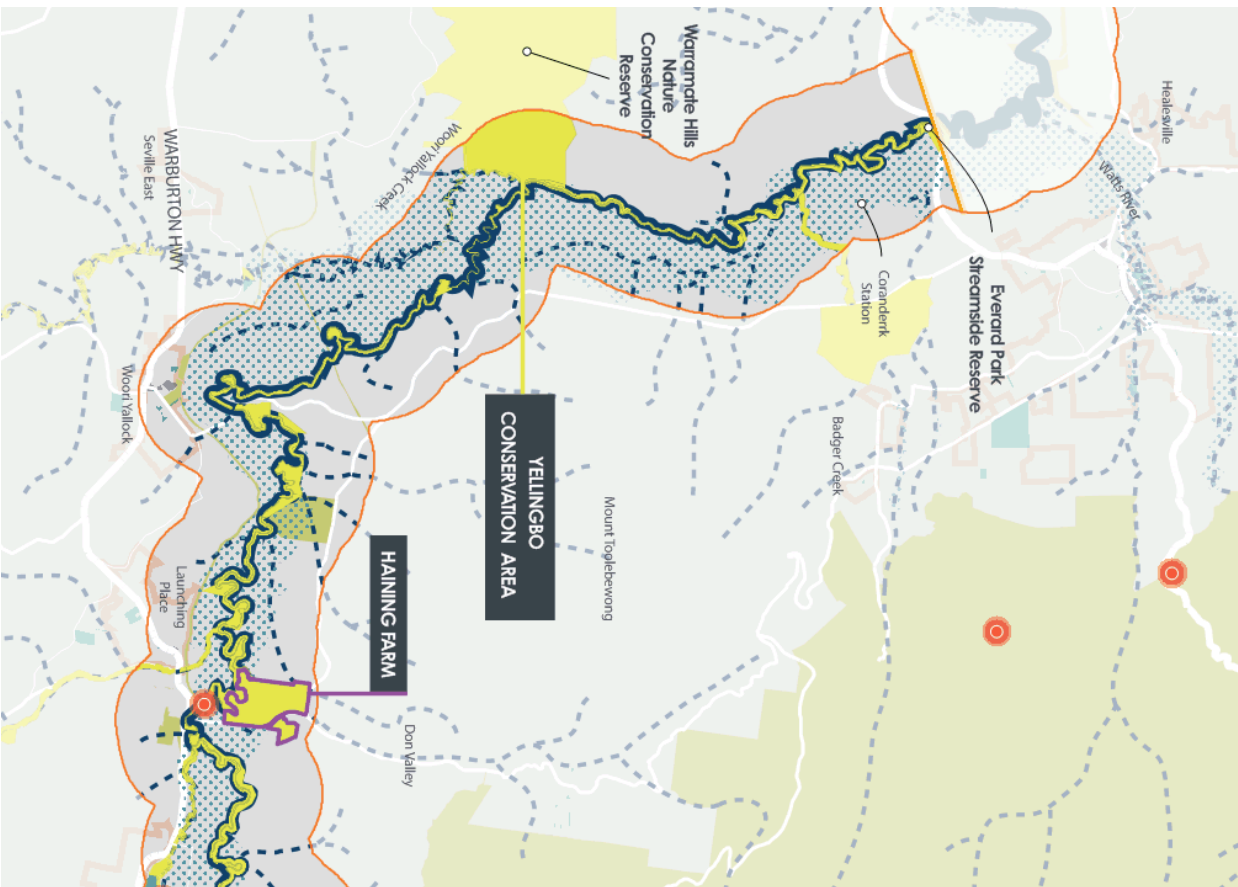
Coranderrk is a place of cultural significance to the Wurundjeri Woi wurrung and other Aboriginal people and is protected as a site of national heritage significance.

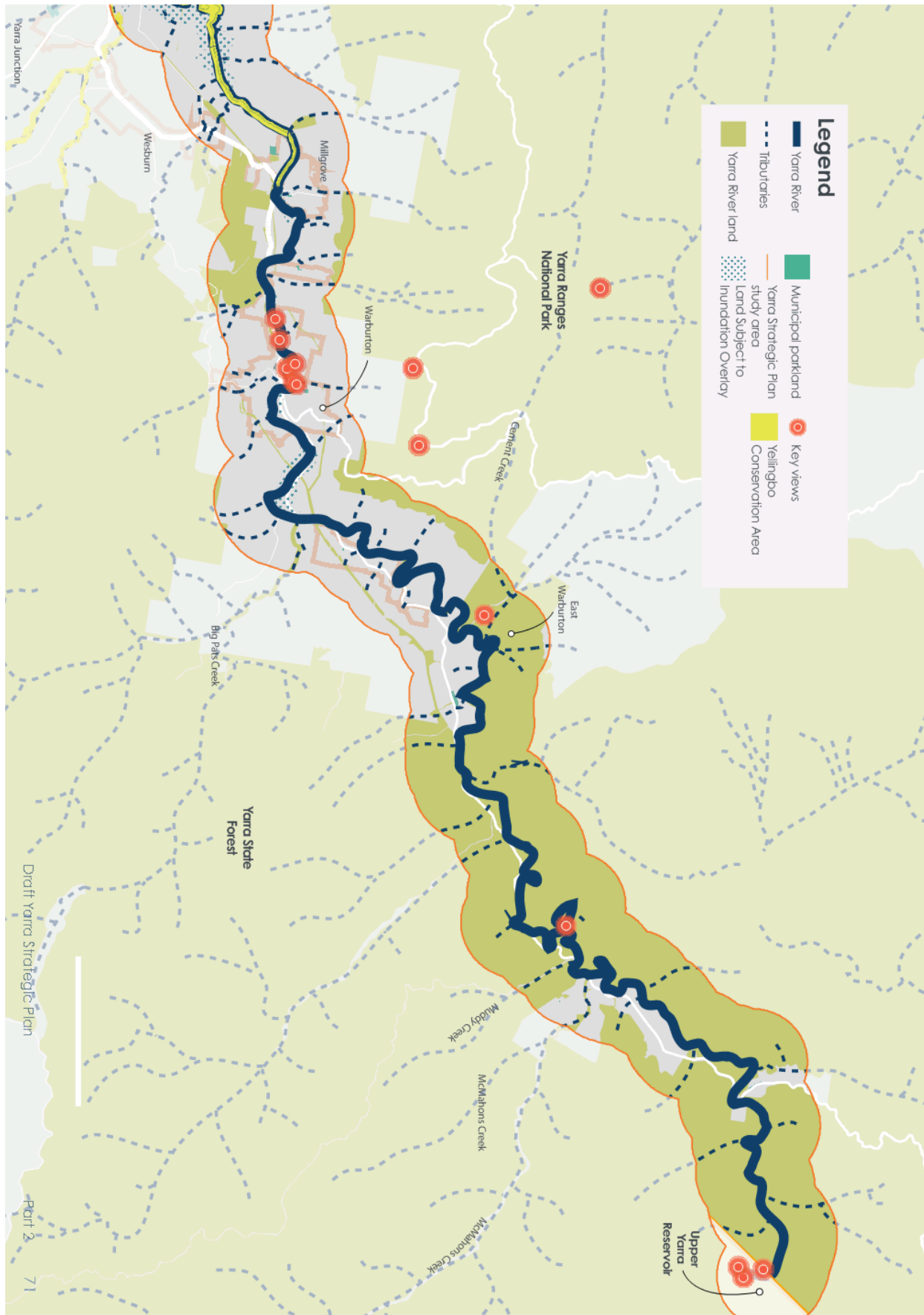
Key considerations for this reach are protection of its significant cultural, environmental and landscape values, improving habitat corridors, protection of the riverbank, billabongs and floodplains, and minimising impacts of land use or development on sensitive flora and fauna. Maximising opportunities for community connection to the Yarra River will also be an important outcome.

The Bushfire Management Overlay and Land Subject to Inundation Overlay apply to large areas of this reach, meaning that fire and flood risk needs to be carefully managed.

Existing projects in this reach include:

- Yellingbo Conservation Area – aims to re-establish conservation links on public land extending from the Little Yarra River tributary and along the Yarra River between Millgrove and Maroondah Highway. The project will improve biodiversity, landscapes, waterway health and recreation opportunities.
- Haining Farm – a community use and education area, undergoing a transformation from educational dairy farm to a biodiversity hub.







## ACHIEVING THE COMMUNITY VISION FOR THE UPPER RURAL REACH

### YARRA RIVER UPPER RURAL REACH 50 YEAR COMMUNITY VISION

Goodness flows from the top down.

Careful and innovative management of our Yarra River, Birrarung, and its neighbouring lands ensures the natural replenishment of local billabongs and wetlands and supports a continuous envelope of spectacular Indigenous vegetation.

Our Yarra River, Birrarung, supports employment and the social and economic wellbeing of local communities. Those communities and their landholders provide a valuable connection with the natural environment and the water.

The potential of our reach's biodiversity is fostered and enhanced by our enthusiastic local custodians, supporting the environmental health of the entire Yarra River, Birrarung.

Priorities and values:

- Promote and celebrate local cultural heritage through collaboration and community education.
- Develop new opportunities around local tourism, including river-based learning.
- Celebrate and promote opportunities for people to immerse themselves in the unique landscape, local wildlife and incredible biodiversity.
- Provide an expanded river access network for recreation and social connection.
- Foster healthy local ecosystems for the river, its wetlands and billabongs, which are recharged through environmental flows.
- Work with local farming communities to ensure sustainable water use.
- Celebrate personal connections to the river.



**In the next 10 years**

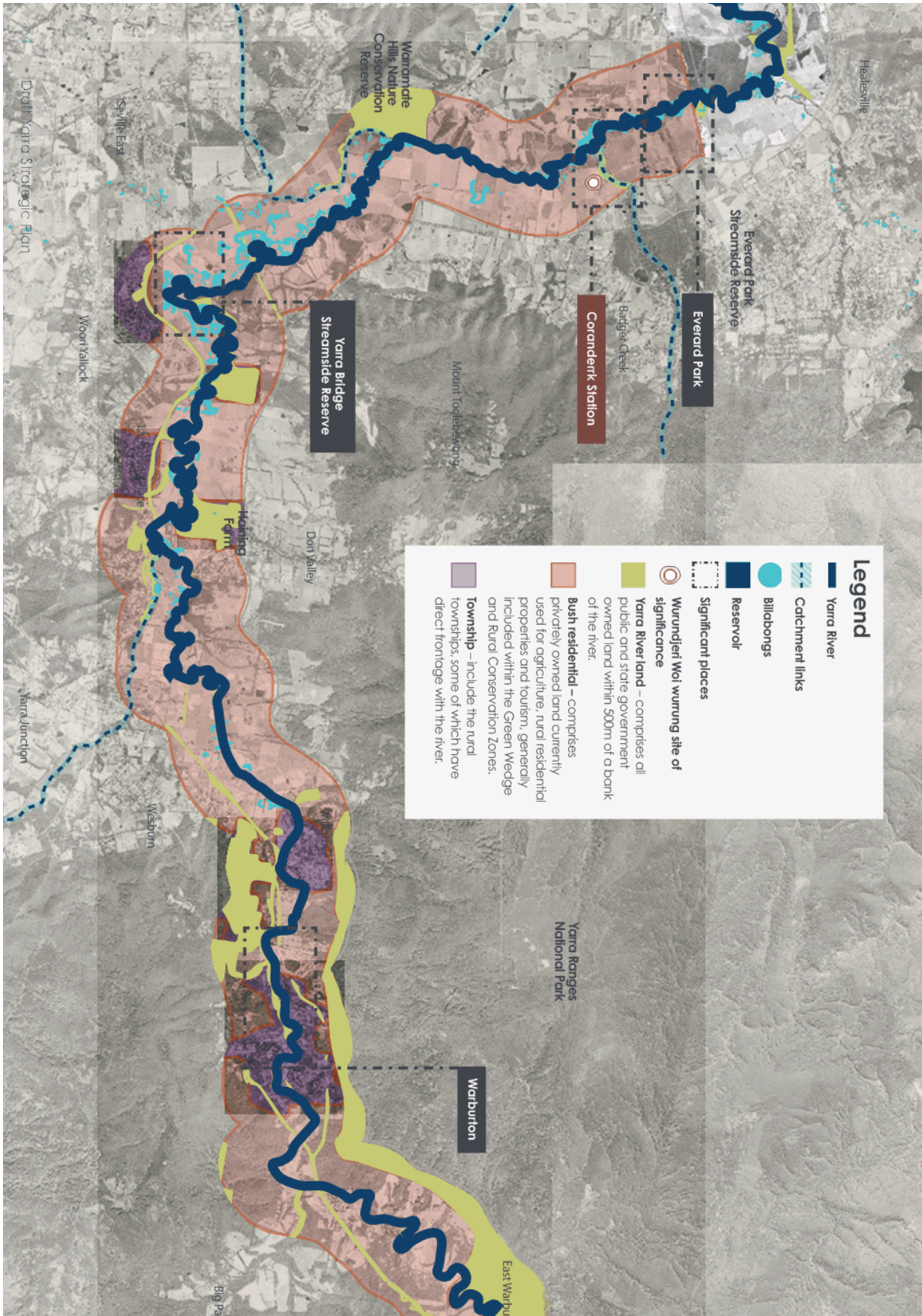
The land use framework in the upper rural reach sets out future directions for private and public land over the next 10 years. This will assist in achieving the Yarra Strategic Plan performance objectives and ultimately the aspirations of the 50 Year Community Vision and the Birrarung Water Policy.

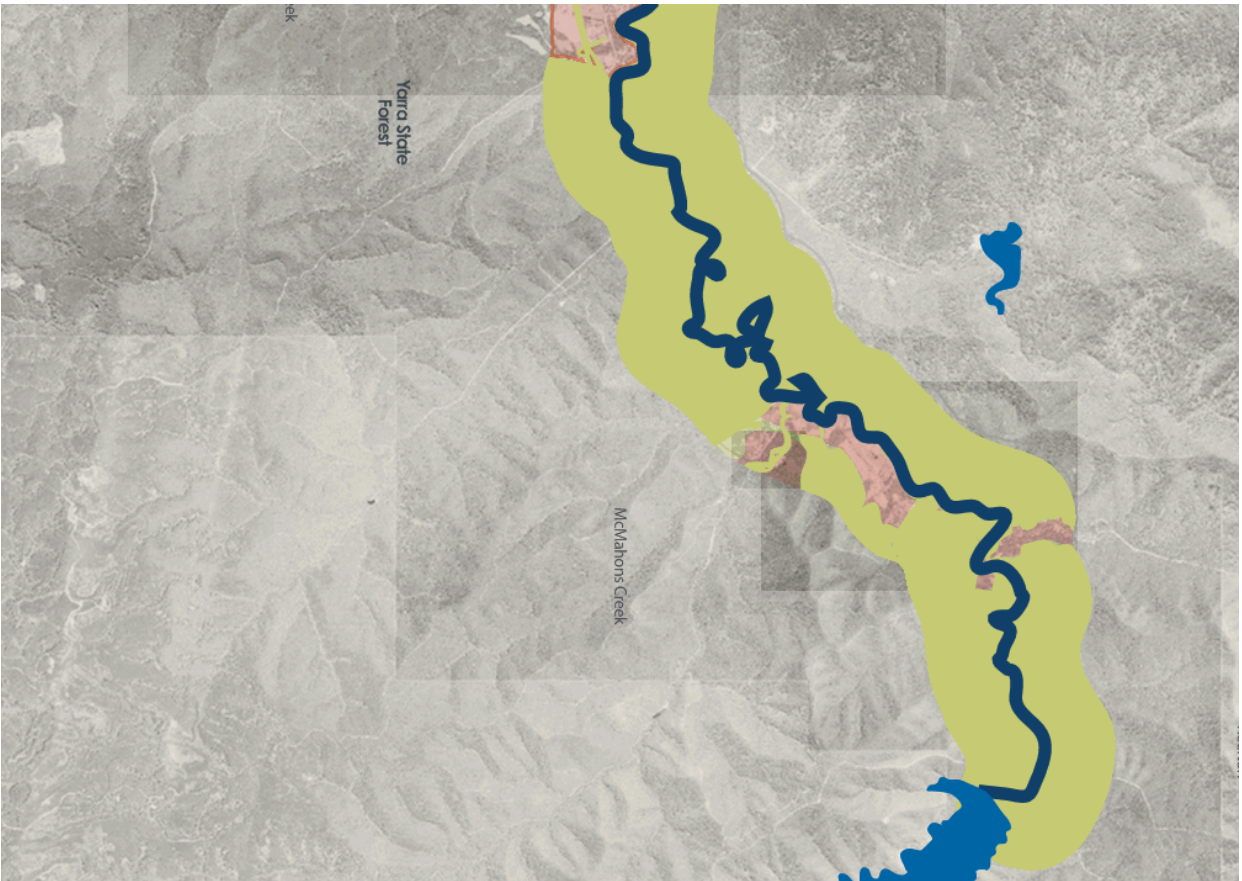
The land use framework aims to:

- protect the forests and wilderness areas that form a significant part of the upper rural reach
- restore and protect depleted sections of the riverbank environment and establish a continuous vegetation buffer along the Yarra River's edge
- strengthen vegetation across the broader landscape and along tributaries, between public and private land. New landscape guidelines will provide guidance for the implementation of stronger planning controls and enable a consistent approach to planting
- improve opportunities for the community to experience the Yarra River, focusing on existing open spaces and townships along the Yarra River in the immediate term and investigating options to expand Yarra River access in the future, by land or water
- minimise impacts to the Yarra River's rich cultural, environmental and landscape values through the review and update of relevant overlays. Specifically:
  - implementation of mandatory maximum building heights and minimum setbacks
  - updates to existing heritage protection
  - updates to existing environmental and landscape protection to reflect the Yarra River's significant features
- protect sites of significance and areas for protection identified by the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation as captured in the significant places.



Draft Yarra Strategic Plan





**DIRECTIONS FOR FUTURE LAND USE AND DEVELOPMENT**

**Yarra River land**

- Use Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation's flora and fauna assessments to inform restoration and strengthen critical habitat, vegetation and cultural corridors.
- Create unobstructive bushwalking tracks, where appropriate, to allow people to connect to the Yarra River.
- Ensure new public buildings and infrastructure are designed to complement the Yarra River's natural environment. Siting should avoid encroaching on key view points.
- Apply Yarra Protection Principles, set out in the Yarra River Protection (Wilip-gin Birrarung murron) Act 2017, to all development on Yarra River land.

**Bush residential**

- Encourage sustainable land management practices to protect the health of the Yarra River and its tributaries, while supporting the livelihood of farming communities.
- Protect native vegetation across rural and bush residential land to provide habitat connections between conservation areas and along the Yarra River and its tributaries.
- Protect, rehabilitate and reengage floodplains, wetlands and billabongs to sustain their natural, cultural and spiritual values and minimise water quality impacts.
- Ensure new buildings or infrastructure are designed to complement the landscape. Siting should avoid encroaching on key view points.
- Buildings are to avoid encroachment on the floodplain and its sensitive features.
- Development in flood affected areas should refer to the *Guidelines for Development in Flood Affected Areas*.

**Townships**

- Maintain the heritage character of the township and implement mandatory controls for building heights and setbacks from the Yarra River's edge.
- Design new development to encourage an appreciation of the Yarra River environs. This includes buildings that are sited to face, and facilitate public access to, the Yarra River.
- Improve native planting along the bank of the Yarra River to restore and enhance the environment.
- Apply integrated water management principles to all development to maximise stormwater capture and reuse, and limit runoff into waterways.
- Development in flood affected areas should refer to the *Guidelines for Development in Flood Affected Areas*.

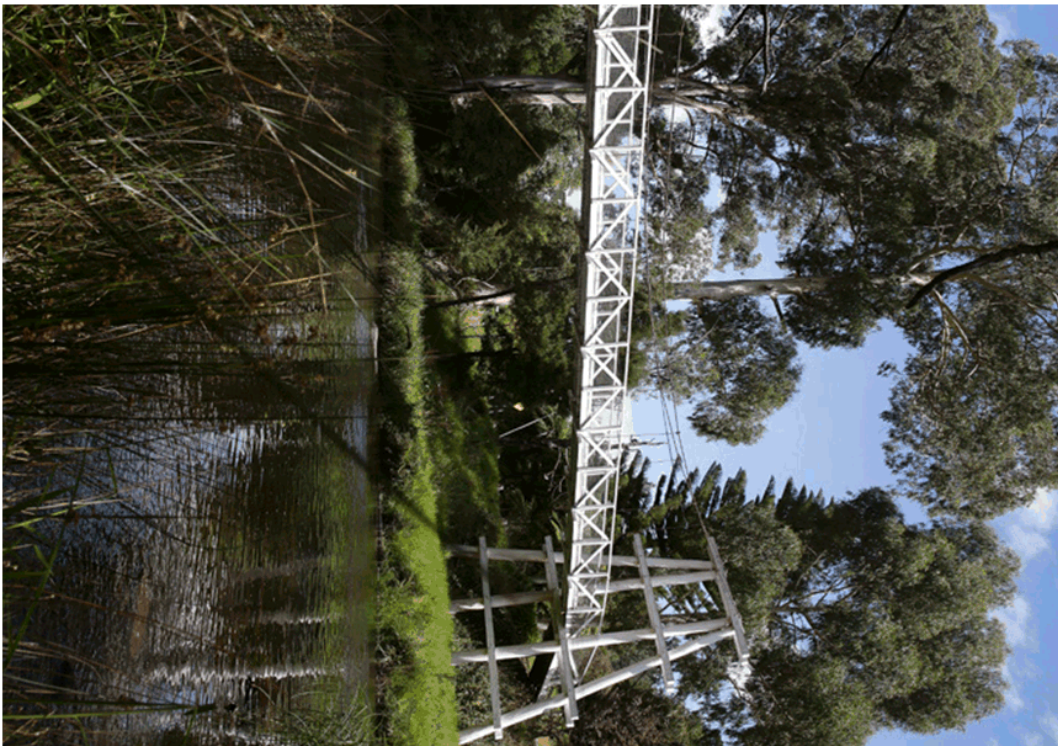
## Upper rural reach – Celebrating significant places

### Warburton

Warburton is significant as the largest township in the upper rural reach and the gateway to the Yarra Ranges National Park. It is a historic rural township with significant character and cultural values. Established around the Yarra River, it provides opportunities for direct experiences of the Yarra River's environment. There is an opportunity for Warburton to expand its current tourism role, with plans under development for a world-class mountain biking hub and a priority recreational boat launch at Mayer Bridge. Warburton will also be connected to the proposed Yarra Valley Trail via the existing Lilydale-Warburton Rail Trail.

#### Opportunities for future projects and alignment:

- Develop Warburton as a destination for nature-based tourism and active recreation.
- 1** Enhance opportunities to experience the Yarra River at Warburton by upgrading the Yarra River Walk circuit trail and connections between the different public spaces along the Yarra River, as well as providing visitor facilities as required.
- 2** Provide a new all-abilities Yarra River access point at Mayer Bridge.
- Provide interpretive information at key locations to share stories of the Yarra River's history and environment.
- 3** Protect views to the Yarra River from the Warburton Highway and the Lilydale-Warburton Rail Trail.
- Strengthen the riverbank environment through additional planting of appropriate species.
- Amend existing planning scheme controls to ensure that buildings present a positive interface with the Yarra River and its adjoining parklands, provide adequate setbacks for planting and allow for the creation of public access to the Yarra River where appropriate.







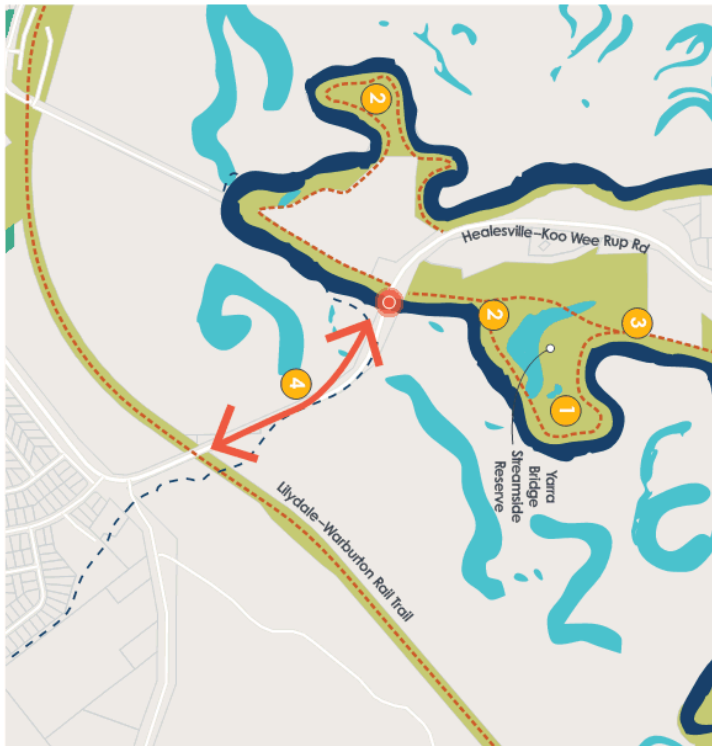
78 Upper rural reach – Celebrating significant places

**Yarra Bridge Streamside Reserve**

Yarra Bridge Streamside Reserve is a small open space of declared Yarra River land, just outside Woori Yallock. It is a significant place within the upper rural reach as it provides direct Yarra River access and contains an important billabong. It has a bushland character with views across picturesque farmland, its walking and mountain bike tracks are well used by the community, but in need of upgrading. The Yarra River edge and environmental condition of the reserve also require improvement. The Yarra Bridge Billabong located within this reserve is an important habitat for native wetland species, but it is at risk from pest animals and plants. The reserve has significant potential as a place for the community to experience and enjoy the Yarra River and as a key site for billabong enhancement.

**Opportunities for future projects and alignment:**

- Improve environmental management by removing weeds, protecting significant trees and revegetating the riverbank including implementing initiatives outlined in the *Healthy Waterways Strategy and Yellingbo Conservation Area Draft 10 Year Plan* for this streamside reserve.
- 1 Improve management and enhancement of the Yarra Bridge billabong.
- 2 Upgrade recreational trails and access points to the water.
- 3 Formalise recreational trails to provide sustainable use in designated locations.
- 4 Improve connections to Woori Yallock and the Lilydale-Warburton Rail Trail for pedestrians and cyclists as part of the Yarra Ranges Council's Yarra Valley Trail project, which will fill the gap between Headlessville and the Lilydale-Warburton Rail Trail.
- Review existing planning scheme controls to include additional direction to protect and strengthen the environmental and landscape values of the Yarra River edge, the park and the billabong.



**Legend**

- Yarra River
- Billabongs
- Yarra River land
- Catchment links
- Existing recreational trail
- Improved access
- Key views

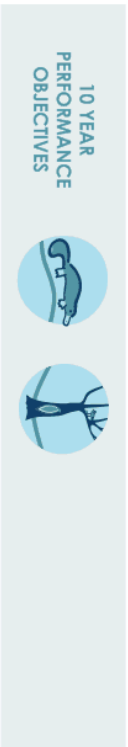
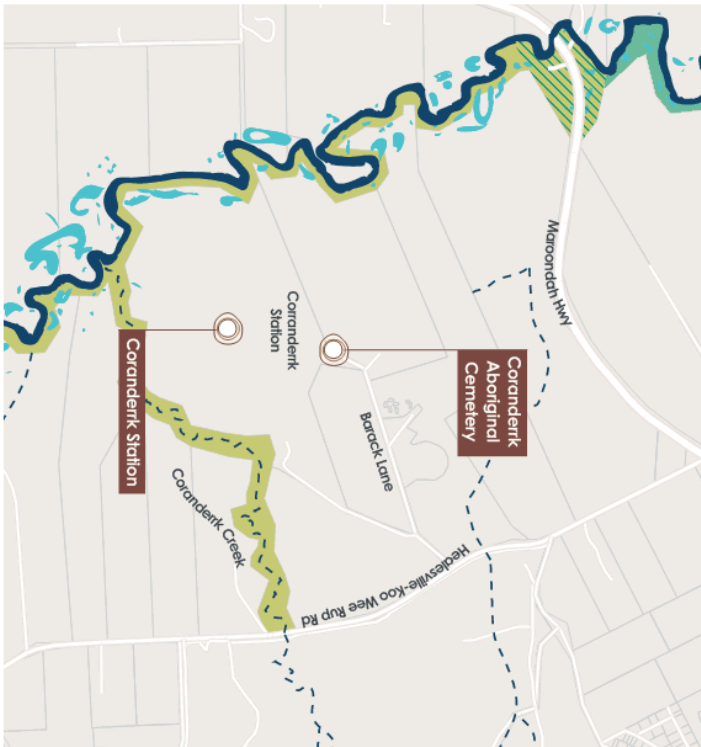
**10 YEAR PERFORMANCE OBJECTIVES**

### Coranderk Station

Coranderk has been nominated as a site of significance by the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation. The site was procured by Ngunungaeta Simon Wonga and his cousin William Barck, for the Wurundjeri Woi wurrung people (the Traditional Owners) and other Aboriginal people who were displaced from their homelands, and established as a reservation for Aboriginal people in 1863. Coranderk operated as a successful agricultural enterprise until its untimely closure by the state in 1924. Today it is managed by members of the Wurundjeri Woi wurrung community, and has benefited from significant revegetation, as well as ongoing sustainable land management initiatives. Coranderk Station and the nearby cemetery are recognised as nationally significant heritage sites. Small portions of the original Station footprint have been returned to the Wurundjeri Woi wurrung community, including the Army School of Health and Galeena Beek. It is important to recognise that while these sites technically lie outside the 1km Yarra River corridor, culturally they are highly significant for the Wurundjeri Woi wurrung people.

#### Opportunities for future projects and alignment:

- Provide support for ongoing environmental management initiatives and site maintenance to continue the rehabilitation of the land by implementing initiatives outlined in the Yellingbo Conservation Area 10 Year Plan.
- Provide information about the site's history and heritage to educate the community about the impact of European settlement upon Traditional Owners and other Aboriginal Victorians.



80 Upper rural reach – Celebrating significant places

**Everard Park Streamside Reserve**

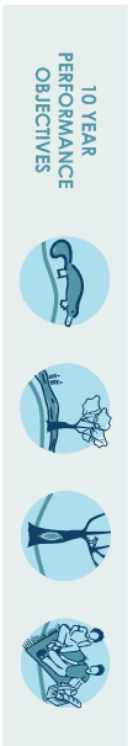
Everard Park is one of the few formal Yarra River access points in the upper rural reach and therefore nominated as a significant place. It is a popular place to access the Yarra River for picnicking, fishing and swimming and there is potential for it to have wider visitation, given its location on the Maroondah Highway. The park has benefited from recent planting and installation of new facilities (picnic tables and fencing), however the Yarra River's bank is degraded in some locations. Further improvements could expand the reserve's potential as a location to enjoy and learn about the Yarra River.

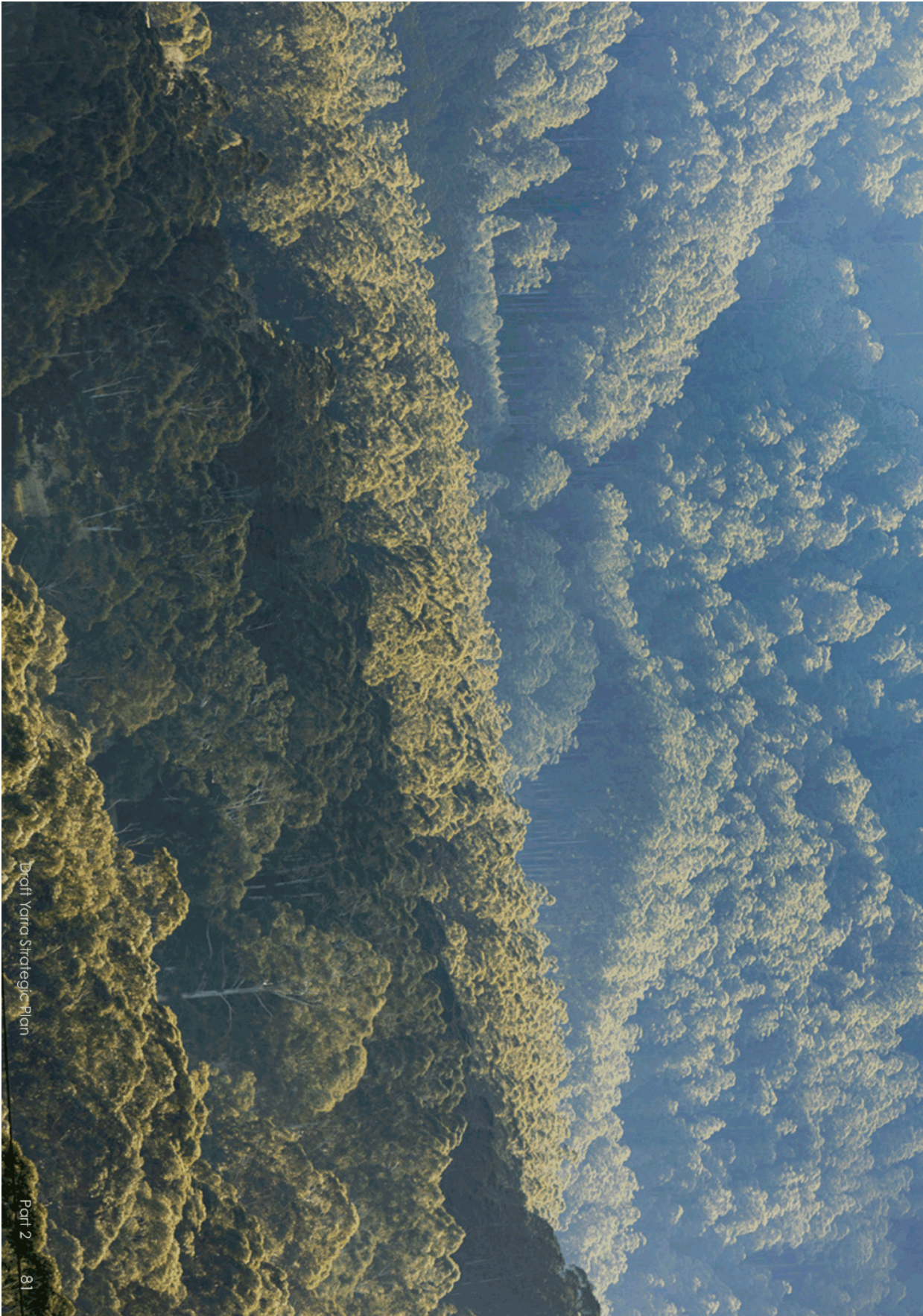
**Opportunities for future projects and alignment:**

- Support the ongoing environmental management of the park by implementing initiatives outlined in the Yellingbo Conservation Area Draft 10 Year Plan.
- Provide additional visitor facilities, including information about the site's history and heritage.
- 1 Improve directional signage to the park from the Maroondah Highway.
- 2 Create a dedicated access point to the water.
- Review existing planning scheme controls to include additional direction to protect and strengthen the environmental and landscape values of the Yarra River edge and the park.



Draft Yarra Strategic Plan





Draft Yarra Strategic Plan

Part 2 81

# THE LOWER RURAL REACH

## CURRENT STATE LAND USE ANALYSIS

The open and expansive landscape of the lower rural reach is framed by mountain ranges. The rich soils of the Yarra River's floodplains support diverse land uses such as farming, agritourism and viticulture.

Within this reach native vegetation has been cleared in many places along the Yarra River corridor. The rehabilitation of natural habitat and preservation of significant landscapes is, therefore, a priority. This includes the enclosed corridor of native vegetation between Warrandyte and Yering, and significant clusters of billabongs between Yering and Tarrwarra, all of which have high environmental, cultural and landscape value.

Sites of particular ecological and cultural significance to the Wurundjeri Woi wurrung people include the Bushy Creek confluence, Yering and Bend of Islands.

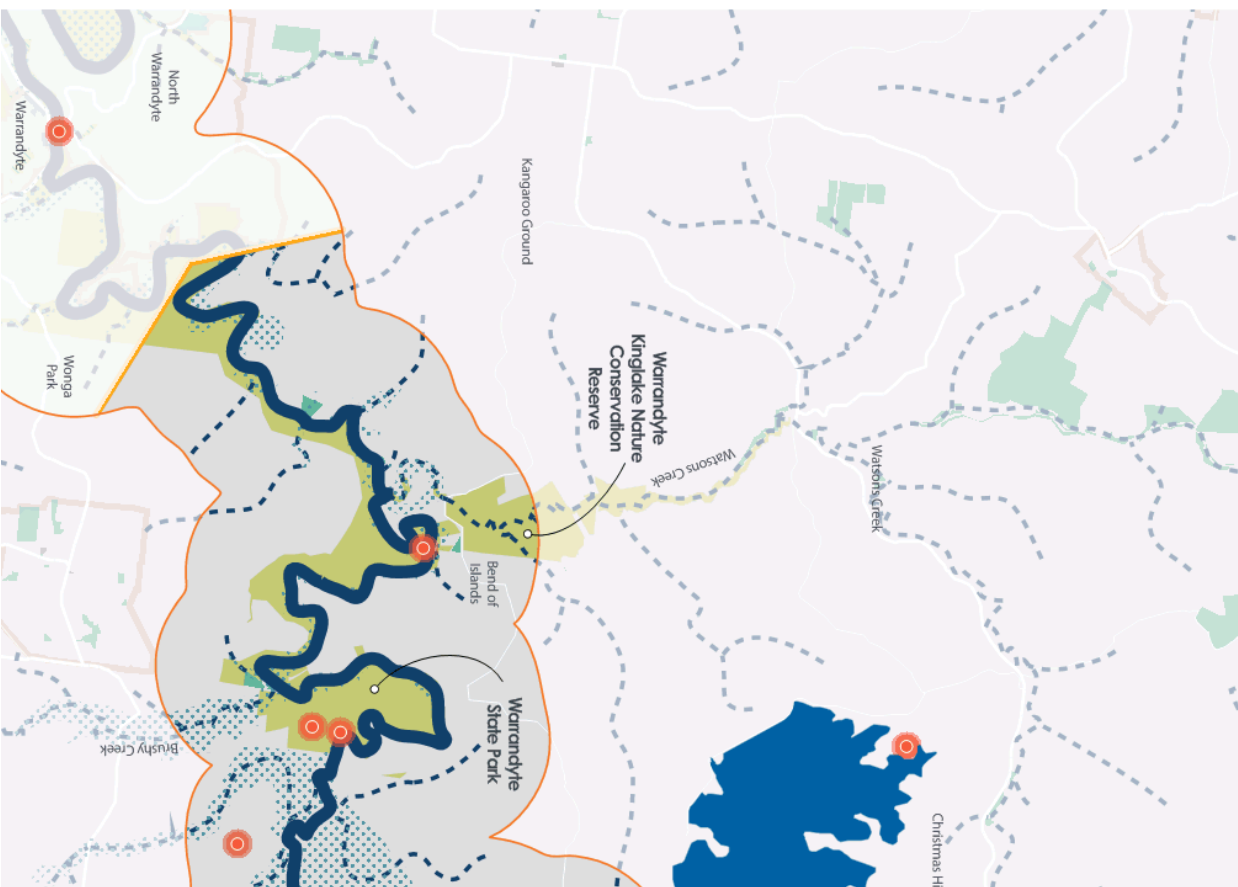
As access to the Yarra River is limited in this reach, it is important to enhance opportunities for the community to experience the Yarra River, where appropriate. This includes access locations at Warrandyte State Park, Yarra Glen and Spodonis Nature Reserve, which all have bushwalking tracks and boat launches.

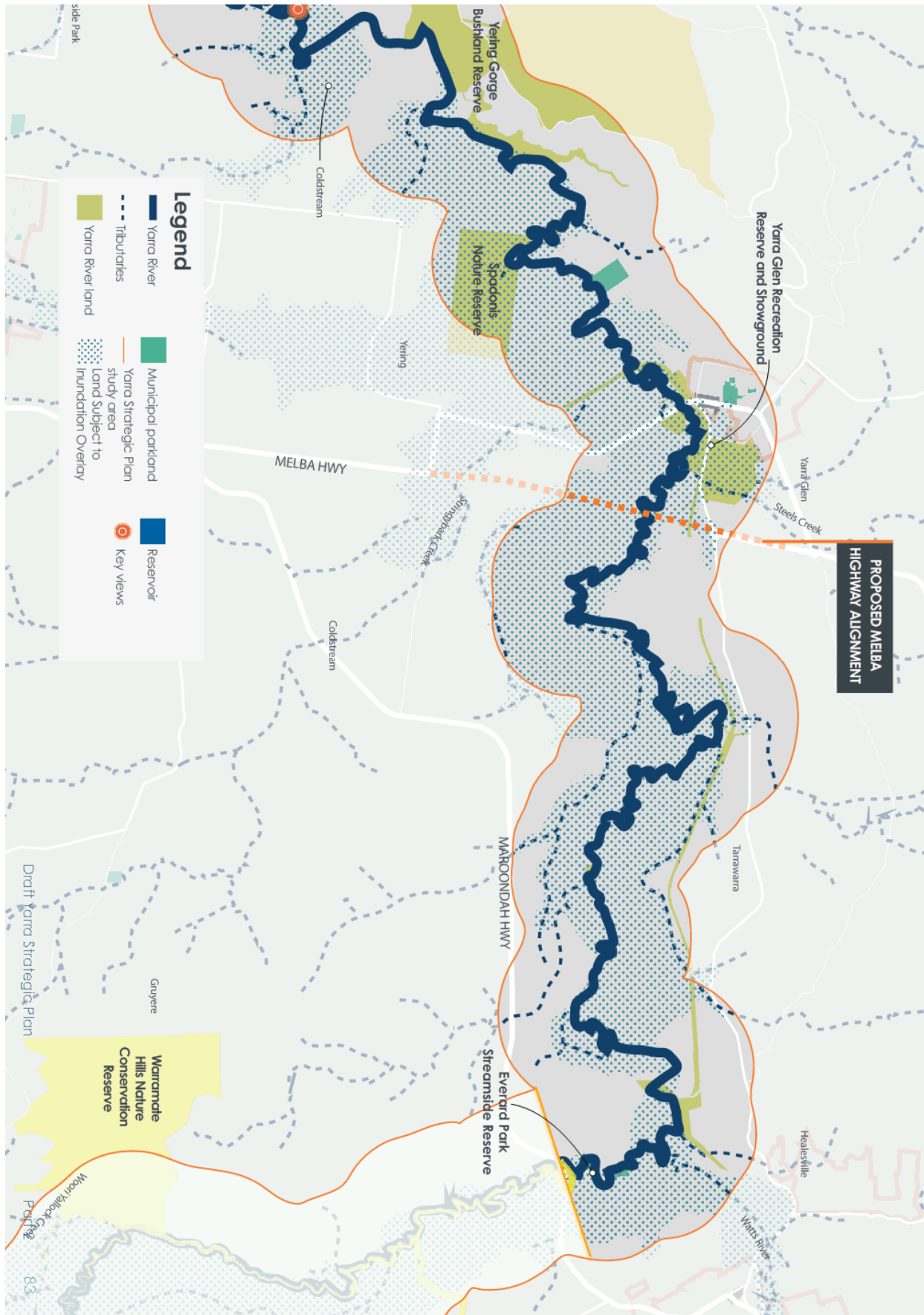
Within this reach, the community's journey along the Yarra River will be primarily on the water. The proposed Yarra Valley Trail will provide new connections from Lilydale to Healesville via Yarra Glen along the former railway easement and connect to the Lilydale-Warburton Rail Trail.

The historic township of Yarra Glen is the only urban area in the lower rural reach and a hub of community and commercial activity.

The Bushfire Management Overlay and Land Subject to Inundation Overlay apply to large areas of this reach, meaning that fire and flood risk needs to be carefully managed.

The Land Subject to Inundation Overlay also applies to the Yarra River and its tributaries, requiring management of flood risk within the Yarra River's immediate environs.





ACHIEVING THE COMMUNITY VISION FOR THE  
LOWER RURAL REACH

**YARRA RIVER LOWER RURAL REACH 50 YEAR  
COMMUNITY VISION**

From Healesville to Warrandyte, our Yarra River, Birrarung, and its surrounding environment is embraced and cared for through a deep understanding and sense of custodianship, the way the Wurundjeri have always done.

It is embraced by a wide, mature cloak of indigenous vegetation through the flats, filled with the sights and sounds of native animals and birds.

Our Yarra River, Birrarung, is home to happy farmers, making a living and caring for the river and its lands.

People visit the river in key locations to meet and play in, on and beside the water whilst learning about its rich history, its Wurundjeri carers and incredible environmental values.

From Yering Gorge, our Yarra River, Birrarung, is continuously replenished by plants and animals from Kinglake and beyond, joining the river on its journey to the city.

Community priorities and values

- Improve community access at sensitive locations to enrich local connections, whilst protecting the region's natural environment.
- Bring improved biodiversity to our local area, enhancing indigenous vegetation, animal, insects and fish in our habitat corridor and surrounding billabongs.
- Foster and support sustainable agricultural practices which exist in harmony with the river and its lands.
- Work with the Wurundjeri Woi wurrung people to protect and enhance knowledge of local cultural values and sites.
- Explore innovative tourism opportunities around activities such as education, cultural heritage and fishing to showcase rural river experiences.
- Preserve the rural and bush character of the river and its landscapes through collaboration and careful management of future development.



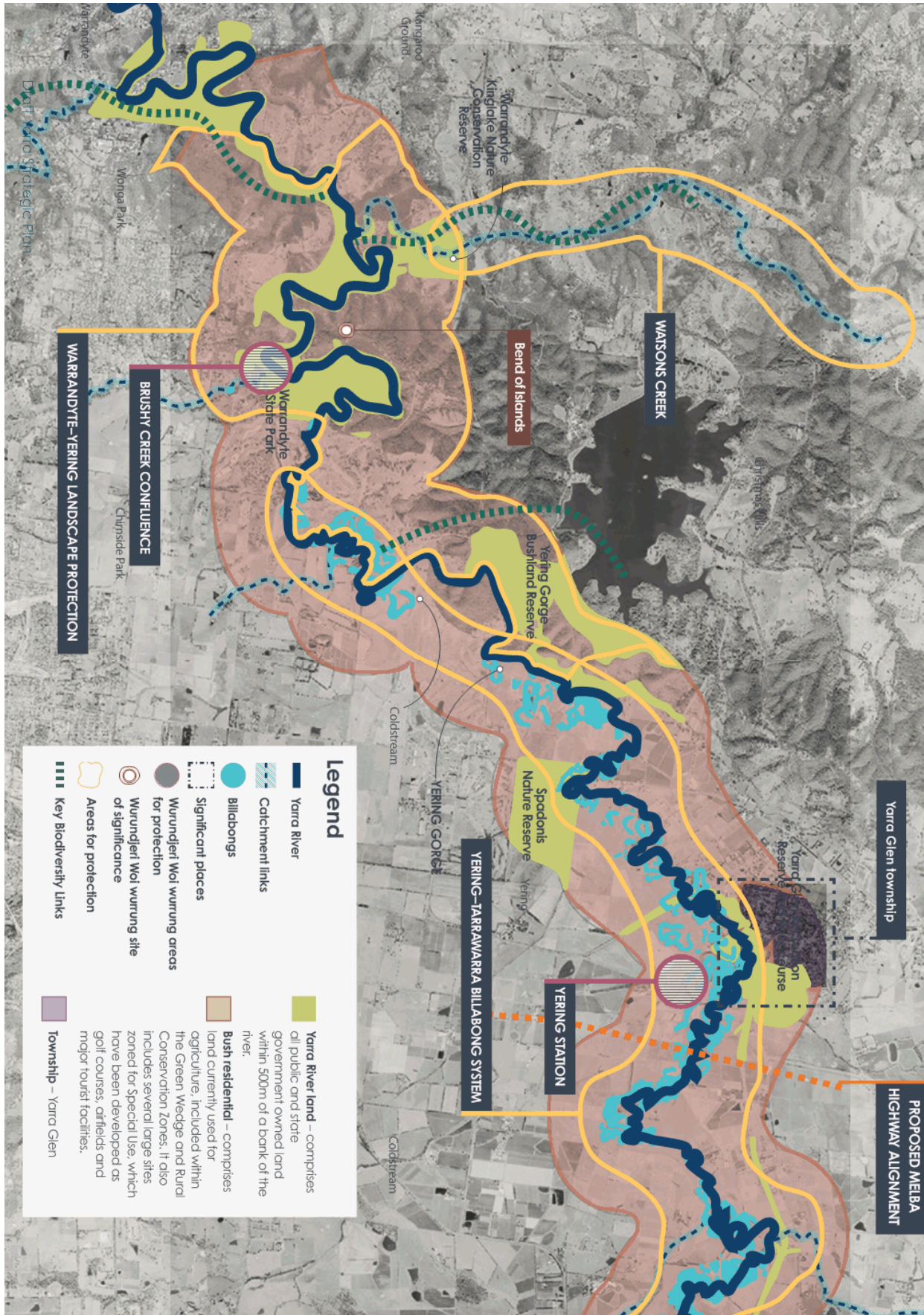
### In the next 10 years

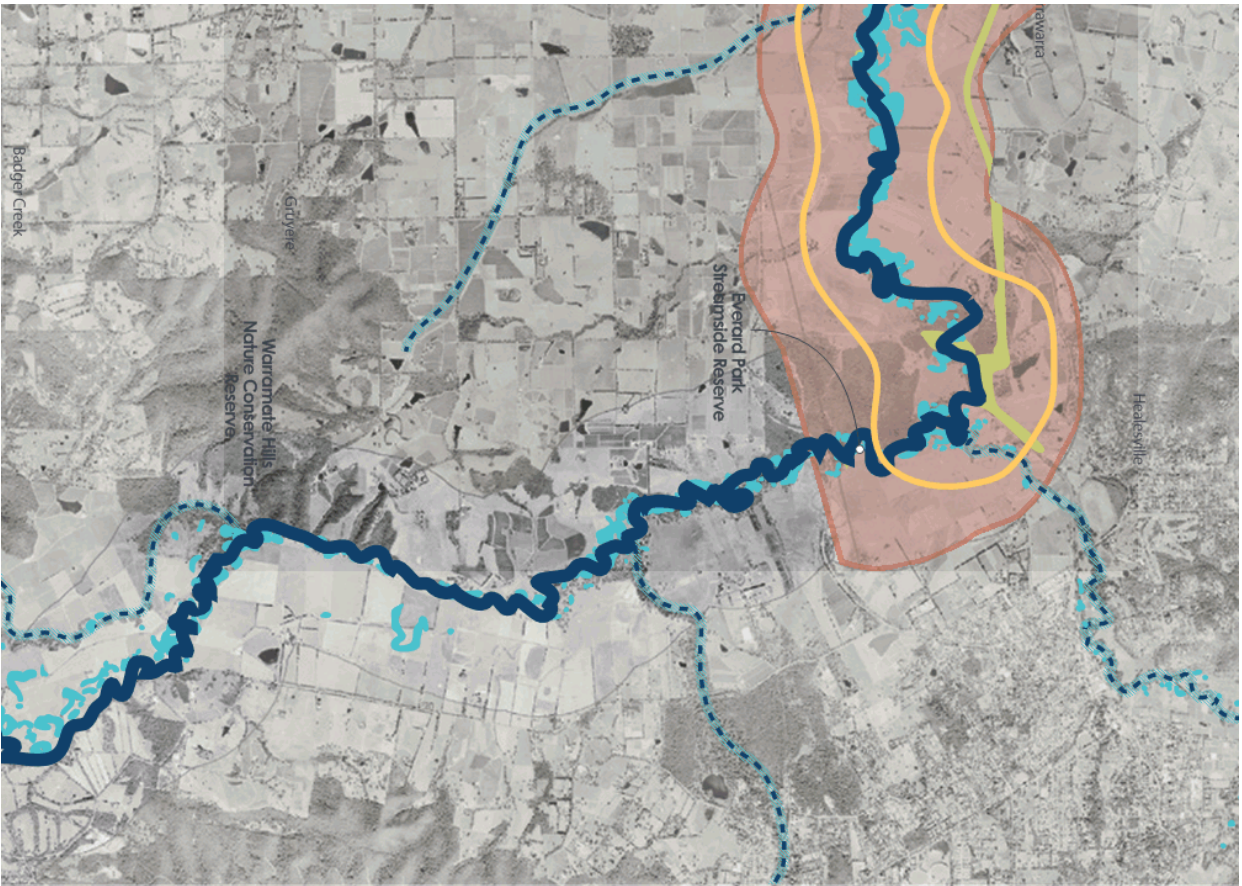
The land use framework in the lower rural reach sets out the future directions for private and public land over the next 10 years. This will assist in achieving the Yarra Strategic Plan performance objectives and ultimately the aspirations of the 50 Year Community Vision and the Birrarung Water Policy.

The land use framework aims to:

- restore depleted sections of the riverbank environment and establish a continuous vegetation buffer along the Yarra River's edge
- strengthen vegetation across the broader landscape and along tributaries, between public and private land to create habitat corridors for biodiversity. New landscape guidelines will provide guidance for the implementation of stronger planning controls and enable a consistent approach to planting
- improve opportunities for the community to experience the Yarra River, focusing on existing open spaces along the Yarra River in the immediate term and investigating options to expand Yarra River access in the future, by land or water
- implement new protection for billabong systems across the reach and landscapes between Warrandyte-Yering, which are currently without statutory protection, and support conservation initiatives in the Watsons Creek corridor
- minimise impacts to the Yarra River's rich cultural, environmental and landscape values through the review and update of relevant overlays. Specifically:
  - implementation of mandatory maximum building heights and minimum setbacks
  - updates to existing heritage protection
  - updates to existing environmental and landscape protection to reflect the Yarra River's significant features
- protect sites of significance and areas for protection identified by the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation as captured in the significant places.







**DIRECTIONS FOR FUTURE LAND USE AND DEVELOPMENT**

**Yarra River land**

- Use Wurundjeri Woi wurruŋ Cultural Heritage Aboriginal Corporation’s flora and fauna assessments to inform restoration and strengthen critical habitat, vegetation and cultural corridors.
- Create unobtrusive bushwalking tracks, where appropriate, to allow people to connect to the Yarra River.
- Ensure new public buildings and infrastructure are designed to complement the Yarra River’s natural environment. Siting should avoid encroaching on key view points.
- Apply Yarra Protection Principles, set out in the *Yarra River Protection (Wilip-gin Birrarung murron) Act 2017*, to all development on Yarra River land.

**Bush residential**

- Encourage sustainable land management practices to protect the health of the Yarra River and its tributaries, while supporting the livelihood of farming communities.
- Protect native vegetation across rural and bush residential land to provide habitat connections between conservation areas, and along the Yarra River and its tributaries.
- Protect, rehabilitate and reengage floodplains, wetlands and billabongs to sustain their natural, cultural and spiritual values and minimise water quality impacts.
- Ensure new buildings or infrastructure are designed to complement the landscape. Siting should avoid encroaching on key viewpoints.
- Buildings are to avoid encroachment on the floodplain and its sensitive features.
- Ensure private land around the Watsons Creek confluence supports the habitat and biodiversity of the Warrandyte-Kinglake corridor.
- Development in flood affected areas should refer to the *Guidelines for Development in Flood Affected Areas*.

**Yarra Glen township**

- Refer to the detailed recommendations for Yarra Glen township on the following page.
- Development in flood affected areas should refer to the *Guidelines for Development in Flood Affected Areas*.

## Lower rural reach – Celebrating significant places



Draft Yarra Strategic Plan

### Yarra Glen township

Yarra Glen is a characterful rural township on the Melba Highway and is the only township in the lower rural reach. There are several sites of notable cultural and heritage value located around the Yarra River: the historic station and tourist railway (currently under restoration), the Yarra Glen Recreation Reserve and the Murrup Barn Yarra Flats wetlands. There are several open spaces along the Yarra River at the entry point to the township, with the Recreation Reserve being a popular Yarra River access point.

#### Opportunities for future projects and alignment:

- Strengthen the riverbank environment through additional planting of appropriate species along the Yarra River's edge.
- 1** Enhance the Yarra River crossing on the Melba Highway as a gateway to the township and an important view to the Yarra River.
- 2** Improve access to the Yarra River from the town and establish/upgrade walking trails to connect each of the riverside spaces.
- 3** Upgrade Yarra River access and experiences around the priority boat launch site at Yarra Glen Recreation Reserve.
- 4** Include opportunities for cultural interpretation of Yarra Glen's heritage in future planning and design of public spaces and buildings.
- Investigate the need for strengthened planning controls to protect the Yarra River's landscape setting.
- Apply integrated water management principles to all development to maximise stormwater capture and reuse, and limit runoff into waterways.



## Lower rural reach – New areas for protection



Draft Yarra Strategic Plan

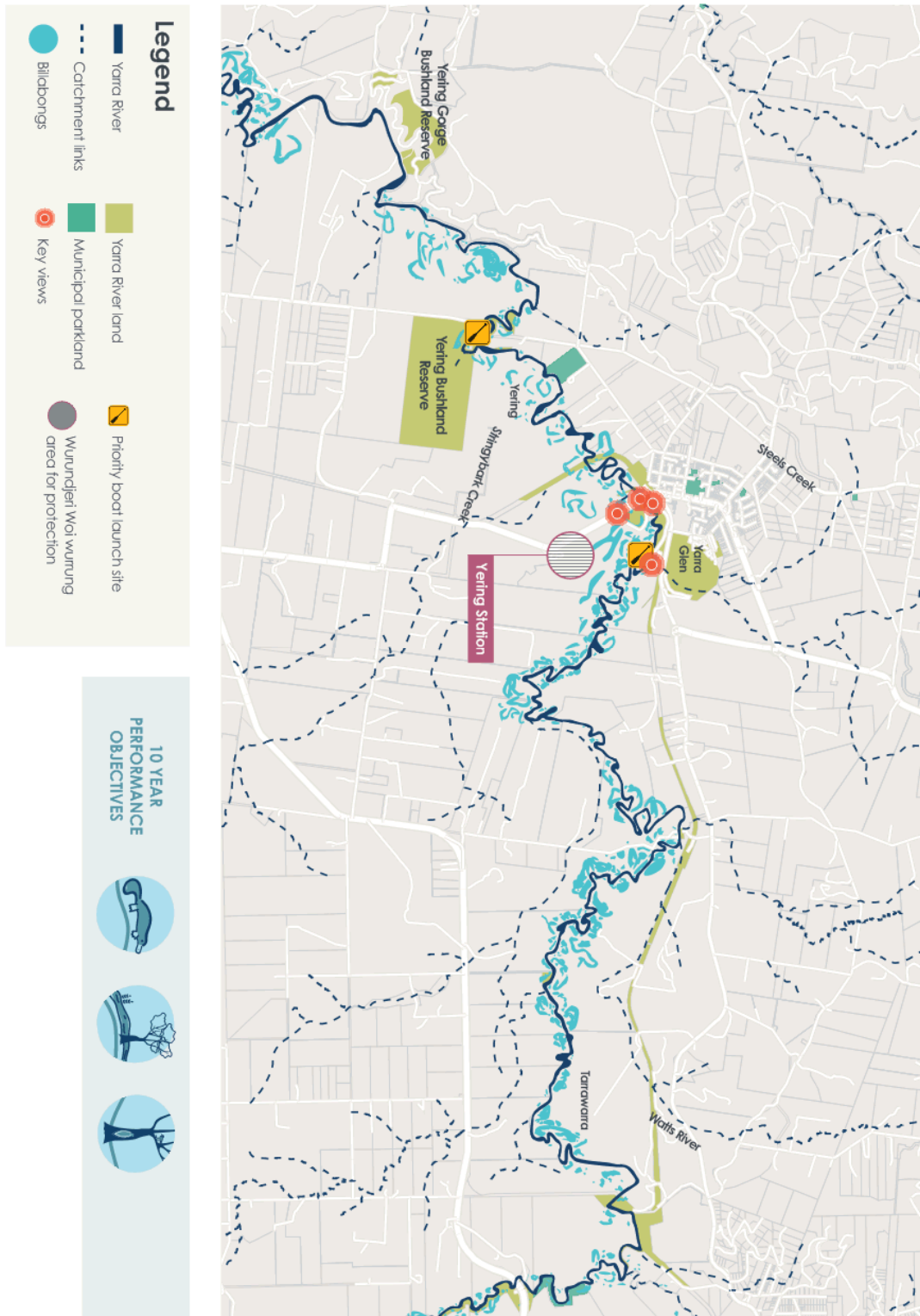
### Billabong systems: Yering and Tarrwarra

The Yarra River's floodplains in the lower rural reach include many billabongs with high environmental, cultural and landscape value. The billabong systems are identified as a new area for protection as they are currently at risk from restricted or reduced water flow, weed and pest invasion, land clearing and cattle movement. Most of the billabongs are located on privately owned land which is used for farming and has no public access.

In addition to the important billabong systems, Yering Station has been identified by the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation as an area for protection. The station is the site of a battle between Wurundjeri warriors and the Border Police in 1840. A memorial plaque within the wetlands commemorates this historical event.

### Opportunities for future projects and alignment:

- Investigate with landowners the suite of options for protecting billabongs; implementation of initiatives outlined in the *Healthy Waterways Strategy* may also be considered.
- Prepare a landscape assessment that integrates the natural and cultural values of this area. This will include mapping the billabongs and other features of the Yarra River which have high environmental, landscape and cultural importance.
- Strengthen planning scheme controls to reflect environmental, landscape and cultural values associated with the significant billabong systems of the lower rural reach.
- In partnership with the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation, investigate ways to protect cultural values associated with Yering Station.



92 Lower rural reach – New areas for protection

Draft Yarra Strategic Plan



**Warrandyte–Yering landscape protection**

The area between Warrandyte and Yering Gorge Bushland Reserve (refer to map on page 82) includes important landscapes around Kangaroo Ground, Yering Gorge and Wonga Park that have high scenic, environmental and cultural value. It is designated as a new area for protection to address gaps in consistency of formal protection in the planning scheme, unlike the remainder of the Yarra River corridor downstream to central Melbourne.

The Bend of Islands environmental living zone, located within this area, has been nominated by the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation as a site of significance. This is due to its high environmental and cultural values, which are protected through strict planning regulations (which prohibit non-native plants and animals), and its close proximity to the Yarra River. Downstream is the location of William Barak’s birthing tree on the banks of Brushy Creek, which has been nominated by the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation as an area for protection.

**Opportunities for future projects and alignment:**

- Enhance opportunities to view and experience important landscapes by boat or on foot.
- Provide additional interpretive information about the significance of these sites at visitor access points.
- Extend the Yarra River planning controls (Significant Landscape Overlay and Design and Development Overlay) within Nillumbik and Manningham Planning Schemes to the Yarra Ranges municipal boundary.
- In partnership with the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation, investigate ways to protect cultural values associated with Bend of Islands and the Brushy Creek confluence.

10 YEAR PERFORMANCE OBJECTIVES





**Watsons Creek biodiversity corridor**

The Watsons Creek biodiversity corridor (refer to map on page 82) supports many threatened flora and fauna species. An Environmental Significance Overlay is currently applied to this waterway. It is designated as a new area for protection as it acts as a significant habitat link between the Yarra River and the Kinglake Ranges, and across to the Great Dividing Range. The high-quality vegetation along the Watsons Creek corridor helps to replenish the Yarra River as it journeys on to the city.

The corridor has been created by restoring degraded land and managing pest plant and animal species. This work has been achieved by councils, state government agencies and private landholders working collaboratively through the Rivers to Ranges project (which finishes in 2020) and the Sugarloaf Link project.

**Opportunities for future projects and alignment:**

- Protect and strengthen the Watsons Creek biodiversity corridor by implementing the Healthy Waterways Strategy recommendations for catchment links.
- Support ongoing advocacy, education and rehabilitation work by council, state government and community. This includes implementation of the Sugarloaf Link project by Nillumbik Shire Council, in partnership with other state government agencies and Landcare groups, to manage weed and pest invasion.

10 YEAR PERFORMANCE OBJECTIVES

# THE SUBURBAN REACH

## CURRENT STATE LAND USE ANALYSIS

The Yarra River in the suburban reach flows through bushland, parkland, rural areas and residential neighbourhoods. Its landscapes include steep gorges around Warrandyte, which flatten out to the broad floodplains and clusters of billabongs of the Chandler Basin, downstream of the Plenty River confluence.

A near-continuous network of parklands along the Yarra River's edge defines the character of this reach. The parklands include formal recreational spaces, golf courses, bushland reserves and conservation areas. The parklands are a focal point for community activity, encouraging people to walk, play, canoe, picnic, cycle, mountain bike, camp, sightsee and attend events along the Yarra River. They also serve to protect local communities from flooding.

The creation of parklands has allowed a dense corridor of vegetation to be retained along the Yarra River's edge, and this extends across private land in many locations. Community groups have undertaken broad scale revegetation programs. As a result, the suburban reach has extensive tree canopy cover and some of the highest biodiversity values of the Yarra River.

In addition to providing a vital refuge from the city, the parklands are home to numerous sites of ecological and cultural significance to the Wurundjeri Woiwurrung people, including the Bolin Bolin Billabong, Bulleen-Banyule Flats, Yarra Flats, Laughing Waters, Tikalara Park and confluence points with the Mullum Mullum and Merri creeks.

The suburban reach also features important postcolonial cultural heritage sites. The Heidelberg School of Australian Impressionism began with painting the landscapes of the Yarra Flats and the Melbourne Modernists movement emerged from what is now Heide Museum of Modern Art. The agricultural heritage of the area continues at Petty's Orchard and examples of early European settlement can be found at places like Pontville Homestead at Tikalara.

The Main Yarra Trail provides a connection through the parklands from Templestowe into the Melbourne CBD. The main tributaries in the suburban reach include Diamond Creek, Plenty River, Darebin Creek and Merri Creek, all of which have recreational trails connecting to the Yarra River. The tributaries provide vital biodiversity links into the catchment.

The Heidelberg Activity Centre and the Warrandyte township are both located within the study area. These places are focal points for increased development within the suburban reach and support a range of commercial, residential and community land uses.

The Bushfire Management Overlay and Land Subject to Inundation Overlay apply to large areas of this reach, meaning that fire and flood risk needs to be carefully managed.

Existing projects in this reach include:

- Heidelberg Structure Plan – current planning projects aim to better connect the Heidelberg Activity Centre (a major focus for growth in close proximity to the Yarra River) to riverside parklands and manage the impact of future development on the Yarra River.
- Yarra River – Bulleen Precinct Land Use Framework Plan – this project aims to manage land uses in this area of high cultural, environmental, landscape, recreation and tourism value, which includes the Bolin Bolin Billabong, Banyule Flats, Heide Museum of Modern Art, Banksia Park and Warringal Parklands.
- Proposed North East Link – a major infrastructure project which crosses Yarra River land to provide connection between the M80 Ring Road and an updated Eastern Freeway.
- Fitzsimons Lane, Eitham and Templestowe – a Major Roads Project to improve congestion and safety for commuters.



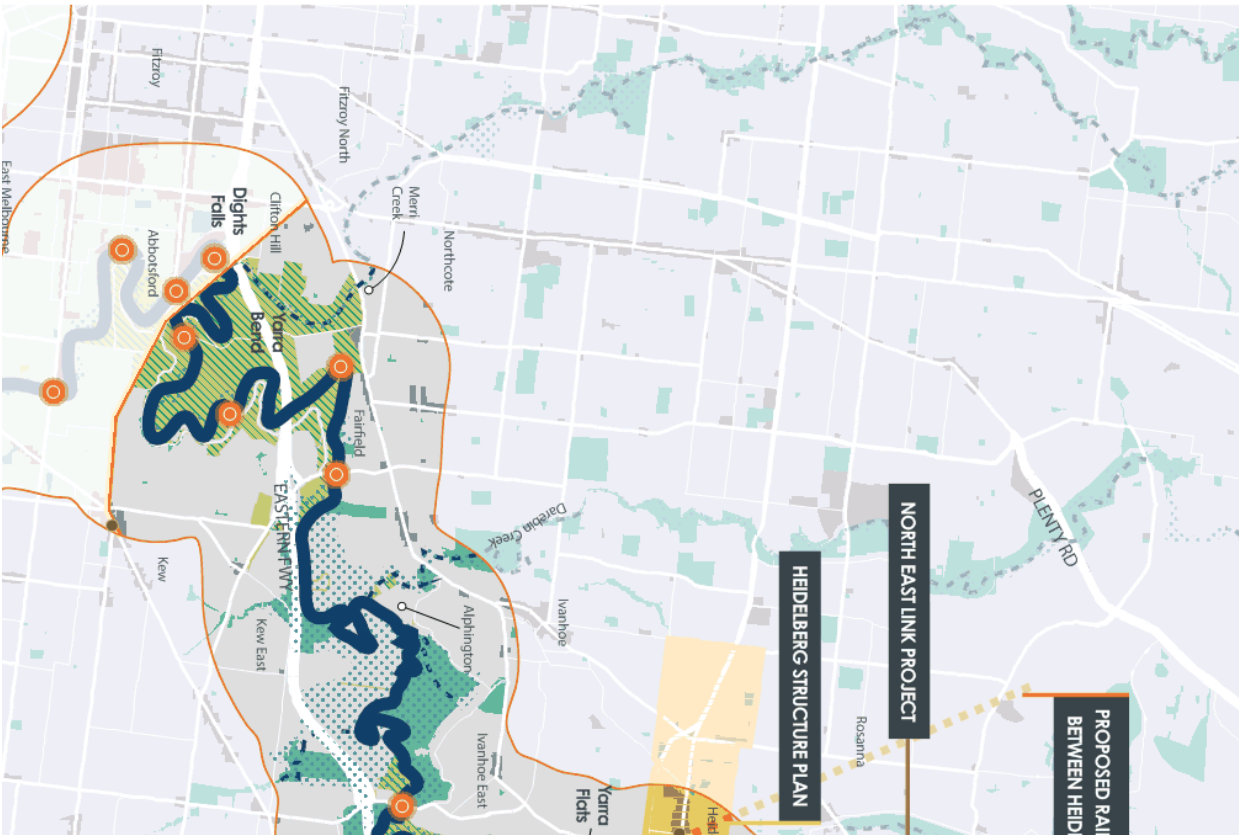


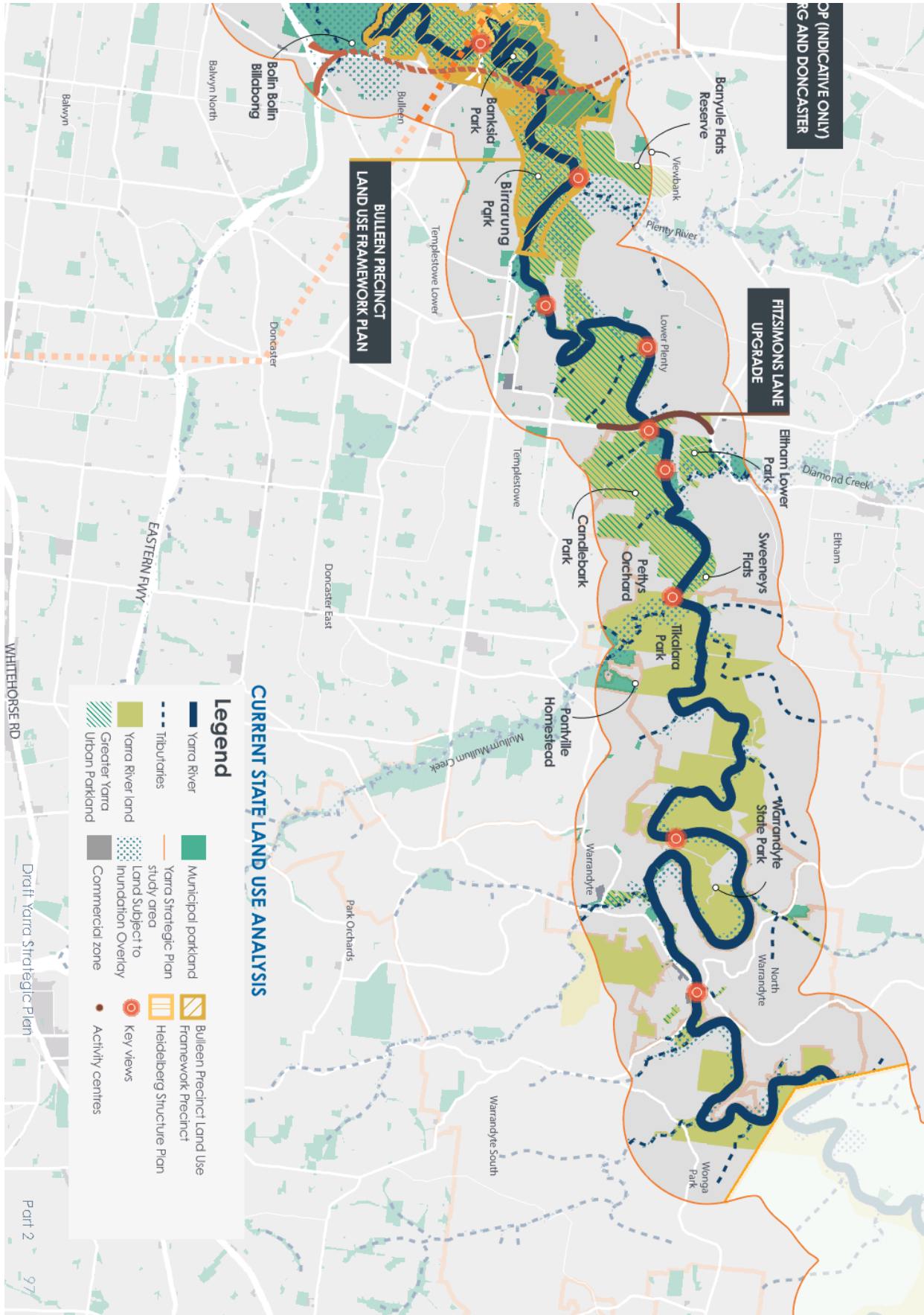
Draft Yarra Strategic Plan

Part 2 95



96 Draft Yarra Strategic Plan





## ACHIEVING THE COMMUNITY VISION FOR THE SUBURBAN REACH

### YARRA RIVER SUBURBAN REACH 50 YEAR COMMUNITY VISION

Our Yarra River, Birrarung, provides a continuous network of protected parklands, providing inclusive access to all.

A covenant of custodianship is adopted by private landowners along the reach, embedding a culture of respect and responsibility for river values.

The river corridor provides a healthy natural environment, enabling swimming, relaxation and other recreational activities. Importantly, it also supports a flourishing natural ecosystem, including networks of billabongs and wetlands, for indigenous plants and animals to thrive.

This is a valued place of connection to Wurundjeri culture and community, with a network of hubs of learning, play and celebration. It benefits from a united and integrated approach to governance and land management, guided by the wisdom and practices of Traditional Owners, keeping culture not just in the past but alive into the future.

#### Community priorities and values

- Expand the river's local parklands and trails to improve continuous access, increase biodiversity and enhance river health.
- Celebrate our spiritual connection to the river and its surrounds.
- Establish new habitat for endangered birds, fish and wildlife.
- Employ collaborative planning processes for development to ensure changes are for the benefit of the river and the advantage of all in the community, not just the few.
- Collaborate to provide innovative immersive experiences with nature by expanding natural river tracks and creating environmental playgrounds along the corridor.
- Explore opportunities for community education and connection to Wurundjeri knowledge and cultural practice and significant sites.



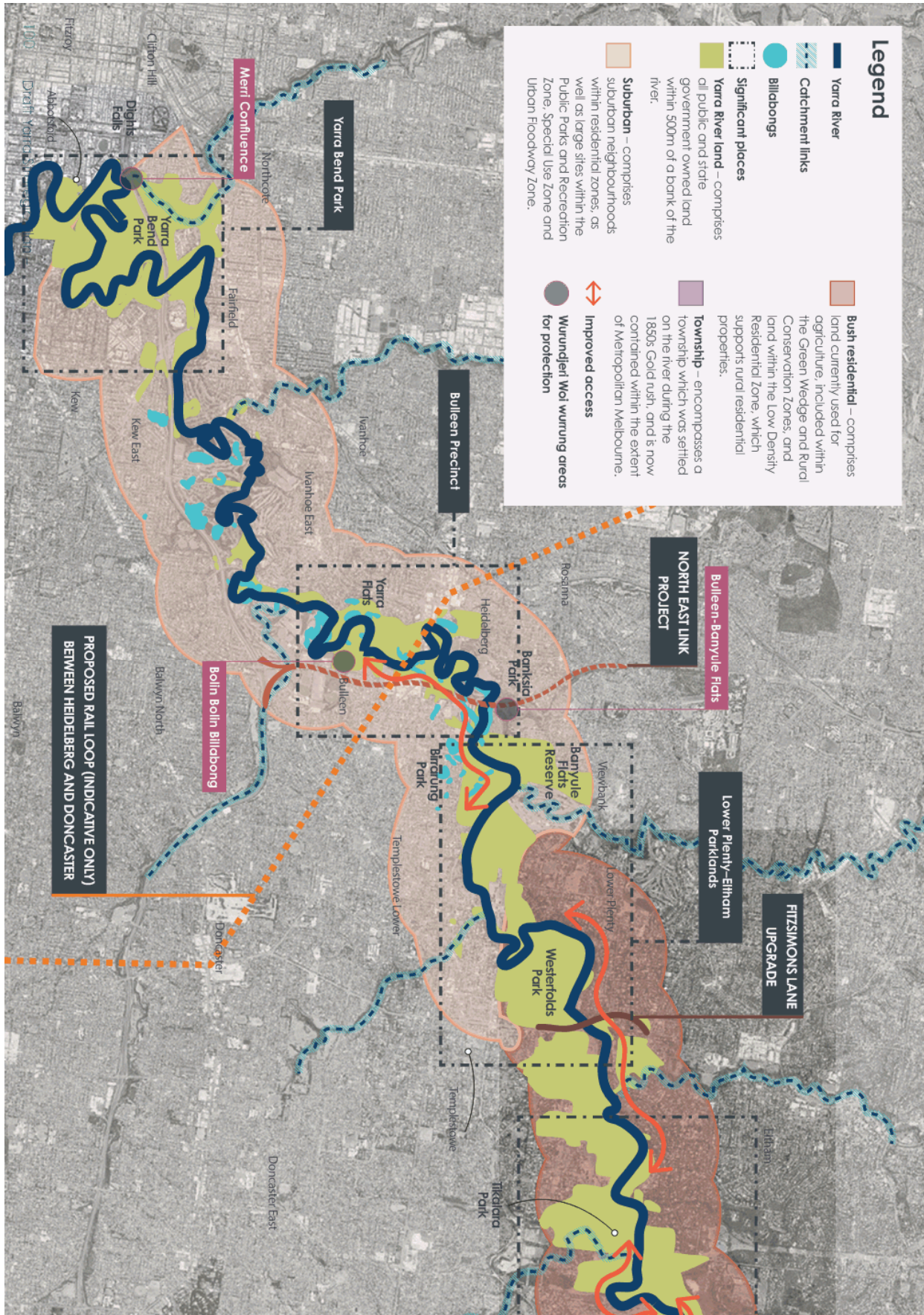
### In the next 10 years

The land use framework in the suburban reach sets out the future directions for private and public land over the next 10 years. This will assist in achieving the Yarra Strategic Plan performance objectives and ultimately the aspirations of the 50 Year Community Vision and the Birrarung Water Policy.

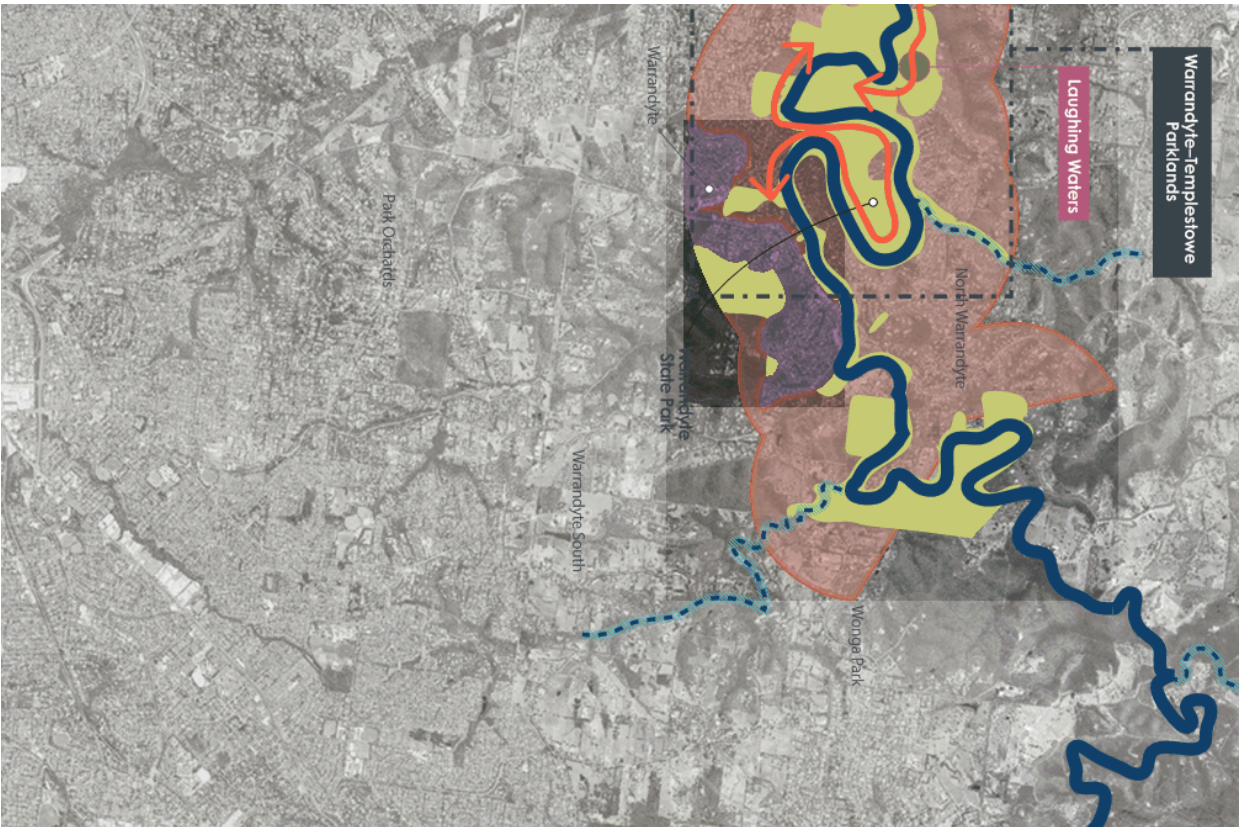
The land use framework aims to:

- minimise impacts to the Yarra River's rich cultural, environmental and landscape values through the review and update of relevant overlays. Specifically:
  - the review and introduction of permanent controls which prescribe mandatory maximum building heights and minimum setbacks
  - updates to existing heritage protection.
- strengthen the vegetation buffer along the Yarra River, between public and private land, while maintaining a diversity of landscapes through the parklands. New landscape guidelines will provide guidance for the implementation of stronger planning controls and enable a consistent approach to planting
- promote opportunities to extend and link parklands when land becomes available, improve recreational trails along the Yarra River and its tributaries and improve community infrastructure
- protect sites of significance and areas for protection identified by the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation as captured in the significant places.









**DIRECTIONS FOR FUTURE LAND USE AND DEVELOPMENT**

**Yarra River land**

- Ensure the existing landscape corridor along the Yarra River is protected and reinforced as a vital habitat link and place of refuge.
- Design visitor facilities and boat launch sites to be sensitively incorporated into their natural surrounds.
- Apply Yarra Protection Principles, set out in the *Yarra River Protection (Wilip-gin Birrang murrn) Act 2017*, to all development on Yarra River land.
- Ensure a coordinated approach to landscaping, wayfinding and the provision of visitor facilities to encourage people to view the Yarra River as one living entity.
- Maintain diverse park landscapes to connect people to the variety of past uses and enable a wide range of visitor experiences.

**Bush residential**

- Ensure development is screened from view from the Yarra River (and key viewing locations) by a canopy of native trees and understory planting.
- Ensure development is sited and designed to maintain and enhance the Yarra River's secluded and natural environment.
- Ensure development is set back from the Yarra River's edge to protect and strengthen a continuous corridor of native vegetation along the Yarra River and to maintain corridor views. Development must also be set back from adjoining parklands and conservation areas to protect the natural landscape.
- Design buildings to respect the Yarra River's sensitive landscape setting.
- Protect and strengthen native vegetation across rural and bush residential land to provide habitat connections between conservation areas and along the Yarra River and its tributaries.
- Development in flood affected areas should refer to the *Guidelines for Development in Flood Affected Areas*.

**Warrandyte township**

- Ensure new development in the activity centre (on the Yarra River's southern side) is sited and designed to face the Yarra River and enhance the popular River Reserve.
- Improve public space and visitor facilities to enhance the Yarra River's role as a community focal point.
- Plant additional native species to strengthen the riverbank environment and improve views to the Yarra River from Yarra Street.
- Encourage traditional planting to tell the story of the ancient Yarra River's ecology and cultural heritage.
- Development in flood affected areas should refer to the *Guidelines for Development in Flood Affected Areas*.

Suburban

- Enhance the sense of connection to the riverside environment by expanding the cover of native vegetation along the Yarra River through parklands, private gardens and the local street network.
- Ensure future development is set back from the Yarra River to protect and strengthen a continuous corridor of native vegetation along the river. Development must also be set back from adjoining parklands and conservation areas.
- Design buildings to respect the Yarra River's sensitive landscapes. Ensure buildings are designed to sit below the height of the canopy.
- Protect and reinforce a strong tree canopy across surrounding ridgelines to conceal views of buildings from the river and its parklands.
- Ensure buildings are designed to sit below the height of the tree canopy and all development is appropriately set back from the banks of the Yarra River.
- Development in flood affected areas should refer to the Guidelines for Development in Flood Affected Areas.





Draft Yarra Strategic Plan

Part 2 103

## Suburban reach – Celebrating significant places



Draft Yarra Strategic Plan

### Warrandyte-Templestowe parklands

This series of parklands between Warrandyte and Templestowe is of immense environmental, social, cultural and heritage value, with opportunities to deliver on each of the community's priorities and values for the suburban reach. The natural bushland character present across most of these parklands supports local biodiversity and provides opportunities for the community to connect with nature.

The Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation has nominated Laughing Waters as an area for priority protection due to the presence of historic eel traps which are actively maintained by the corporation with Parks Victoria.

#### Opportunities for future projects and alignment:

- 1 Fill gaps in the parklands and recreational trail network to provide a continuous open space corridor. Investigate opportunities for cross-river connections that will facilitate improved links to the Yarra River from local recreational trail networks. A key initiative is the current Manningham City Council project to extend the Main Yarra Trail from Tikalara Park to Warrandyte.
- 2 Provide safe access to the heritage-rich landscapes within Warrandyte State Park. Identify and manage all mine shafts, create new recreational trails and deliver interpretative signage to connect visitors with the mining heritage of the region.
- 3 Protect and upgrade significant buildings and sites (e.g. Pontville Homestead, Pettys Orchard and Laughing Waters precinct). Investigate options for sensitive reuse to help fund restoration projects in line with the future directions plan and community expectations.
- 4 Improve camping opportunities at Longridge Park.
  - In partnership with the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation, investigate ways to protect the cultural values associated with Laughing Waters.



## Suburban reach – Celebrating significant places

106



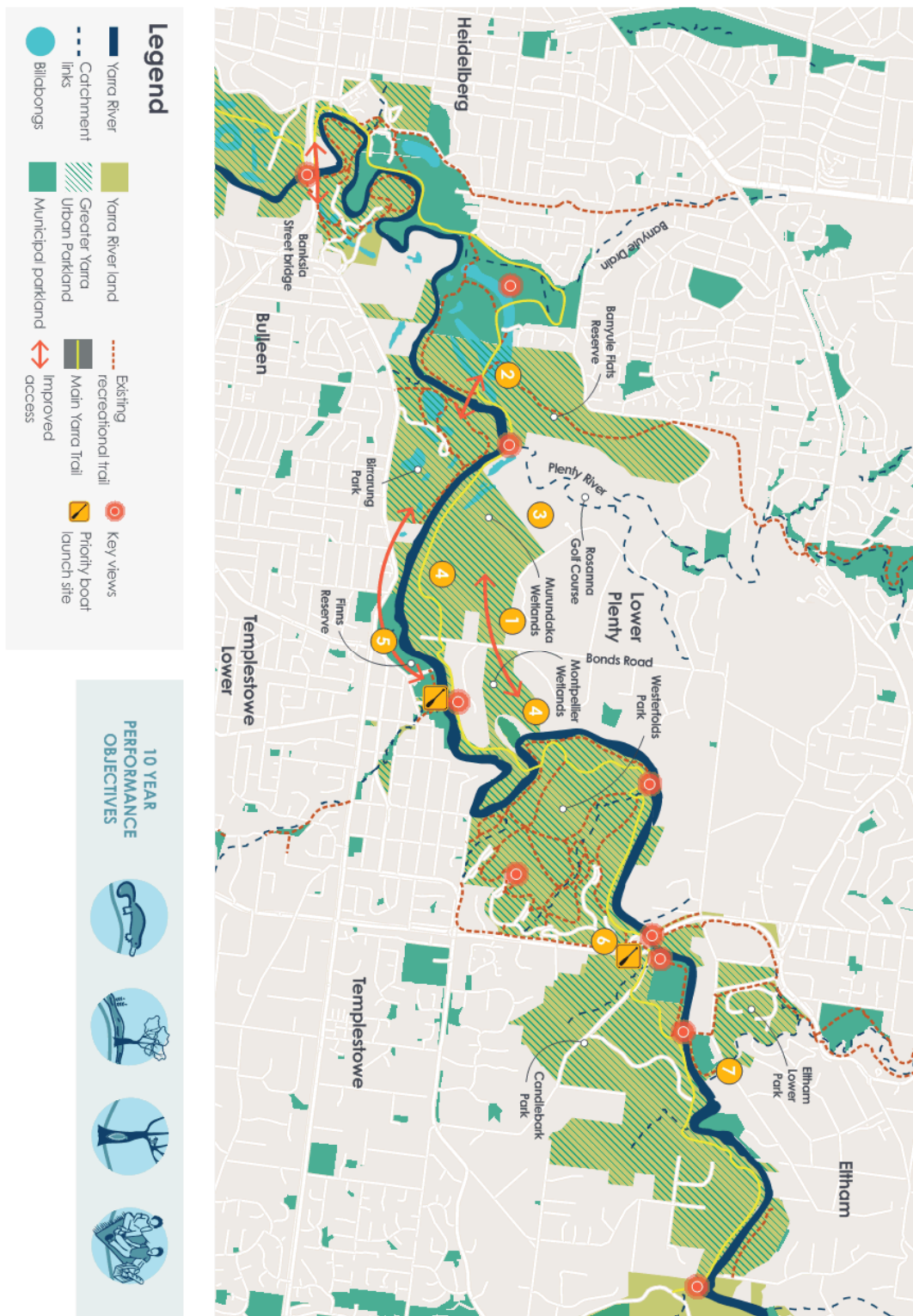
Draft Yarra Strategic Plan

### Lower Plenty–Eltham Parklands

This section of the suburban reach includes a network of parklands and conservation areas with high environmental and cultural value. Connected via the Main Yarra Trail, the parklands are an important recreational asset, offering a great range of Yarra River experiences. There is great potential to improve recreational trails and access, establish new habitat and offer new experiences for community enjoyment of the Yarra River and nature-based recreation.

#### Opportunities for future projects and alignment:

- 1 Improve connections to and between parklands, and improve access and visual connection to the Yarra River.
- 2 Investigate potential for a bridge crossing near Birrarung Park to create a circuit trail between the Firms Reserve and Banksia Street bridges.
- 3 Protect the significant environmental, cultural and landscape values of the Plenty River and its confluence with the Yarra River, located within the Rosanna Golf Club site.
- 4 Develop a masterplan for Murundaka and Montbeller wetlands to coordinate work across both sites. Enable the broader community to access and enjoy these sites through the establishment of basic visitor facilities. Work with the community to support and expand their stewardship role.
- 5 Rehabilitate land at the Yarra River access point at Bonds Road. Remove weeds, revegetate the banks of the Yarra River and create access or viewing opportunities.
- 6 Implement proposals for the Westerfoids recreational and paddle sports hub.
- 7 Implement initiatives identified in Nilumbik Shire Council's Eltham Lower Park Masterplan Review.



108 Suburban reach – Celebrating significant places

**Bulleen Precinct**

The Bulleen Precinct comprises the stretch of the Yarra River through Lower Templestowe, Heidelberg and Bulleen which is home to parklands and distinctive places of natural and cultural value. The Victorian Government is currently preparing the Yarra River – Bulleen Precinct Land Use Framework Plan to outline a vision and principles to guide land use over the long term.

The Yarra Strategic Plan has identified areas for future projects and investment in this precinct:

- Yarra Flats: protection of environmental and cultural values of the Yarra Flats and improved visitor facilities for the Heidelberg Artists' Trail.
- Banyule Flats: protection of environmental and cultural values.
- Bolin Bolin Billabong: protection of environmental and cultural values. Continued program of restoring natural water flow regimes into the billabong.

The draft Yarra River – Bulleen Precinct Land Use Framework Plan was publicly exhibited between May and June 2019 and public submissions were made on the draft plan.

The Yarra River – Bulleen Precinct Advisory Committee has been appointed by the Minister for Planning to conduct a Public Hearing. A Public Hearing will be held to provide the opportunity to parties that have lodged a submission to make a more detailed submission to the Advisory Committee. Hearing dates are to be confirmed.







10 YEAR PERFORMANCE OBJECTIVES

The block contains the text "10 YEAR PERFORMANCE OBJECTIVES" at the top. Below the text are four circular icons arranged horizontally. From left to right, the icons are: a fish, a tree, a person, and a group of people.

## Suburban reach – Celebrating significant places



Draft Yarra Strategic Plan

### Yarra Bend Park

As the largest area of natural bushland near the CBD, Yarra Bend Park is important to both the Yarra River corridor and Melbourne's community. It is a key location for land and water-based recreation and includes the historic Fairfield and Studley Park boathouses, recreational, and sports facilities. It is also home to a colony of nationally-threatened Grey-headed Flying-foxes.

Nominated as a site of significance by the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation as an important Kulin meeting place, the park includes the site of the first Aboriginal School and Aboriginal Police Station. Within Yarra Bend Park, the Merri Creek confluence is designated as a priority area for protection by the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation as an initiation place.

#### Opportunities for future projects and alignment:

- Improve infrastructure and facilities at key visitor locations.
- 1** Improve visitor facilities and educational information at the Grey-headed Flying-fox colony.
  - 2** Improve sporting facilities in the Fairlea Precinct of the park.
  - 3** Enhance and protect existing vegetation and habitat links throughout the park, particularly along the banks of the Yarra River and the Merri Creek tributary.
- Extend native riverbank planting into adjacent areas such as the sports precinct and the local street network immediately beyond the park.
  - Develop a nature play area to encourage families to connect with the environmental and cultural heritage values of the park.
  - In partnership with the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation, investigate ways to protect the cultural values associated with Yarra Bend Park.



# THE INNER CITY REACH

## CURRENT STATE LAND USE ANALYSIS

For locals and visitors alike the Yarra River is an iconic symbol of central Melbourne – a place where people of all backgrounds have come together for generations. Today, a modern and growing cityscape surrounds numerous places of Aboriginal significance, which now have shared values for the community, including: Yarra Falls, confluence points with the Maribyrnong River and Merri Creek, Yarra Bend, Dights Falls, Federation Square and the MCG.

Parklands line much of the Yarra River’s edge and provide a highly valued landscape setting within the dense urban environment. With the expected population growth and development in this reach over the next 10 years, it is vital that the plan provides for quality parkland to foster a sense of respite from the city and strengthen urban biodiversity. Access is available on both sides of the Yarra River along the popular Main Yarra and Capital City trails.

There is a mix of land uses in this reach, including extensive areas designated for commercial activity. *Plan Melbourne* identifies a number of activity centres near the Yarra River which are focal points for increased development and support a range of commercial, residential and community land uses.

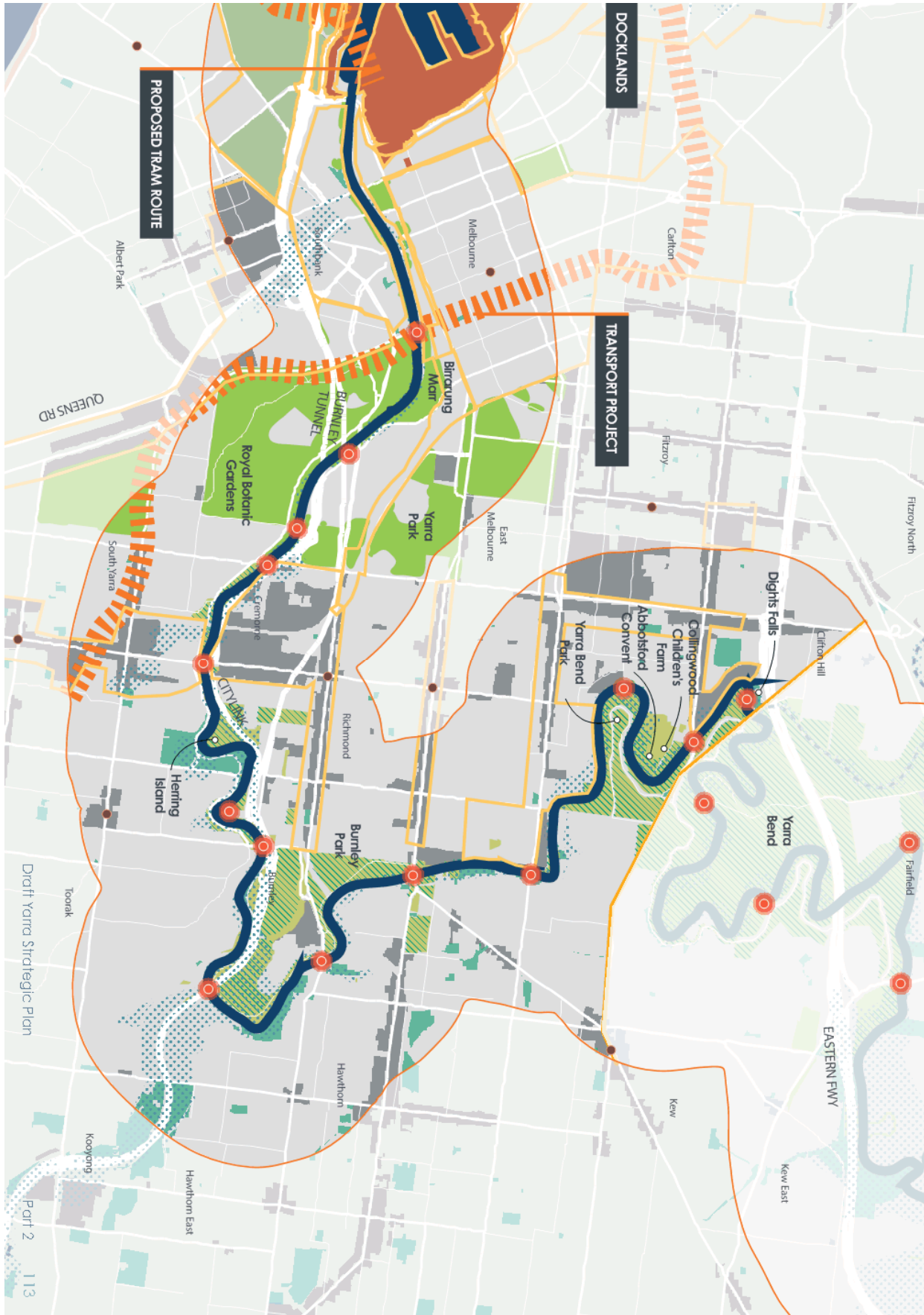
The inner city reach includes key areas experiencing development, meaning significant changes in land use and development at the Yarra River’s edge will take place. The largest of these are Docklands and Fishermans Bend; other urban renewal areas include central Melbourne, Southbank, Northbank, South Yarra, Cremorne, Richmond and Abbotford.

Existing projects in this reach include:

- Docklands – now two-thirds complete and with a projected completion date of 2025, Docklands spans 200 hectares of land and water on the north side of the Yarra River and comprises residential, commercial, entertainment, sporting and events spaces. It has attracted more than \$12 billion in private investment to date.
- Fishermans Bend urban renewal area – Australia’s largest urban renewal project covering approximately 480 hectares on the south side of the Yarra River. By 2050, it will be home to approximately 80,000 residents and provide employment for up to 80,000 people.
- Metro Tunnel – 9km twin rail tunnels passing under the Yarra River and five new underground stations will be constructed, with a completion date of 2025.



\*Currently, no declarations of Yarra River land or Greater Yarra Urban Parklands have been made downstream of Punt Road.



**ACHIEVING THE COMMUNITY VISION FOR THE  
INNER CITY REACH**

**YARRA RIVER INNER CITY REACH 50 YEAR  
COMMUNITY VISION**

Our Yarra River, Birrarung, is a thriving river for our thriving city.

It provides a unique place of transition, both spiritually and physically. Here the river and its treasured banks and backdrops are Melbourne's meeting place; an inclusive and iconic place for connection, celebration, recreation and learning.

Our love for its vast and expanding green spaces and clean waters provide a healthy habitat for all.

Community priorities and values

- Celebrate the river as the centrepiece of Melbourne, acknowledging its role in our history and how it drives the city's continued success.
- Position the river as a symbol of learning and respect for Aboriginal culture, deepening community understanding of the sacred role it plays for Traditional Owners.
- Foster innovative urban waterway and open space planning to ensure the needs of our growing city are balanced with the future environmental health of the river.
- Expand our connected network of treasured Yarra parklands, creating better access and more spaces for relaxation and recreation.
- Showcase the river as a place for sustainable and creative events, with a focus on culture, sport, ecology and education.
- Position the river as an environmental educator, helping communities better understand its role in keeping Victoria healthy in the past, present and into the future.

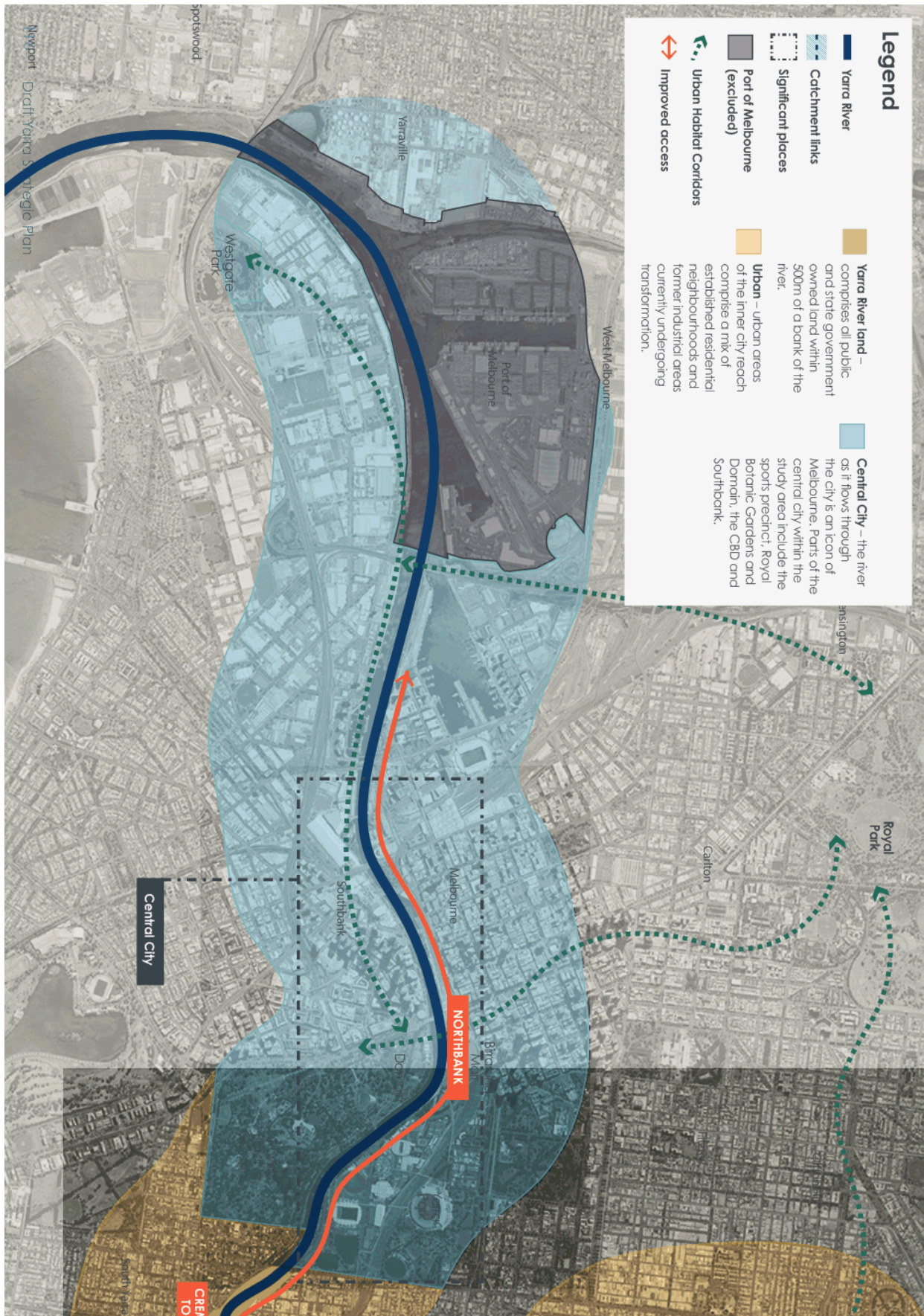
### In the next 10 years

The land use framework in the suburban reach sets out the future directions for private and public land over the next 10 years. This will assist in achieving the Yarra Strategic Plan performance objectives and ultimately the aspirations of the 50 Year Community Vision and the Birrarung Water Policy.

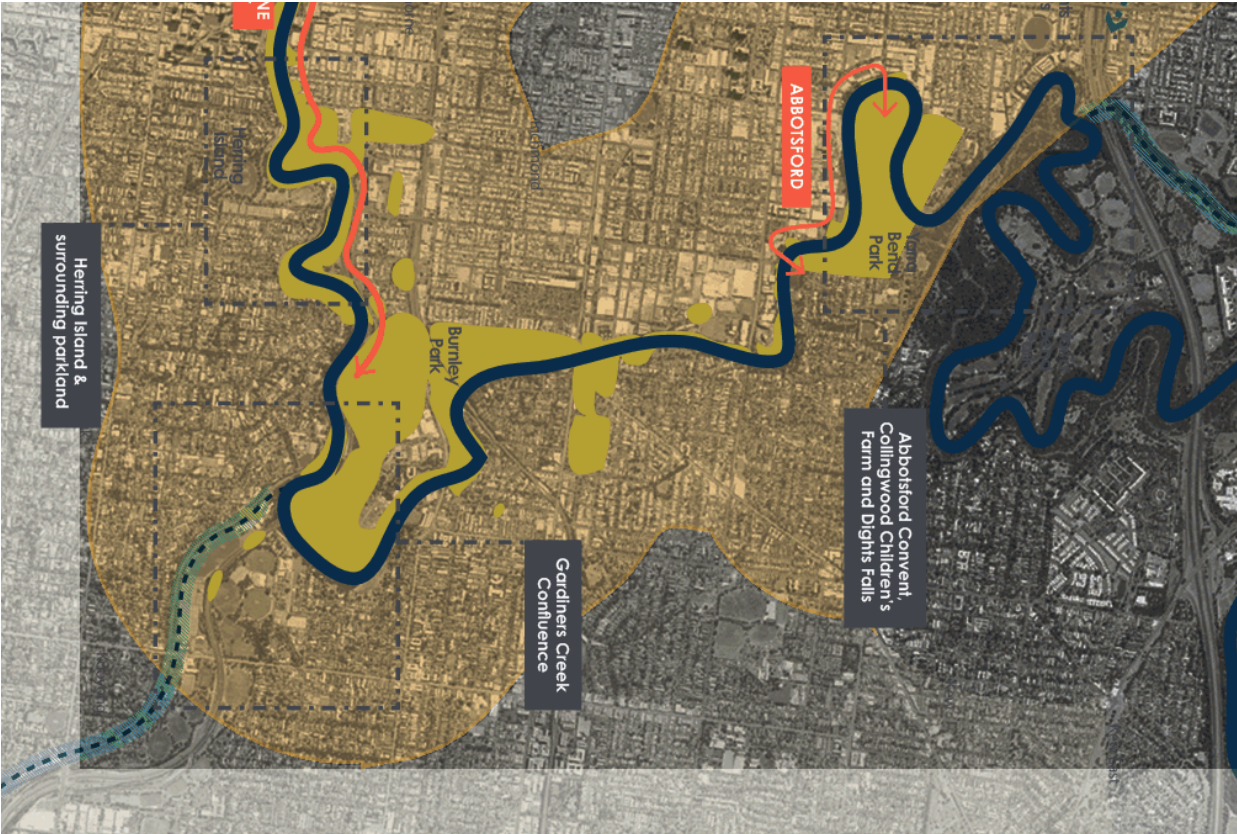
The land use framework aims to:

- celebrate the role of the river as the centrepiece of Melbourne's CBD
- in other parts of the reach, enhance the Yarra River as an urban wilderness or place of refuge within the busy urban environment
- strengthen the vegetation buffer along the Yarra River, between public and private land. New landscape guidelines will provide guidance for the implementation of stronger planning controls and enable a consistent approach to planting
- manage the impacts of development pressure upon the Yarra River's rich cultural, environmental and landscape values through the review and update of relevant overlays. Specifically:
  - the review and introduction of permanent controls which prescribe mandatory maximum building heights and minimum setbacks
  - updates to existing heritage protection.
- provide opportunities for interpretation and expression of the Yarra River's ancient landscape and cultural values, including the Traditional Owner groups
- protect and strengthen biodiversity hotspots and habitat links
- protect opportunities to extend and link parklands when land becomes available
- improve opportunities for the community to enjoy the Yarra River. This should include improving recreational trails, ensuring access for all abilities, allowing adequate space to accommodate slow traffic as well as commuters, and completing missing recreational trail connections
- protect sites of significance and areas for protection identified by the Wurundjeri Woit wurrung Cultural Heritage Aboriginal Corporation (as outlined in the significant places).









**DIRECTIONS FOR FUTURE LAND USE AND DEVELOPMENT**

**Yarra River land**

- Manage Yarra River land to support a range of recreational opportunities that meet the needs of the community, improve access to the Yarra River and foster a sense of refuge from city life.
- Strengthen habitat links along the Yarra River corridor and tributaries. This can be achieved through riverbank restoration and revegetation, expanding the urban forest through adjoining street networks and creating biodiversity hotspots on available Yarra River Land.
- Provide interpretive information and traditional planting to tell the story of the ancient Yarra River's ecology and cultural heritage, and how it has changed over time.
- Apply Yarra Protection Principles, set out in the Yarra River Protection (Wilkipin Birrarung murron) Act 2017, to all development on Yarra River land.
- Ensure a coordinated approach to landscaping, wayfinding and the provision of visitor facilities to encourage people to view the Yarra River as one living entity.

**Urban**

- Improve the cover of native vegetation along the Yarra River through parklands, private gardens and the local street network to enhance the community's sense of connection to the riverside environment.
- Select appropriate plant species to help restore ecological values, improve biodiversity and contribute to urban cooling and greening.
- Apply integrated water management principles to all development to maximise stormwater capture and reuse, and to limit runoff into waterways.
- Expand the recreational trail network and provide additional open space to support community connection to the Yarra River.
- Ensure development is set back from the Yarra River's edge to strengthen the vegetation buffer along the waterway and ensure tree canopies retain their dominance within the landscape. Development must also be set back from adjoining parklands and conservation areas to maintain views.
- Protect heritage buildings as important features of the Yarra River landscape.
- Development in flood affected areas should refer to the Guidelines for Development in Flood Affected Areas.

Central city

- Ensure new buildings are designed to complement the Yarra River's landscape and maintain views along the Yarra River.
- Avoid overshadowing of the Yarra River, its banks and adjacent public open space to maintain amenity year-round.
- Ensure development of sites adjoining the Yarra River contributes to a continuous recreational trail network and additional open space to support connectivity and community recreation.
- Apply integrated water management principles to all development to maximise stormwater capture and reuse, and limit runoff into waterways.
- Line the Yarra River's banks with parklands or pedestrian promenades to provide opportunities for relaxation, recreation and activation in the city centre.
- Reflect the story of the ancient Yarra River and its Traditional Owners in the design and landscaping of public spaces and parklands.
- Development in flood affected areas should refer to the Guidelines for Development in Flood Affected Areas.



### Abbotstford Convent, Collingwood Children's Farm and Dights Falls

Abbotstford Convent (a nationally significant heritage site), Collingwood Children's Farm and Dights Falls are key sites of cultural, environmental and historical significance within the inner city reach. Together they form a major community and cultural hub, with significant opportunity for improvement. Dights Falls has been nominated as a site of significance by the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation. The falls were an important river crossing.

#### Opportunities for future projects and alignment:

- 1 Expand and update visitor facilities for the Abbotstford Convent, Children's Farm and Dights Falls as required. Provide improved information about the significance of these sites and their relationship to the Yarra River.
- 2 Improve connections between these key sites, the Yarra River and the Main Yarra Trail. Provide all abilities access at the Gipps Street and Walmer Street bridges.
- 3 Prepare an Abbotstford Precinct Structure Plan (Action 20 of the Yarra River Action Plan). This will have a particular focus on recognising and promoting Traditional Owner cultural heritage values, continuity of the Main Yarra Trail and opportunities to provide safe access to a wider range of users (all abilities access). The plan should also articulate how a change of use of the Carlton United Brewery site could achieve the community's and Traditional Owners' vision.
- 4 Introduce public access to the Yarra River and connect the recreational trail network between Flockhart Street and Gipps Street.
  - Revegetate and maintain riparian zones. Engage with the community to undertake land management.



#### Legend

Yarra River	Greater Yarra Urban Parkland	Main Yarra Trail	Wurundjeri Woi wurrung area for protection
Catchment links	Municipal parkland	Improved access	Wurundjeri Woi wurrung sites of significance
Yarra River land	Existing recreational trail	Key views	

#### 10 YEAR PERFORMANCE OBJECTIVES

120 **Inner city reach – Celebrating significant places**

**Gardiners Creek Confluence**

Gardiners Creek is the only existing tributary of the Yarra River in the inner city reach and therefore identified as a significant place (the Moonee Ponds Creek and Marlymrong River downstream of Docklands are outside of the study area and the former Williams Creek in central Melbourne is now the Elizabeth Street drain). Gardiners Creek has been substantially impacted by surrounding infrastructure and this section of the creek has been concreted. While this impact will be long-lasting, it is possible that elements of the waterway's environmental and cultural heritage could be reintroduced as a means of reintroducing this important confluence.

**Opportunities for future projects and alignment:**

- 1 Investigate options for improved environmental outcomes around the Gardiners Creek confluence. This includes implementing initiatives outlined in:
  - Stonnington City Council's Gardiners Creek Masterplan 2019 which includes a revegetation strategy for the creek
  - Baroodara City Council's Urban Biodiversity Strategy 2013–2023 which nominates this area as a potential biodiversity hotspot
- 2 Work with the Traditional Owners to provide interpretive information or artwork about the cultural heritage of these waterways, both contemporary and pre-European settlement.
- 3 Maintain and strengthen indigenous planting along the Yarra Boulevard and around the edge of Kevin Bartlett Reserve to improve habitat links.
  - Ensure planning controls provide adequate setbacks and height controls to protect the Yarra River's landscape setting.

10 YEAR PERFORMANCE OBJECTIVES



Draft Yarra Strategic Plan



### Herring Island and surrounding parkland

Herring Island is an artificial island that was created in 1928 due to the construction of a new river channel and dredging. Since then, the island has become significant as a wildlife haven. The island also features a sculpture trail and picnic grounds. Herring Island has the potential to be improved as a tourist attraction and to provide an opportunity for people to experience the Yarra River in a relatively natural state, close to the city. On the northern bank, Loys Paddock and Burnley Harbour wetlands are pockets of bushland on the Yarra River's bank. Burnley Harbour is of historical interest as a former quarry.

The Stonnington City Council's Yarra River Biodiversity Linkages project has seen extensive replanting along this section of the Yarra River's bank, as well as stormwater management, viewing platforms and interpretive information.

#### Opportunities for future projects and alignment:

- 1 Investigate options to improve access to Herring Island and promote the island as a biodiversity hotspot. Upgrade visitor facilities, including the sculpture park, and promote Herring Island as a place where diverse communities and visitors can connect with nature, heritage and culture for gatherings or events.
- 2 Provide a greater sense of connection from Herring Island to Como House, including interpretive information about the history of these two key sites and their connection to the Yarra River.
- 3 Improve access to Burnley Harbour and wetlands, and Loys Paddock. Support the role of these locations as biodiversity hotspots.

#### Legend

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #0056b3; margin-right: 5px;"></span> Yarra River</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #92d050; margin-right: 5px;"></span> Yarra River land</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, #92d050 2px, #92d050 4px); margin-right: 5px;"></span> Greater Yarra Urban Parkland Municipal</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #008000; margin-right: 5px;"></span> Existing recreational trail</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 2px solid #0056b3; margin-right: 5px;"></span> Main Yarra Trail</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid #0056b3; border-radius: 50%; margin-right: 5px;"></span> Improved access</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid #0056b3; border-radius: 50%; margin-right: 5px;"></span> Key views</li> </ul>
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#### 10 YEAR PERFORMANCE OBJECTIVES



## Inner city reach – Celebrating significant places

### Central city

The Yarra River corridor through the central city, between Punt Road and Docklands, passes numerous places of significance to Melbourne and the State of Victoria. This includes the MCG and sports precinct, the Royal Botanic Gardens and Domain, Birrarung Marr and the arts precinct of Southbank.

The Wurundjeri Woi wurrung people have identified key sites of significance within the central city: Federation Square, which is a traditional meeting place of the Kulin; the MCG, which is a significant ceremonial ground that was used up until the people's displacement from the city; and the Birrarung Falls near Queen Street, where a waterfall and natural rock barrier that separated the river's fresh water from salt water existed and was used as a crossing place until it was blasted away in the 1880s.

Several projects are currently in the planning or implementation phases which will transform the Yarra River's landscape within central Melbourne.

The Melbourne City Council's *City River Strategy* provides an overarching planning framework for the Yarra River between Punt Road Bridge and the Bolte Bridge. It sets out strategic directions for the Yarra River through central Melbourne and encompasses cultural heritage, biodiversity and water quality, pedestrian connectivity, public space amenity and accessibility. Key priorities are to embrace Aboriginal culture and heritage, develop the 'Northbank Greenline' linear park and restore the natural landscape with biodiversity hotspots.

Other major projects underway by the Melbourne City Council include:

- *Domain Parklands Masterplan* which will guide sustainable management the parklands that sit between the south bank of the Yarra River and one of the city's major thoroughfares, St Kilda Road.
- *Birrarung Marr Masterplan* implementation which guides the development, management and use of Melbourne's first major open space on the northern banks of the Yarra River.
- Works to upgrade Southbank Promenade as a key cultural and arts destination; new and expanded public spaces; extension of urban forest planting, management of commuter cycle traffic; new public art and protection of heritage elements.

The Victorian Government is undertaking Stage 3 of the Melbourne Park redevelopment, to upgrade the state's premier sports destination with improved facilities, connections and public realm design.

The Victorian Government is preparing a framework plan for the Richmond to Docklands corridor. This plan will set out directions to guide future investment in the public realm and the precinct's major facilities:

### Opportunities for future projects and alignment:

- Support and implement the current projects underway to improve the function and amenity of the central city's diverse Yarra River precincts.
- Improve the connections between each precinct for pedestrians and cyclists to ensure a continuous link from Richmond and South Yarra into central Melbourne. Provision should be made for both slow traffic and alternative routes for commuters on Flinders Street, Southbank Boulevard and City Road.
- Plan public investments (between Birrarung Marr and Docklands) to improve this precinct. This would see a series of well-connected public spaces along the river's edge that are designed to celebrate its heritage and natural environment, and foster a sense of reconnection of the Yarra River to the city.
- Set out a coordinated approach to design of the public realm across all precinct to create a sense of continuity along the Yarra River's frontage and to reduce visual clutter and support key views.
- Strengthen planting along the Yarra River's edge, along key catchment links and through the surrounding street network to enhance the greening and biodiversity of the Yarra River's landscape and surrounding urban spaces.
- Reintroduce a natural, riverside landscape character including a riparian zone, where possible.
- Express the Yarra River's rich history and many stories through interpretive information, public realm design, art and planting.
- Work with Traditional Owners to protect significant places and increase the visual presence of their cultural heritage within the Yarra River's environment.
- Express elements of the Yarra River's ancient landscape which are no longer visible in the city, such as the Williams Creek (which flows under Elizabeth Street), the Botanic Gardens lagoon which was once a part of the Yarra River, the wetlands that existed within the Docklands area and the Birrarung (Yarra River) Falls.
- Improve the use and navigation of the Yarra River as a transport corridor and place for water-based recreation:
  - Establish appropriate landings and facilities for commercial and recreational vessels.
  - Investigate the feasibility of a seasonal or peak period commuter service between Victoria Harbour and the Hoddle Street Bridge.
  - Improve rowing infrastructure through new landing stages.
  - Support a civic focus by encouraging activation that offers broader inclusion and supports a public waterfront.
- Review planning policies and planning scheme controls within the Melbourne City Council to ensure the Yarra River is appropriately protected.



### Legend

- Yarra River
- Municipal parkland
- Main Yarra Trail
- State Government owned parklands
- Existing recreational trail
- Key views
- Wurrundjeri Woi wurrung sites of significance\*
- Improved access

### 10 YEAR PERFORMANCE OBJECTIVES

\* Acknowledging the Wurrundjeri Woi wurrung people's consideration of this location as a site of significance, no Traditional Owner Group/s have yet been formally recognised for this area of land by the State of Victoria.









Draft Yarra Strategic Plan

Part 2  
125

## USEFUL NAMES AND ABBREVIATIONS

<b>Birrarung Council</b>	Established by the <i>Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017</i> to provide advice to the Minister for Water in relation to any land use or development that may impact Yarra River land. The council will act as the voice of the river and report annually to the Minister on the implementation of the Yarra Strategic Plan.
<b>Birrarung Water policy</b>	<i>Nhanbu narrun ba ngargunin twarn Birrarung</i> ; is Wurundjeri Woi wurung people's placed based policy response to the Act and Community Vision. The geographic region described in the policy is the Birrarung (Yarra) catchment. The policy includes key performance objectives and targets for the YSP to deliver.
<b>DELWP</b>	The Victorian Government Department of Environment, Land, Water and Planning.
<b>EPA</b>	Environment Protection Authority Victoria.
<b>Greater Yarra Urban Parklands (GYUP)</b>	Includes Yarra River land that is used as public open space or as a park, within a municipal council district and within an urban growth boundary. It also includes any other land that the landowner agrees may be covered, which is within an urban growth boundary specified in a planning scheme.
<b>New areas for protection</b>	To realise Traditional Owners' aspirations, the community's vision and deliver on the requirements of the Act, new areas for protection have been identified for the Yarra River. These areas will help to safeguard against future pressures and ensure that the Yarra River is respected as a sacred natural entity. These are areas not covered by existing statutory protections.
<b>North East Link Project (NELP)</b>	A major infrastructure project which crosses Yarra River land to provide connection between the M80 Ring Road and an updated Eastern Freeway.
<b>Port Phillip and Westport region</b>	The Port Phillip and Westport region is a 1.3 million hectare area that is home to over 4.5 million people and boasts some of Victoria's most productive farming lands, spectacular parks, picturesque landscapes and diverse natural ecosystems.
<b>PPWPCMA</b>	The Port Phillip and Westport Catchment Management Authority.
<b>Responsible public entities</b>	Within the Yarra Strategic Plan, this includes Melbourne Water, Parks Victoria, Victorian Planning Authority, Transport for Victoria, VicTrack, PPWPCMA, any committee of management of Crown land in the Yarra River Lands, any Traditional Owner Management Boards and the following local councils: Banyule, Boroondara, Manningham, Melbourne, Nillumbik, Stonnington, Yarra and Yarra Ranges.
<b>Significant places</b>	Identified based on their regional significance and their potential to contribute to biodiversity, improve the parklands network and access to the river, protect cultural heritage and expand activation options that embrace and respect the river. Significant places provide guidance for responsible public entities to help them align their business as usual activities to deliver the outcomes of the Yarra Strategic Plan.
<b>RAP</b>	Registered Aboriginal Parties
<b>Yarra Collaboration Committee (YCC)</b>	Composed of eight local councils (Banyule, Boroondara, Manningham, Melbourne, Nillumbik, Stonnington, Yarra, Yarra Ranges); the Department of Environment, Land, Water and Planning; Parks Victoria; Port Phillip and Westport Catchment Management Authority; Transport for Victoria; VicTrack; and Wurundjeri Woi wurung Cultural Heritage Aboriginal Corporation.
<b>Yarra Ministerial Advisory Committee (Yarra MAC)</b>	The Minister for Planning and the Minister for Environment, Climate Change and Water established the Yarra MAC in December 2015. Its purpose was to provide independent advice to government about improving governance arrangements for protecting the Yarra River.

<b>Yarra River 50 Year Community Vision</b>	The <i>Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017</i> called for the development of a long-term community vision to form the basis of the Yarra Strategic Plan. Using feedback received from over 2500 Victorians, a representative group of 24 community members wrote the vision in February 2018.
<b>Yarra River Action Plan</b>	Outlines 30 recommendations that aim to protect and enhance the Yarra River.
<b>Yarra River land/s</b>	Yarra River land is the Yarra River, including its bed, soil and banks as well as publicly managed land within 500m of a bank of the river.
<b>Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017</b>	Provides a whole-of-corridor policy and planning framework for the Yarra River. Outlines the contents of the Yarra Strategic Plan and Land Use Framework.

## GLOSSARY

<b>Aboriginal cultural heritage</b>	Refers to the knowledge and lore, practices and people, objects and places that are valued, culturally meaningful and connected to identity and Country.
<b>Activity centres</b>	Community hubs where people shop, work, meet, relax and also often live. They can range in size, from local neighbourhood shopping strips to centres that include universities and major regional shopping malls.
<b>Agritourism</b>	A type of tourism involving an agricultural experience such as a farm stay, educational tour or food experience.
<b>Amenity</b>	Used here to describe the aspects of rivers or landscapes that enhance community wellbeing. Amenity can depend on factors such as the cleanliness of the waterway and surrounds, the ability to access the waterway, and the quality and extent of open space.
<b>Billabong</b>	A body of water, like a large pond, that is left behind when a river changes direction. Billabongs fill with water seasonally and are usually dry for the majority of the year.
<b>Biodiversity</b>	The number and variety of plants, animals and other living things, including micro-organisms, across our land, rivers and oceans. It includes the diversity of their genetic information, the habitats and ecosystems in which they live and their connection with other life forms.
<b>Birrarung</b>	The Woi wurrung language word for the Yarra River, meaning 'river of mists and shadows'.
<b>Building Code of Australia</b>	Contains technical provisions for the design and construction of buildings and other structures.
<b>Bushfire Management Overlay</b>	Applies to land that may be significantly affected by a bushfire. The overlay triggers the need for a planning permit for certain developments and requires new developments to include appropriate bushfire protection measures.
<b>Catchment</b>	An area of land where all run-off from rainfall drains into one river system.
<b>Clan</b>	A close-knit group of interrelated families. Clan groups share a common language and kinship system.
<b>Community</b>	Includes individuals, public and private landholders, community groups and business owners.

<b>Confluence</b>	The place where two waterways join.
<b>Country</b>	Traditional Aboriginal culture revolves around relationships to the land and water. For Traditional Owners, Country is part of who they are, just as they are a part of it.
<b>Covenant</b>	A statutory agreement that is included on a land title to stipulate a behaviour which the landowner must perform, such as protecting native vegetation.
<b>Crown land</b>	Crown Land, or Public Land, is generally defined as land held by/vested in/or owned by DELWP and other government departments, public authorities, and commonwealth government.
<b>Cultural Flows</b>	Water entitlements that are owned by Indigenous Nations to improve the spiritual, cultural, environmental, social and economic conditions of those Indigenous Nations. (MLDRIN)
<b>Cultural heritage</b>	The legacy of physical artefacts and intangible attributes of a group or society that are inherited from past generations, maintained in the present and bestowed for the benefit of future generations. In this document cultural heritage refers to both Indigenous and postcolonial heritage.
<b>Custodian</b>	A person who has responsibility for taking care of or protecting something.
<b>Design and Development Overlay</b>	A planning control that is applied to land that requires a specific design treatment. The purpose of the overlay is to give direction to the specific design and built form requirements.
<b>Elder</b>	An Aboriginal Elder is someone who has gained recognition as a custodian of knowledge and lore, and who has permission to disclose knowledge and beliefs. In some instances Aboriginal people who are respected by their community or above a certain age are also considered as Elders within their own communities. It is important to understand that, in traditional Aboriginal culture, age alone doesn't necessarily mean that one is recognised as an Elder.
<b>Environmental flows / environmental water / water for the environment</b>	Water managed and allocated to improve or maintain the health of rivers and wetlands – including the plants and animals that depend on them.
<b>Environmental Significance Overlay</b>	A planning control ensures that the development of land does not affect identified environmental values and qualities of an area.
<b>Excluded land</b>	Land excluded from the Yarra Strategic Plan is defined as the Port of Melbourne (as defined in the <i>Port Management Act 1995</i> ), and any land within a special water supply catchment area listed in Schedule 5 of the <i>Catchment and Land Protection Act 1994</i> .
<b>Floodplain</b>	Land subject to overflow during floods, which is often valued for its ecological properties.
<b>Greater Melbourne</b>	Also known as metropolitan Melbourne, Greater Melbourne is the geographical area that defines Melbourne as a city and the capital of the State of Victoria. Spanning over 9990 km <sup>2</sup> , Greater Melbourne is home to around 4.9 million people.
<b>Gross pollutant traps</b>	Designed to intercept the flow of water and catch any litter or debris. Gross pollutant traps are installed to catch stormwater pollution before it enters waterways. They act like a filter, retaining litter but allowing water to flow through.

<b>Habitat corridors</b>	Connections across the landscape that link areas of habitat. They support natural processes that occur in a healthy environment, including the movement of species to find resources. Corridors can contribute to the resilience of the landscape in a changing climate and help to reduce greenhouse gas emissions by storing carbon in native vegetation. They can also support multiple land uses such as conservation, farming and forestry.
<b>Interpretive information/signage</b>	Signage that helps to create a narrative for a place. It aims to generate a positive user experience by educating its audience on aspects of historical, heritage or environmental importance.
<b>Invasive species</b>	A species occurring as a result of human activities, beyond its normal distribution, which threatens environmental, agricultural or other social resources by the damage it causes. Invasive species can include diseases, fungi, parasites, feral animals, insects and weeds.
<b>Kulin Nation</b>	Refers to the Traditional Owners of the Port Phillip region. The Kulin Nation is made up of five language groups: Boonwurrung (Boon-wur-rung), Dja Dja Wurrung (Jai-Jai-Wur-rung), Toungunung (Tung-ger-rung), Wathaurung (Wath-er-rung), Woi wurrung (Woy-wur-rung), commonly known as Wurundjeri. Their traditional territory extends around the Port Phillip and Western Port bays.
<b>Land use</b>	The purpose for which land is used. This includes the production of goods (such as crops, timber and manufacture) and services (such as defence, recreation, biodiversity and natural resources protection).
<b>Land use framework</b>	Sets out the directions for the future use and development of land in the Yarra Strategic Plan area and identifies areas for protection.
<b>Land use planning</b>	The process of regulating the use of land in an effort to promote more desirable social and environmental outcomes as well as more efficient use of resources.
<b>Liveability</b>	Reflects the wellbeing of a community, and the many characteristics that make a place somewhere people want to live. A liveable city or region meets the basic social, environmental and economic needs of its people. It also addresses community values and preferences for amenity, wellbeing and a sense of place.
<b>Nationally significant heritage site</b>	A site on the National Heritage List, which has been established to list places of outstanding heritage significance to Australia. It includes natural, historic and Indigenous places that are of outstanding national heritage value to Australia.
<b>New areas for protection</b>	New areas for protection outlined in the Yarra Strategic Plan's land use framework to safeguard against future pressures and to ensure the Yarra River is respected as a sacred natural entity.
<b>On-water access/journeys</b>	Journeys taken by boat, canoe, kayak or other water craft.
<b>Open space corridor</b>	Publicly owned land that is set aside primarily for recreation, nature conservation, passive outdoor enjoyment and public gatherings. This includes public parks, gardens, reserves, waterways, publicly owned forecourts and squares.
<b>Planning controls</b>	Planning controls explain the standards and restrictions for new development. Planning controls may apply to a location (suburb, street or single lot), particular types of development (dwellings, villas) or a component of the development (provision of car parking, control of stormwater).

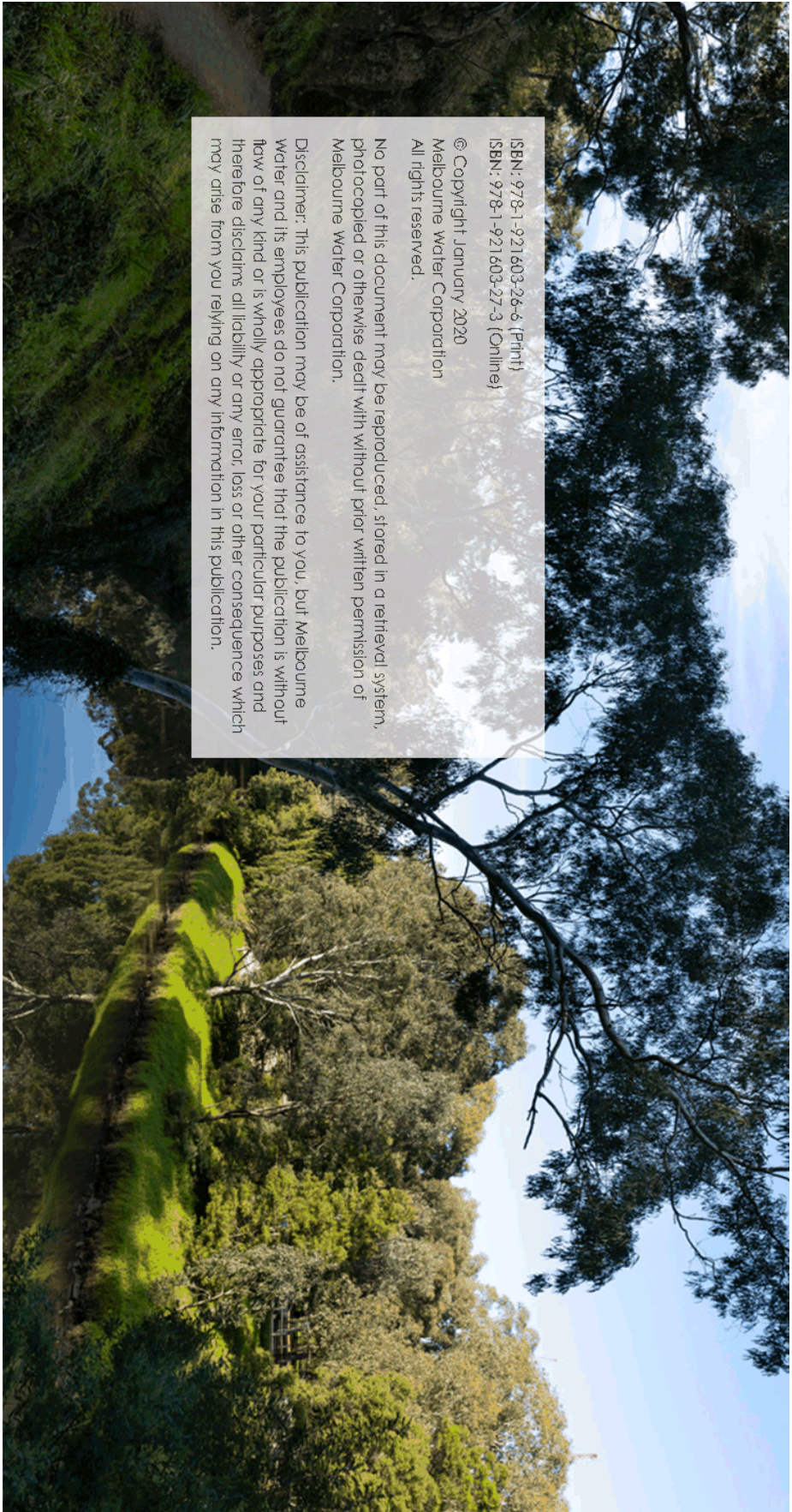
<b>Planning Policy Framework</b>	The State Planning Policy Framework (SPPF) is a key part of the Victorian planning system and the Victoria Planning Provisions. It sets the key policy direction for state planning issues.
<b>Planning scheme</b>	Planning schemes set out policies and provisions for the use and development of land. A planning scheme covers each local council area in Victoria and some special planning areas.
<b>Public Acquisition Overlay</b>	Used to identify land which is proposed to be acquired by a public authority, reserve land for a public purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.
<b>Registered Aboriginal Parties</b>	A body that is registered under Part 10 of the Aboriginal Heritage Act 2006. In recognition of a Traditional Owner group's role as the primary guardians, keepers and knowledge holders of Aboriginal cultural heritage within the area for which the party is registered. A Registered Aboriginal Party has multiple functions. For a full description of the functions refer to the following link: <a href="https://www.aboriginalheritagecouncil.vic.gov.au/victorias-registered-aboriginal-parties">https://www.aboriginalheritagecouncil.vic.gov.au/victorias-registered-aboriginal-parties</a> .
<b>Reconciliation</b>	Reconciliation aims to build respect, trust and positive relationships between Aboriginal and Torres Strait Islander peoples and the wider Australian community.
<b>Revegetation</b>	The process of replanting and rebuilding the soil of disturbed land.
<b>Re-water</b>	Supplying water to a wetland or billabong manually to mimic natural processes.
<b>Riparian</b>	Land or vegetation that adjoins a river, creek, estuary, wetland or lake.
<b>Septic tanks</b>	An underground chamber through which domestic wastewater flows for basic treatment. Homes that are not connected to a reticulated sewage system must rely on a septic system to treat the sewage on-site.
<b>Setbacks</b>	In land use, a setback is the minimum distance which a building or structure must be set back from a street, river or other stream, shore or floodplain, or any other place which is deemed to need protection.
<b>Sewage</b>	Wastewater produced from households or industry.
<b>Sewerage</b>	The pipes and plant that collect, remove, treat and dispose of sewage.
<b>Significant Landscape Overlay</b>	A Significant Landscape Overlay is a planning scheme tool for protecting and managing significant landscapes. This overlay can require a permit to construct a building, carry out works, construct a fence, and remove, destroy or lop any vegetation.
<b>Significant places</b>	Identified to celebrate their regional significance. They contribute to biodiversity, improve the parklands network and access to the Yarra River, protect cultural heritage and expand activation options that embrace and respect the Yarra River.
<b>Stormwater</b>	Runoff from urban areas. The net increase in stormwater runoff has been caused by the introduction of more impervious surfaces such as roofs and roads within urban developments.
<b>Traditional Owners</b>	People who, through membership of a descent group or clan, are responsible for caring for particular Country.
<b>Tributary</b>	A stream or river that flows into a larger waterway.

<b>Understory planting</b>	Plant life growing beneath the forest canopy without light penetrating it to any great extent, but above the forest floor.
<b>Urban forest network</b>	The care and management of tree populations in urban settings for the purpose of improving the urban environment.
<b>Urban growth boundary</b>	The urban growth boundary (UGB) applies around the urban areas of Metropolitan Melbourne. The purpose of the boundary is to direct urban growth to areas best able to be supplied with appropriate infrastructure and services and protect other valuable peri-urban land (and environmental features) from urban development pressures. (For more information visit <a href="http://www.vpa.vic.gov.au">www.vpa.vic.gov.au</a> )
<b>Urban renewal precincts</b>	Industrial areas, often old, that are no longer being used for their original purpose, that could benefit from redevelopment. Urban renewal precincts focus development in areas that can leverage existing and planned infrastructure, particularly transport and government landholdings.
<b>Wastewater</b>	Water that has had its quality affected by human influence, deriving from industrial, domestic, agricultural or commercial activities.
<b>Waterway condition / waterway health</b>	An umbrella term for the overall state of key features and processes than underpin functioning waterway ecosystems (such as species and communities, habitat, connectivity, water quality, riparian vegetation, physical form, and ecosystem processes such as nutrient cycling and carbon storage).
<b>Waterways</b>	Rivers, creeks and streams, their associated estuaries and floodplains (including floodplain wetlands) and non-riverine wetlands.
<b>Wetlands</b>	Inland, standing, shallow bodies of water, which may be permanent or temporary, fresh or saline.
<b>Woi wurrung</b>	The language of the Traditional Owners of the Birrarung.
<b>Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation</b>	The Registered Aboriginal Party representing the Wurundjeri Woi wurrung people whose Country includes the Yarra River corridor and its tributaries.
<b>Wurundjeri Woi wurrung people</b>	The Wurundjeri Woi wurrung people take their name from the Woi wurrung language word 'wurun' meaning Manna Gurn (Eucalyptus viminalis) which is common along 'Birrarung' (Yarra River), and 'djeri', the grub commonly found within the tree.
<b>Yarra catchment</b>	The Yarra catchment is a geographical area that lies north and east of Melbourne, covering an area of about 4,046 square kilometres.
<b>Yarra Protection Principles</b>	It is home to more than one third of Victoria's population and native plant and animal species, and land use varies from protected forests and rural areas to urban development and established industry.
<b>Yarra River corridor</b>	Outlined in the <i>Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017</i> . According to the Act, all responsible public entities must have regard for the protection principles.
<b>Yarra Strategic Plan area</b>	The water body and the public parklands and public open spaces connected with the Yarra River. Includes Yarra River land and land of any kind that is located within one kilometre of a bank of the Yarra River.

# ENDNOTES

- 1 This does not apply in relation to a declared project within the meaning of the Major  
Transport Project Facilitation Act 2009.
- 2 Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation is the registered  
Aboriginal party for the Yarra River upstream of Dights Falls in Abbotstord.
- 3 See the engagement report (in development).
- 4 Victorian Department of Environment, Land, Water and Planning, 2017, 'Guidelines  
for Assessing the Impact of Climate Change on Water Supplies in Victoria',  
accessed on 26 July 2018: [www.delwp.vic.gov.au](http://www.delwp.vic.gov.au)
- 5 State of the Yarra and Its Parklands 2018 [https://www.ces.vic.gov.au/sites/  
default/files/SoY\\_Front\\_Working\\_Document\\_20\\_03\\_19\\_F.pdf](https://www.ces.vic.gov.au/sites/default/files/SoY_Front_Working_Document_20_03_19_F.pdf)
- 6 Plan Melbourne 2017-2050
- 7 .id Consulting demographic report (publication TBC).
- 8 2019, 'State of the Yarra and Its Parklands', Commissioner for Environmental  
Sustainability Victoria website, accessed March 2019: [https://www.ces.vic.gov.au/  
sites/default/files/SoY\\_Front\\_Working\\_Document\\_20\\_03\\_19\\_F.pdf](https://www.ces.vic.gov.au/sites/default/files/SoY_Front_Working_Document_20_03_19_F.pdf)
- 9 Yarra River Action Plan [https://www.planning.vic.gov.au/policy-and-strategy/  
waterways-planning/yarra-river-protection](https://www.planning.vic.gov.au/policy-and-strategy/waterways-planning/yarra-river-protection)
- 10 The area covered by the plan includes Crown land along the Yarra River that  
is mostly reserved under the Crown Land (Reserves) Act 1978, including several  
metropolitan parks, as well as parts of the Yarra Ranges National Park and  
Warrandyte State Park under the National Parks Act 1975. The area also includes  
land owned and managed by various municipalities. The river between Warrurton  
and Warrandyte is recognised as a heritage river under the Heritage Rivers Act  
1992. Various entities are responsible for managing the land, including DELWP, Parks  
Victoria, Melbourne Water, Yarra Ranges Council, Nillumbik Shire Council,  
Manningham City Council, Bororo-dara City Council, Banyule City Council,  
Stonnington City Council, Yarra City Council and Melbourne City Council.
- 11 The Yarra Strategic Plan complies with the requirements outlined in Section 45 of the  
Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017, which dictate that the  
plan must not be inconsistent with other Acts, purposes of reservation, management  
plans and accepted recommendations that apply to the land covered by the plan.
- 12 Excluded land is defined as the Port of Melbourne (as defined in the Port  
Management Act 1995), and any land within a special water supply catchment  
area listed in Schedule 5 of the Catchment and Land Protection Act 1994.
- 13 Where Crown land parcels abutting the river extend beyond the 500 metres  
covered by the declaration, the entire parcel has been declared as Yarra River  
land.
- 14 Land excluded from the Yarra River land declaration is defined as i) the Port of  
Melbourne (as defined in the Port Management Act 1995), ii) any land within a  
special water supply catchment area listed in Schedule 5 of the Catchment and  
Land Protection Act 1994, iii) land that is privately owned, iv) land that is owned by  
a municipal council.
- 15 The 15 state and local government agencies with management responsibilities  
along the river corridor are referred to in the Yarra River Protection (Wilip-gin  
Birrarung murrn) Act 2017 as responsible public entities.
- 16 This does not apply in relation to a declared project within the meaning of the Major  
Transport Project Facilitation Act 2009.
- 17 Yarra River Action Plan [https://www.planning.vic.gov.au/policy-and-strategy/  
waterways-planning/yarra-river-protection](https://www.planning.vic.gov.au/policy-and-strategy/waterways-planning/yarra-river-protection)
- 18 Established under the Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017,  
the Birrarung Council were appointed by the State Government in September 2018  
to act as a voice for the river and provide independent advice to the Minister for  
Water on the protection and improvement of the Yarra River landscape, including  
the development, operation and effectiveness of the Yarra Strategic Plan.
- 19 This does not apply in relation to a declared project within the meaning of the Major  
Transport Project Facilitation Act 2009.
- 20 [https://s3-ap-southeast-2.amazonaws.com/hdp.au.prod.app.mw-yoursay-  
files/8815/3871/6529/Yarra\\_Strategic\\_Plan\\_Map\\_Book\\_October\\_2018.pdf](https://s3-ap-southeast-2.amazonaws.com/hdp.au.prod.app.mw-yoursay-files/8815/3871/6529/Yarra_Strategic_Plan_Map_Book_October_2018.pdf)









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17 March 2020

Mr. Michael Wandmaker  
Managing Director  
Melbourne Water  
PO Box 4342  
Melbourne VIC 3001

### Banyule Council Submission on Draft Yarra Strategic Plan

Banyule Council thanks you for this opportunity to consider the **draft Yarra Strategic Plan (YSP)**. In October 2019, Council's CEO wrote to Melbourne Water providing conditional support for the Plan to be placed on public consultation. This correspondence highlighted that support was not for the content of the YSP and Council reserved the right to review the draft Plan and provide feedback to Melbourne Water during the consultation period. Council has now reviewed the draft YSP and resolved at its meeting on 16 March 2020 to submit the following comments:

- Council gives in-principle support to the vision, performance objectives and collaborative actions identified for the next 10 years to deliver on the community's vision for the Yarra River.
- Council supports the intent of the Land Use Framework however has reservations over its implementation. This includes how the maps and directions for future land use and development and the emerging 'decision making framework' (DMF) will work with other statutory controls, including interim Yarra River Protection planning controls introduced in 2017. Wherever possible, Council is keen to avoid any unnecessary duplication of process, policy or decision-making forums, with a preference to ensure existing mechanisms are used or adapted, as appropriate.
- Council seeks clarity on the process and implications for the organisation, particularly what the extent of administrative burden and cost will be to Council to fulfil its annual reporting obligations to the Birrarung Council against the Plan's measurements/ actions.
- The draft Plan still requires further editing and refinement (for legibility and removal of unnecessary repetition).
- Council seeks assurance that they and the community are consulted with and can make a submission on any future planning scheme amendment to implement the land use framework and will reserve the right to make further submissions to such processes.

Council Officers will continue to work proactively with Melbourne Water to deliver a final YSP within the required timeframe and provide input to the 3-year Implementation Plan and Decision Making Framework. Council also reserves the right to use this submission as part of any future Planning Panel and to expand on any points herein, as necessary and subject to ongoing work through the YCC.

If you have any questions please contact Anthony Calthorpe, City Futures Coordinator on (03) 9433 7752, or [anthony.calthorpe@banyule.vic.gov.au](mailto:anthony.calthorpe@banyule.vic.gov.au)

Yours sincerely

Allison Beckwith  
**CHIEF EXECUTIVE OFFICER**

DRAFT



# **BUILDING COMMUNITIES, CONNECTING PEOPLE: NORTHERN HORIZONS 2020**

**A report for the Northern Metropolitan Partnership  
Project managed by NORTH Link**

**Prepared by the  
National Institute of Economic and Industry Research (NIEIR)**

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**January 2020**



***While the National Institute endeavours to provide reliable forecasts and believes the material is accurate, it will not be liable for any claim by any party acting on such information.***



## Contents

1.	Melbourne's north today.....	1
2.	Key strategic directions for 2020 .....	3
3.	Initiatives of value to the north.....	3
4.	Competitive strengths and weaknesses for Melbourne's north .....	8
5.	Regional developmental themes .....	11
6.	Governance .....	28
7.	Background to this document.....	29
8.	Stakeholder consultation and recent policy developments .....	29
9.	Northern Horizons Strategy 2019 and 2014: main differences.....	31
10.	Foundations for a regional development strategy .....	31
11.	List of stakeholders consulted .....	34
12.	References.....	35

# BUILDING COMMUNITIES, CONNECTING PEOPLE: NORTHERN HORIZONS 2020

## 1. Melbourne's north today

Melbourne is one of the fastest growing cities of its size in the developed world. One in five Melbournians live in the city's northern region, or around one million people. From 2006 to 2016, the region added almost 200,000 people, which represented a faster growth rate than for the city as whole.

By 2036, the regional population is projected to be close to 1.5 million (DELWP 2019), about 100,000 larger than Adelaide today and half a million more than in the region at present. These are big numbers in terms of both absolute size and growth rate.

The size of Melbourne's north and its rate of population growth rate imply a large and rapidly growing requirement for new/upgraded infrastructure and services, from the fast-growing fringe areas to the densifying inner suburbs.

This must:

- produce the greatest benefits for regional residents, workers, students and visitors
- ensure equity across the region and wider metropolitan area
- bring a strategic focus on the nature of the region and its people, growth patterns and relationships with the wider city and beyond
- bring an understanding of the region's strengths and weaknesses, and of ways to build on the strengths and mitigate weaknesses.

This report identifies a 'deficit' in regional capital spending of around \$1 billion since 2014-2015 on a population growth basis compared to the remainder of Melbourne, much of which relates to public capital. Federal and state governments should work to ensure the removal of this 'deficit', to assist the region and its residents to flourish.

Adequate state and federal government support will also assist the region to make its transition from a traditional manufacturing base to one characterised by advanced manufacturing, the knowledge economy and services.

### ***A history of underfunding – capital spending context***

Understanding how Melbourne's north has fared in terms of capital spending in recent years, when its population growth rate has been high, provides important context for this report. Total capital spending on major projects for the region over the past five years was \$2.4 billion, largely made up of publicly funded projects.

Compared to the rest of Melbourne (but excluding the City of Melbourne), there was a substantial northern regional 'deficit' in capital spending over 2014-2015 to 2018-2019 (Figure 10).

This regional 'deficit' was:

- approximately \$500 million on per capita basis
- approximately \$1.08 billion on a population growth basis.

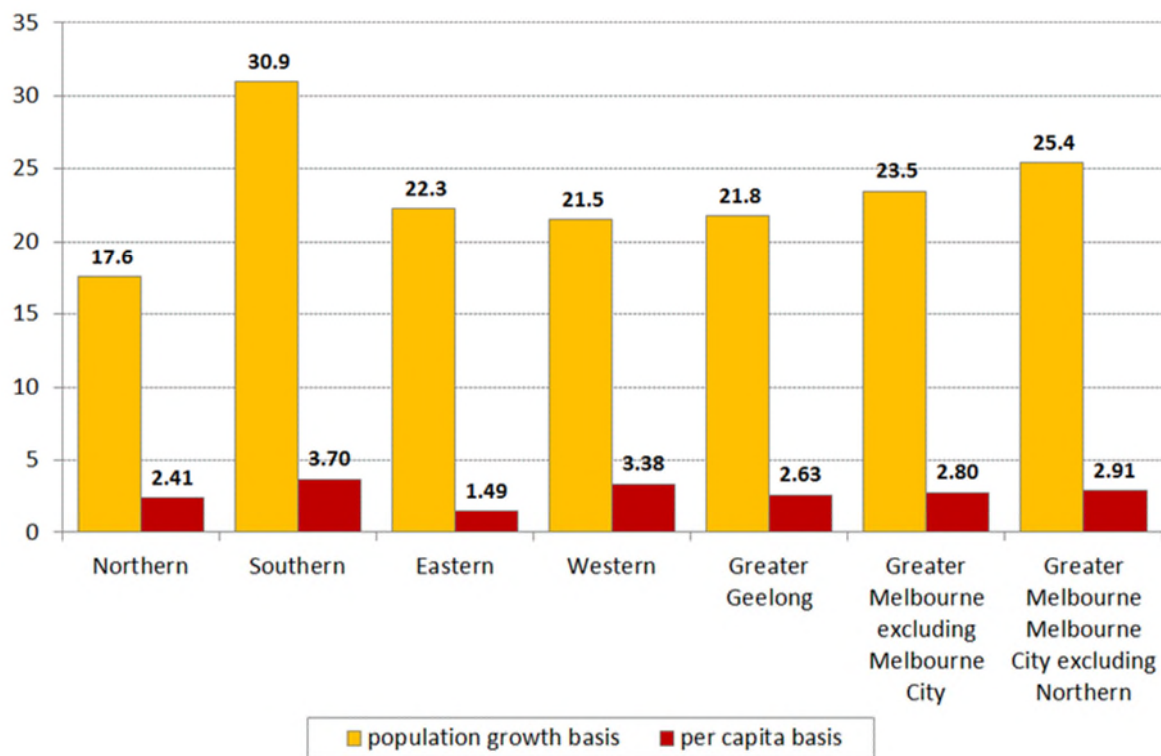
It is estimated that the consequential loss in Gross Regional Product over the five years was similar in scale to the investment spending deficit. But the real loss is greater, since the GRP benefit of closing

this gap would be expected to continue well beyond 2019, showing significant regional net benefits. This regional deficit needs to be removed if the region is to continue to carry a large share of Melbourne’s population growth.

Socio-economic and environmental indicators tell us about disadvantage in the north, as follows:

- canopy cover – canopy cover in Melbourne’s north is 12.1 per cent, lower than all Melbourne regions other than the west
- obesity – five of the seven northern region LGAs are rated among the worst 12 LGAs out of 32 in Melbourne
- Year 9 literacy – four of the seven Melbourne’s north LGAs rate among the 10 worst in Melbourne
- local job availability – four of the seven Melbourne’s north LGAs rate among the nine worst in Melbourne.

**Figure 10: Northern region share of capital spending – 2014-15 to 2018-19 (\$ million)**



Source: NIEIR database.

## 2. Key strategic directions for 2020

The main strategic directions for Melbourne's north in this report are:

- **strengthening the region's major activity clusters**, both spatial (e.g. the La Trobe National Employment and Innovation Cluster, Metropolitan Activity Centres such as Broadmeadows, Epping, etc.) and sector based (e.g. food, health), to increase local job generation and raise productivity levels
- **improving inter- and intra-regional connectivity**, which will support job/productivity growth and improve the accessibility of such jobs for regional residents and others, as well as supporting regional social inclusion more broadly
- **improving regional educational and skill levels**, to better support participation of the region's current and future residents, workers and students in a growing and changing world
- **increasing fairness and equity**, in terms of both how the region and its various municipalities share in access to infrastructure and services and how this flows through to benefit the region's population, workforce and others
- **ensuring a healthy and engaged population**, recognising (for example) that rapid growth in low density settings militates against public and active transport and encourages obesity
- **developing a greener north**, encompassing important local/regional matters like extending canopy cover, increasing access to nature and growing the use of public and active travel, together with the globally significant and increasingly urgent need to respond to climate change
- **increasing innovation**, targeting industry clusters that are strong and have potential for significant growth, and encouraging stronger university-industry links.

These themes support a traditional regional focus on jobs, skills development and improved intra- and inter-regional connectivity. They also broaden this focus, in line with council priorities, the policy intent of *Plan Melbourne 2017-2050* (Victorian Government 2017) and the priorities of the Northern Metropolitan Partnership (Victorian Government 2019a) and other regional stakeholders, to recognise the importance of wider issues such as health, the environment, equity and engagement for a flourishing region.

## 3. Initiatives of value to the north<sup>1</sup>

The report identifies a suite of projects and initiatives that will assist in transforming Melbourne's north in line with its population growth, in the following timeframes:

- Short-term – 2020-2024
- Medium term – 2025-2032
- Long-term – 2033 and beyond.

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<sup>1</sup> Chapter 5 of the Evidence Report provides further details on this section.

Table 1 Key projects and initiatives required	
Transport	Non-transport
<p>Short term – 2020 to 2024</p> <ul style="list-style-type: none"> <li>■ Suburban Rail Loop/Medium Capacity Transit (fast buses linking La Trobe NEIC to rest of Melbourne including airport)</li> <li>■ Commitment to bringing forward Suburban Rail Loop construction in north to overcome equity deficiencies of south east and west receiving infrastructure first</li> <li>■ Beveridge Intermodal Freight Terminal (business case and environmental studies)</li> <li>■ Complete Northern Regional Trails projects (including Cultural Trails) (see evidence report 4.6.4)</li> <li>■ Outer Metropolitan Ring Road and E6 (business case and environmental studies)</li> <li>■ Melbourne Metro 2 planning commitment and timeframe</li> <li>■ Bus network – local and trunk (see evidence report 5.2.1, 5.2.2): timetables to align with train timetable, increased trunk and local services</li> <li>■ Tram network enhancements: extend and upgrade 86 (stages 2 &amp; 3), extend 59 to airport, extend 11 to Reservoir Station (see evidence report 5.2.3)</li> <li>■ Car parking at train stations (see evidence report 5.2.5)</li> <li>■ Grade separations (see evidence report 5.2.8)</li> <li>■ Decarbonise transport (electric car charging stations, trial electric buses and trucks)</li> <li>■ Infrastructure enhancement opportunities resulting from North East Link</li> <li>■ More regular V-Line services to Seymour</li> <li>■ Key interchanges (Watson St-Hume Fwy, Camerons Lane-Hume Fwy, Gunns Gully Road-Hume Fwy) (see evidence report 5.2.12)</li> <li>■ Outer north arterial roads (eg Bulla Bypass) (see evidence report 5.2.12)</li> <li>■ Train station upgrades (Broadmeadows, Coburg, Moreland, Greensborough, Ruthven, outer Nillumbik stations) (see evidence report 5.2.7)</li> <li>■ North East Link access (La Trobe University)</li> </ul> <p>term – 2025-2032</p>	<p>Short term – 2020-2024</p> <ul style="list-style-type: none"> <li>■ Continued development of Metropolitan Activity Centres at Epping, Broadmeadows and Cloverton and Major Activity Centres at Greensborough, Brunswick, Coburg, Preston, Sunbury, Craigieburn, Reservoir and Heidelberg – includes adequate bus and tram links</li> <li>■ Expansion of Melbourne Market to deliver food manufacturing and innovation precinct</li> <li>■ Improved internet connections in north and mobile network coverage in outer north to address blackspots (Mitchell Nillumbik, Whittlesea)</li> <li>■ Major new public hospital in outer north – commitment and planning (see evidence report 5.6.3)</li> <li>■ Planning for TAFE campus(es) for outer north</li> <li>■ Construction of committed community hospitals and super clinics (Craigieburn, Whittlesea, Sunbury, Eltham) (see evidence report 5.6.1)</li> <li>■ La Trobe NEIC (including government contribution to La Trobe University City of the Future redevelopment, La Trobe Research and Innovation Precinct, Heidelberg Structure Plan)</li> <li>■ Northern Hospital R&amp;D/biotech, health precinct</li> <li>■ Seymour Revitalisation project</li> <li>■ Redevelopment of Bendigo Kangan Institute site at Broadmeadows</li> <li>■ Melbourne Innovation Centre site redevelopment at Alphington – commitment of funds to redevelopment</li> <li>■ Urban forest and open space – restart 20 Million Trees program funding</li> <li>■ Food and beverage kitchen incubator for start-ups</li> <li>■ Improved high speed broadband (see evidence report 5.3.1)</li> </ul>

<ul style="list-style-type: none"> <li>■ Beveridge Intermodal Freight Terminal construction</li> <li>■ OMR/E6 construction (including airport access to and provision for rail)</li> <li>■ Melbourne Metro 2 construction</li> <li>■ Wollert rail extension (bus rapid transit as short-term solution)</li> <li>■ Wallan rail electrification</li> <li>■ Upfield-Somerton rail link</li> <li>■ Construction of Suburban Rail Loop in north</li> <li>■ High speed rail to Shepparton</li> </ul> <p>Longer-term – 2033 onwards</p> <ul style="list-style-type: none"> <li>■ Potential for high speed rail link to Sydney through OMR corridor</li> </ul>	<ul style="list-style-type: none"> <li>■ Arts and cultural facilities audit (see evidence report 5.4.1)</li> <li>■ Childcare and kindergarten facilities (see evidence report 5.5.1)</li> <li>■ Primary schools (see evidence report 5.5.2)</li> <li>■ Secondary schools (see evidence report 5.5.3)</li> <li>■ Aged care facilities (see evidence report 5.6.5)</li> <li>■ More hospital beds in existing facilities (see evidence report 5.6.2)</li> <li>■ Increased mental health support, especially in outer north (see evidence report 5.6.4)</li> <li>■ Affordable housing (see evidence report 5.11.1)</li> <li>■ Renewable energy (support for transition of region’s businesses and residents to renewable energy solutions) (see evidence report 5.7.1)</li> <li>■ Waste management and minimisation – strategy and infrastructure build (see evidence report 5.7.4)</li> <li>■ Storm water recycling infrastructure (see evidence report 5.7.3)</li> <li>■ Sporting facilities (see evidence report 5.9.1)</li> <li>■ Community centres (see evidence report 5.9.2)</li> <li>■ Increase commercial and industrial space (see evidence report 5.10.2)</li> <li>■ Indigenous health and wellbeing (see evidence report 5.12.1)</li> </ul> <p>Medium term – 2025-2032</p> <ul style="list-style-type: none"> <li>■ Construction of new hospital in outer north</li> <li>■ Construction of new TAFE campus(es) in outer north</li> </ul> <p>Smaller programs – short term 2020-2024</p> <ul style="list-style-type: none"> <li>■ Northern Health Hospital in the Home project (see evidence report 5.6.6)</li> <li>■ Advanced Manufacturing Assistive Technology Centre (see evidence report</li> </ul>
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	<p>5.8.2)</p> <ul style="list-style-type: none"><li>■ North and West Melbourne Data Analytics Hub (see evidence report 5.8.3)</li><li>■ Infrastructure Skills Roundtable (see evidence report 5.8.4)</li><li>■ Funding to develop Melbourne’s north visitor economy (see evidence report 4.6.4)</li></ul>
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Table 2	
Key initiatives by cluster	
<i>Metropolitan Activity Centres (MACs) have been designated in Plan Melbourne Refresh as the highest-level activity centres, bringing together key industries supported by infrastructure.</i>	
La Trobe NEIC (includes Heidelberg, Heidelberg West Business Park, Northland Urban Renewal Precinct)	<ul style="list-style-type: none"> <li>■ La Trobe NEIC (including government contribution to La Trobe University City of the Future redevelopment, La Trobe Research and Innovation Precinct, Heidelberg Structure Plan)</li> <li>■ Suburban Rail Loop/Medium Capacity Transit (fast buses linking La Trobe NEIC to rest of Melbourne including airport)</li> </ul>
Epping	<ul style="list-style-type: none"> <li>■ Expansion of Melbourne Market to deliver food manufacturing and innovation precinct</li> <li>■ Connection to Suburban Rail Loop (direct or spur line)</li> <li>■ Wollert extension</li> <li>■ Melbourne Metro 2 planning and construction</li> <li>■ Northern Hospital R&amp;D/biotech, health precinct (support for Northern Health's Hospital in the Home Project and expansion of Northern Centre for Health and Education Research)</li> </ul>
Broadmeadows	<ul style="list-style-type: none"> <li>■ Broadmeadows Station redevelopment</li> <li>■ Redevelopment of Bendigo Kangan Institute, Broadmeadows campus</li> <li>■ Connection to Suburban Rail Loop (short term MRT bus connection)</li> </ul>
Cloverton	<ul style="list-style-type: none"> <li>■ Beveridge Intermodal Freight Terminal</li> <li>■ Wallan rail electrification</li> <li>■ New hospital in the outer north</li> <li>■ New TAFE campus</li> <li>■ Diamond interchanges (Watson St, Camerons Lane, Gunns Gully Road)</li> <li>■ OMR/E6 business case and construction timetable</li> <li>■ Train stations</li> </ul>
Other activity centres	<ul style="list-style-type: none"> <li>■ Renewable energy upgrades (including network improvements to facilitate upgrade to renewable energy)</li> </ul>



<p>and beyond (Coburg, Preston, Craigieburn, Sunbury, Greensborough, Brunswick, Reservoir and other centres)</p>	<ul style="list-style-type: none"> <li>■ Northern Regional Trails project</li> <li>■ Melbourne Innovation Centre site redevelopment at Alphington – commitment of funds to redevelopment</li> <li>■ Improved telecommunications – internet and mobile blackspots</li> <li>■ Arts and cultural facilities audit</li> <li>■ Childcare, kindergarten, schools, aged care</li> <li>■ North and West Melbourne Data Analytics Hub</li> <li>■ Infrastructure Skills Roundtable</li> <li>■ Funding to develop Melbourne’s north visitor economy</li> <li>■ Sporting facilities and community centres</li> <li>■ Urban forest and open space</li> <li>■ Hospitals, super clinics, mental health support</li> <li>■ Advanced Manufacturing Assistive Technology Centre</li> </ul>
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## 4. Competitive strengths and weaknesses for Melbourne’s north

### *Competitive strengths*

The competitive strengths of Melbourne’s north are:

- La Trobe National Employment and Innovation Cluster (NEIC), which is one of only seven NEICs in Melbourne
- emerging clusters such as the Broadmeadows, Epping and Cloverton Metropolitan Activity Centres
- Melbourne Airport
- the established practice of working as a region
- the region’s freight and logistics networks
- key industries – food manufacturing, engineered manufacturing, freight and logistics, health and community services, education
- industrial land availability and affordability
- cultural diversity
- undulating topography with river and creek corridors and tourism potential
- location in Melbourne, with access in all directions, to/from the rest of Melbourne, Victoria and interstate.

### *Competitive weaknesses for Melbourne’s north*

The competitive weaknesses of Melbourne’s north are:

- a shortage of major clusters
- poor connectivity to other parts of Melbourne, especially by circumferential public transport
- a history of underfunding of infrastructure

- the historically low socio-economic status of much (but not all) of the region (there are few elite private schools, feeding into issues around attracting professionals such as doctors)
- a growing mismatch between resident skills and local job opportunities, resulting in outbound commuting (stronger clusters or activity centres could address the lack of business and professional services jobs)
- gaps in regional supply chains, including at the research and innovation end, that lead to loss of regional value adding opportunities
- the visitor economy has much potential but is underdeveloped
- in many parts of the region, particularly inner areas, there is a shortage of open space and canopy cover.

It is important for regional stakeholders to remind others that the region is changing rapidly in terms of its opportunities, its level of amenity and its capacity to provide local employment across a developing and diverse set of industries.

### **Lack of major clusters > 4 kilometres from CBD**

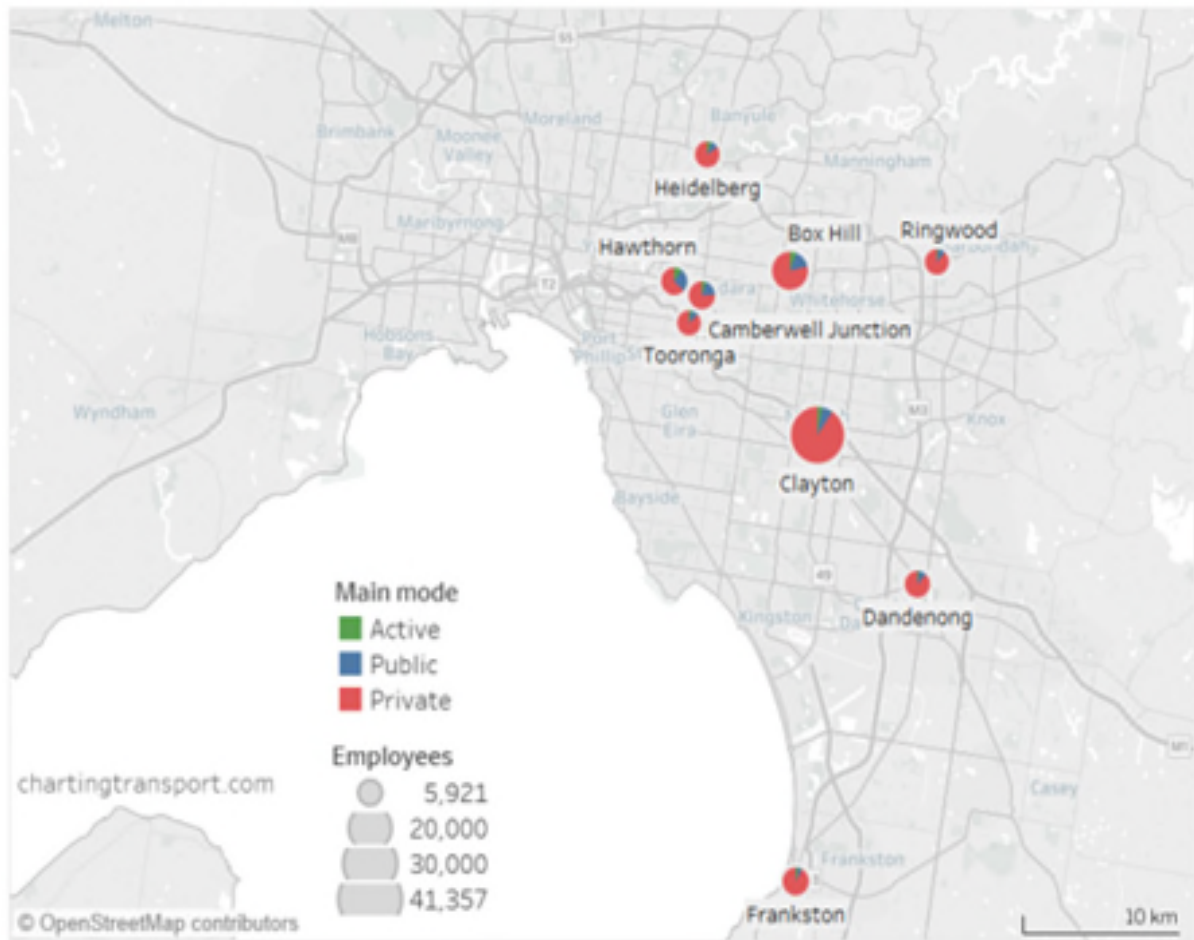
Urban clusters are crucial for economic development and productivity growth in the knowledge economy, and clusters need economic density for productivity. *Plan Melbourne 2017-2050* (Victorian Government 2017) recognises this significance and is strongly grounded in terms of cluster development, particularly through its National Employment and Innovation Clusters (NEICs).

Figure 1 shows that the north and west of Melbourne currently support only one significant activity cluster, around Heidelberg. To support growth and to better share its benefits, there is a pressing need for development of stronger northern (and western) clusters.<sup>2</sup>

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<sup>2</sup> Note on the definition of a cluster: Recognising that designation of a cluster is ultimately arbitrary, Melbourne transport planning expert Chris Loader (Charting Transport, from which this map is sourced) used the following criteria: the cluster contained at least 40 employees per hectare in 2011 or 2016, was more than 4 kilometres from the city's main CBD, and at least 6,000 employees worked there on census day in 2016.

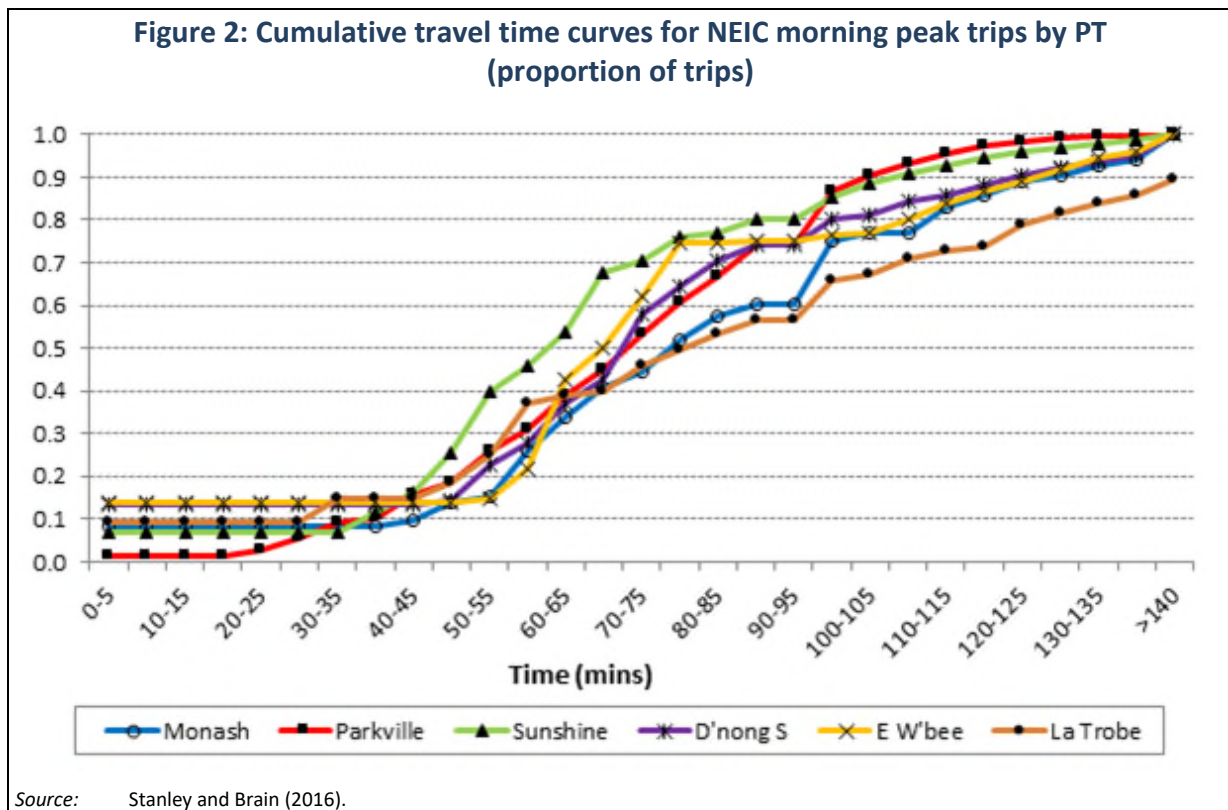
**Figure 1: Dense employment clusters more than 4km from CBD by size and journey to work mode split, Melbourne, 2016**



Source: Chris Loader – Charting Transport.

**Poor La Trobe NEIC accessibility**

Figure 2 shows that La Trobe has the poorest public transport accessibility of the six original *Plan Melbourne* NEICs (Stanley and Brain 2016). The 70<sup>th</sup> percentile public transport trip to La Trobe NEIC is almost two hours in the morning peak, including access-egress time and wait/transfer times! As a result, of all the NEICs, La Trobe relies least on public transport. High transport costs (including parking costs) hinder its development as an NEIC and this is a critical developmental barrier that needs to be removed.



## 5. Regional developmental themes<sup>3</sup>

Seven strategic development themes have been identified (Figure 3). Key initiatives are discussed under the most relevant theme, while recognising that the best initiatives are usually relevant to multiple themes.

Before outlining key directions and initiatives related to each theme, it is important to explain the priority given to cluster development as a core part of the report's strategic approach. Research undertaken by NIEIR for the development of *Plan Melbourne* showed that, over the 1992-2012 period, high-technology/knowledge-based activities<sup>4</sup> accounted for over 60 per cent of value-added growth in Melbourne (and an even higher share in Sydney). These activities are the key to future urban economic growth and to national economic performance. They are increasingly locating in central/inner areas, to capture agglomeration economies (from economic density). However, this leads to a widening of existing productivity differentials and decreasing relative availability of job opportunities between the inner and outer suburbs.

While the central areas of our cities will remain paramount for high-tech/knowledge-based economic activities, the inner/middle suburbs stand out as the best opportunity for accelerated development of a small number of high-tech/knowledge-based clusters, based around (for example) leading universities, medical research institutes (sometimes known as 'eds and meds') and/or advanced manufacturing.

<sup>3</sup> See Chapter 4 of the Evidence Report for further details and Appendix C of that report for some further considerations regarding clusters.

<sup>4</sup> High-tech/knowledge-based industries are those that create, design or utilise complex technologies embodied in capital equipment (such as advanced electronics, computing, robotics or pharmaceuticals) and/or utilise high level skills, with high-tech knowledge-based service industries employing a high proportion of professional skills (e.g. financial services, engineering, architecture, software development, tertiary education, health services).

These areas are located sufficiently close to the central area to deliver strong productivity levels. They can be connected to outer suburbs by high quality transport links to enable better sharing of the high-end employment opportunities they create and associated service sector job opportunities. Circumferential movement to/from these clusters is important to ensuring their vitality, because their catchments will be much wider than can be adequately served by only major radial links. Strong transport links to the centre are also needed. Good connectivity to outer suburbs is important for sharing the productivity benefits from clusters.

Associated skills development is also critical, to ensure that there are good opportunities for regional residents to participate in the growth of the knowledge economy. Flow-on effects to regional population-serving jobs are then expected.

**Figure 3: Northern Horizons Strategy Update 2019: Main themes**



Source: Authors.

*Plan Melbourne's* primary response was to establish a small number of NEICs. Their purpose is to increase productivity levels in a selected number of locations, with good access to the wider city and particularly to the fast-growing outer suburbs. This was recognised as being an effective way to both lift urban productivity levels across the city and ensure that the benefits are equitably shared among the city's residents, including those in outer growth suburbs.

In terms of regional economic/jobs development, this approach should be followed through to Melbourne's north, building on the land use strategy set down in *Plan Melbourne 2017-2050* (Victorian Government 2017) and recognising the region's strengths and opportunities for cluster development. Relevant regional clusters in this regard are both spatial (including the critical La Trobe NEIC, seen as the highest priority as a spatial cluster, Melbourne Airport, several other activity

centres and the State Significant Northern Industrial Precinct), together with industry level clusters (e.g. food and beverages, health). Connectivity is then a critical input for effective cluster development.

This proposed approach to regional development is cognisant of how structural economic changes are affecting urban opportunities. It seeks to work with such changes in a proactive way, to maximise potential regional economic/job benefits and their sharing among regional residents, but without detriment to the wider city and state economies.

**Jobs (productivity), skills and connectivity** are central elements of the economic outcomes being pursued through this Strategy Update, which also recognises that there are other valued regional outcomes that need to be pursued, such as urban greening and improved health, as shown in Figure 3. Local government's influence over local land use is then one important enabling device in terms of implementation, working with other stakeholders.

### **La Trobe NEIC**

La Trobe University, the region's largest single employer and a pivotal part of the La Trobe NEIC, has established its vision for its University City of the Future, which provides a great opportunity to drive stronger and more diversified growth, both in the cluster and more widely. The University City of the Future seeks to create a healthy, liveable and sustainable city, with 12,000 residents and an increase in student numbers from 28,000 to around 40,000.

This La Trobe University development will provide a new hub for Melbourne's north and its NEIC, with accommodation, retail space and health services. Improved transport connections will be critical to realisation. The vision fulfilled will mean capital investment of \$5 billion, a very significant economic generator.

La Trobe University is ranked in the top 1.2 per cent of universities worldwide (QS World Rankings 2019)<sup>5</sup>, with nationally significant research in agricultural production, sustainable food solutions, health and wellbeing, and cyber and digital technology. The first two of these areas are important elements in the region's competitive strength in food and beverages. Health and wellbeing forms a key part of the wider regional strength in these matters, while the cyber and digital technology strength is an important regional opportunity.

To help express the University's vision, there is a need to support some major projects (e.g. sporting facilities, art/culture hub, development of the Research and Innovation Precinct, including R&D development linked to the University's/region's competitive strengths) and to improve connectivity, particularly between the University and Heidelberg segments of the NEIC and beyond. Improvements to trunk public transport are vital.

The health cluster at Heidelberg includes the significantly important Austin Health, comprising the Austin Hospital, Heidelberg Repatriation Hospital, Royal Talbot Rehabilitation Centre and the Olivia Newton-John Cancer Wellness & Research Centre. Austin Health represents specialisation and innovation in health care around cancer, infectious diseases, obesity, sleep medicine, intensive care medicine, neurology, endocrinology, mental health and rehabilitation. The cluster is the largest Victorian trainer of specialist physicians and surgeons and provides statewide services covering a range of specialities, including the Victorian Spinal Cord Service and the Acquired Brain Injury Unit. Austin LifeSciences partners with La Trobe University, The University of Melbourne, the Mercy Hospital for Women and other research institutes, bringing together 1,000 researchers.

The Mercy Hospital for Women, located at Heidelberg, is a renowned public hospital providing services that include maternity, neonatology and paediatrics, perioperative, gynaecology and other women's health services.

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<sup>5</sup> <https://www.topuniversities.com/university-rankings/world-university-rankings/2019>.

The proposed Heidelberg Structure Plan process provides an opportunity for conversations around enhancements needed to underpin this key health cluster e.g. accommodation developments.

There are opportunities for regional businesses in specialist medical manufactures and ICT systems development. Health is an ideal sector for creating high value projects, co-developed between universities, existing and new firms entering the region and venture capital. The health sector will remain a strong employer in Melbourne's north, contributing strongly to the development of the region's skills base.

Within this cluster and beyond, educational opportunities include teaching about quality systems and standards, which are complex in the health sector, and ongoing training of the health sector's non-clinical workforce across a range of service occupations. More broadly, the region's medical and health resource base is high quality and provides a great opportunity for further regional development. Identification of the highest priority initiatives to maximise this potential should be a regional priority.

There should also be stronger attempts to link La Trobe NEIC education and research opportunities to the Austin Health precinct and boutique manufacturing and employment opportunities at Northland Urban Renewal Precinct and Heidelberg West Business Park.

La Trobe NEIC currently suffers the poorest transport connections of all the *Plan Melbourne* NEICs. This should be rectified by early delivery of a Medium Capacity Transit (MCT) solution on the northern segment of the proposed Suburban Rail Loop alignment (Airport, Broadmeadows, La Trobe, Doncaster, Box Hill, etc.), as proposed by Rail Futures Institute (RFI 2019). The MCT solution should include more stops than are proposed for the Suburban Rail Loop, to promote intra-, and well as inter-regional accessibility.

Building the Suburban Rail Loop in the south east first, as currently planned, coupled with lack of action to significantly improve the circumferential connectivity of the La Trobe NEIC, will have a serious negative impact on the relative standing of the northern cluster in general, and La Trobe University in particular, compared to Monash and Deakin Universities, with adverse flow-on consequences for Melbourne's north and its people.

**Early delivery of an MCT solution in Melbourne's north is the top transport priority of this report.** It should be complemented by early delivery of new/upgraded trunk public transport services from La Trobe NEIC to Kew/Hawthorn, Whittlesea and Eltham (via Macleod), to expand labour and student catchments, and improved trunk shuttles (Reservoir Station-La Trobe; La Trobe-Heidelberg), to bring them more into line with the shuttle services provided for The University of Melbourne and Monash University.

Medium term, development of the North East Link provides another opportunity to improve fast trunk bus services supporting the La Trobe NEIC, serving Watsonia, Greensborough and Ringwood to Dandenong. Service planning would need to be integrated with that for the MCT. Within the NEIC, improved public transport (bus) linkage between the University and Northland and improved active travel opportunities will also help to strengthen the integrity of the cluster.

### ***Priorities for other major regional spatial clusters***

Epping Metropolitan Activity Centre (MAC) will benefit from the development of a food and beverage innovation hub on land adjacent to Melbourne Market and the preparation and implementation of a strategic plan for the whole Epping precinct.

It also requires better connectivity to public transport (some of the proposed trunk public transport improvements set out in Figure 4 below are relevant here), access to educational institutions and development as a health precinct. Investment into the health precinct around the Northern Hospital could include research and development opportunities (such as biotech), enhancements to the

Northern Centre for Health and Education Research and private hospitals.<sup>6</sup> More commercial land is required to provide local employment opportunities and for cluster development in Epping.

For the Broadmeadows MAC, priorities include redevelopment of the rail station and public transport interchange (including integration with the circumferential medium capacity transit line). With enhanced public transport access, including trunk public transport improvements set out under 'Connected north', the cluster will be an excellent site for a major new public hospital, which would then support increased cluster mixed-use densification. The presence of a major NDIS office, Broadmeadows Hospital, allied health providers and Bendigo Kangan Institute Broadmeadows campus (a site in need of redevelopment) provide the opportunity to build an advanced manufacturing hub focussing on NDIS products, as per Broadmeadows Revitalisation Board recommendations.

Melbourne Airport will remain a specialised activity centre, supported by the CBD-Airport Rail Link, by the medium capacity transit solution to the suburban rail loop and by an improved trunk public transport service to and from Sunbury.

Greensborough, Heidelberg Preston, Reservoir and Coburg are also significant activity centres, whose development is important at a more local level. Local development needs include, for example, improved active travel opportunities that support local densification and mixed-use development, and high-quality public transport interchanges. Cloverton, in the outer north, is designated as a future Metropolitan Activity Centre and needs to be developed in a timely manner, without lags in infrastructure and service provision as its population catchment grows. It has been mooted as the location for the new outer north public hospital and a TAFE campus.

Place-based initiatives are important for all clusters and better active travel opportunities are needed to support cluster density.

### **Connected north**

**Road** investment priorities include new/improved arterial roads in growth suburbs (e.g. Mickleham Road, Donnybrook Road, Somerton Road, Bulla Bypass) and keeping up with freight traffic demands in the Hume corridor and on other freight links (including reservation of corridors for the Outer Melbourne Ring Road and links to it). (It should be noted that there is potential for this link to enable a high speed link between Melbourne Airport, Beveridge, Seymour and Sydney if a national Melbourne-Sydney high speed rail project goes ahead.)

At the suburb level, road construction should be balanced against the management of travel demands, by the increased provision of local destinations and travel options, consistent with the *Plan Melbourne* focus on developing Melbourne as a series of 20-minute neighbourhoods. In terms of arterial and local road provision, a key issue is balancing the movement functions of roads versus their place functions, such that place functions are protected and enhanced when major road projects are implemented. Suburb designs (and retrofits) should include provision for access by active transport.

Public transport needs a major improvement, beginning with circumferential travel supporting the major clusters, as noted above, to complement improved radial services that have already been implemented or are planned. Important **radial rail** projects include Melbourne Metro 2, electrification north from Craigieburn, the extension of Upfield line services to Wallan and Wollert Rail (with bus rapid transit solutions included as interim solutions), the Broadmeadows Station redevelopment and wi-fi on trains, both metro and regional. The current Melbourne Metro 1 project offers no prospect of increased services on the Mernda and Hurstbridge lines, which converge at Clifton Hill and use a single pair of tracks to the City Loop. Northern councils strongly support the Metro 2 proposal, involving construction of a second metro tunnel connecting Northcote and

<sup>6</sup> See Appendix D to the Evidence Report for further details.



Newport. This improvement would be used by Mernda trains, leaving the existing tracks via Clifton Hill to the Hurstbridge line. It needs to provide sufficient capacity to allow the construction of a line to serve Wollert.

**Trunk bus** service timetables should be augmented to fully align with rail, which will typically mean a 10 to 20 per cent increase in current weekday service levels on SmartBus services and approximately 50 per cent increase in their weekend service levels, given current rail service levels. Many of those **rail** service levels, in turn, should also be increased, since (for example) headways on the Craigieburn and Mernda lines between 9.30 am and 3.00 pm only average around 20 minutes, which is modest in rapid growth corridors. As rail headways serving growth corridors are improved, service levels on intersecting trunk bus/tram services need to be increased to maintain integrated connectivity.<sup>7</sup>

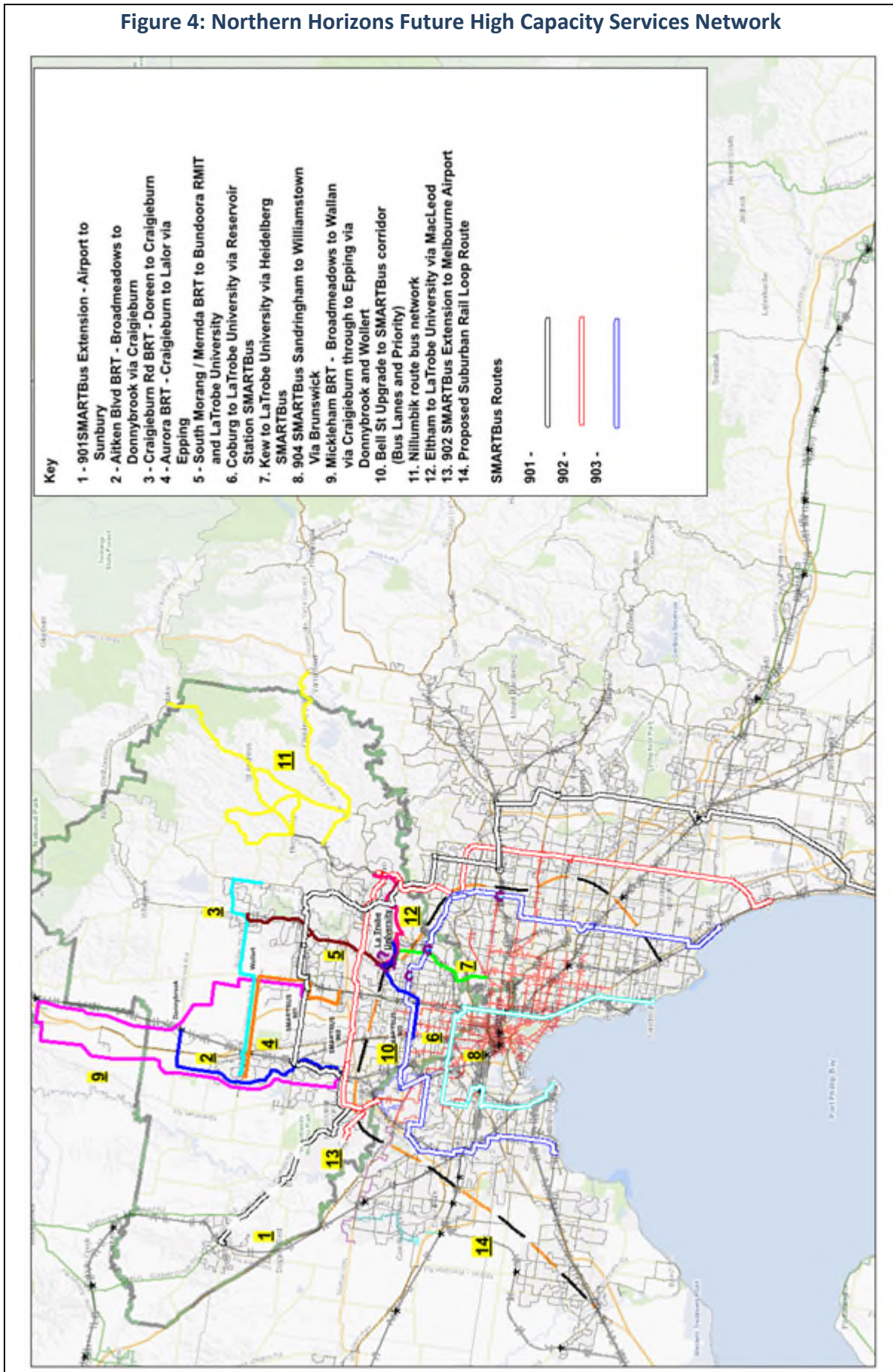
New trunk public transport services are needed to keep up with rapid population growth. Beyond the heavy rail upgrades noted above, Figure 4 shows proposed circumferential and radial trunk public transport improvement corridors, which will probably be **trunk bus** (Bus Rapid Transit/SmartBus) initially. The proposed radial improvements shown are primarily to serve the fast-growing outer suburbs, including better linking them to rail and to activity clusters, while circumferential improvements serve inner through to outer areas, reflecting the weaknesses in current regional circumferential public transport service offerings.

Improvements in interchange design are desirable to ensure that interchanges become attractive meeting places. To maintain service speed, greater on-road priority is needed for both trunk bus and tram services.

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<sup>7</sup> See Appendix A of the Evidence Report for further details.

Figure 4: Northern Horizons Future High Capacity Services Network



In the immediate future, detailed system design work should be a priority for the proposed trunk public transport (BRT/SmartBus) routes, to establish key parameters such as route locations, right-of-way solutions, stop spacings and service standards (headways, operating spans).

In addition to the proposed top priority circumferential MCT solution in the north, Aitken Boulevard would be a good starting place for improved radial trunk transit (corridor 2 in Figure 4), given its extensive and rapidly growing catchment, the considerable opportunity for exclusive right-of-way along the corridor (see photo) and the chance to support development of activity clusters along the route. Corridor extension is needed north of Mt Ridley Road.

**Local bus** service span and frequency should be increased to support delivery of 20-minute neighbourhoods and align fully with rail at interchanges. This requires at least 55 weekday services each direction per stop per day. Figure 5 shows the scale of the shortfall on current bus and tram services, which is around 50 per cent across most of the north, including complete lack of local service in areas such as north east of Hurstbridge.

The improved trunk and local bus services proposed in this report would cost, in present value terms, around \$4 billion across Melbourne as a whole (assuming a relatively low initial cost for the proposed MCT solution in the north). This is minor compared to current metro-wide capital commitments for rail of around \$30-40 billion, depending on what share of the level crossing removal cost is attributed to rail. Subsequent development of a Suburban Rail Loop around the city will add a further estimated \$50 billion, while the annual operating payments for metropolitan train services require a further \$1.1 billion.

Given that trains currently carry only twice the number of passengers carried by bus, the suggestion that an additional approximate \$4 billion be spent on bus, in capitalised terms, which includes an allowance for some infrastructure works to improve operating speeds (e.g. bus lanes, B-lights), is very modest relative to the commitments being made in rail. Tram could make an equally strong argument for additional funding relative to train, given the relative passenger loads carried and small capital program in hand for trams (hundreds of millions of dollars rather than tens of billions).

The **Regional Bicycle Network and Trails Strategy** has strong community support. Catering to both regular and recreational uses, these paths and trails are potentially major regional competitive assets and effective ways of improving accessibility and recreation/touring, with beneficial flow-on benefits for health and wellbeing. Some of these trails could become **cultural trails**, for example regional trails encompassing Heide, Montsalvat, Heidelberg School locations, La Trobe Sculpture Park and Bundoora Homestead.

Investments that increase the mode share of public and active transport in the north will also support goal achievement in areas such as health, social inclusion and greenhouse gas emission reduction. They should comprise a fundamental component in the roll out of *Plan Melbourne's* innovative 20-minute neighbourhoods.

**Freight terminals** give the region a significant regional competitive strength that needs to be promoted. Somerton and Beveridge are two key components where progress needs to be accelerated.

The demand for extra **car parking** at stations should be focussed largely on the outer north, with a mind to the need to also encourage active transport.

**Figure 5: Melbourne's route bus and tram services: services on a typical weekday (each direction)**



Source: PTV GTFS feed.

#### Specific projects

- Suburban Rail Loop/Medium Capacity Transit (fast buses linking La Trobe NEIC to rest of Melbourne)
- Commitment to bring forward Suburban Rail Loop construction in north to overcome equity deficiencies
- Beveridge Intermodal Freight Terminal (business case and environmental studies)
- Complete Northern Regional Trails Projects (including Cultural Trails)
- Outer Metropolitan Ring Road and E6 (business case and environmental studies)
- Melbourne Metro 2 commitment and timeframe
- Bus network – local and trunk
- Tram network enhancements
- Car parking at train stations
- Grade separations
- Decarbonise transport (electric car charging stations)
- Infrastructure enhancement opportunities resulting from North East Link
- More regular V-Line services to Seymour
- Key interchanges (Watson St-Hume Fwy, Camerons Lane-Hume Fwy, Gunns Gully Road-Hume Fwy)
- Outer north arterial roads
- Train station upgrades
- North East Link access (La Trobe University)
- Beveridge Intermodal Freight Terminal construction
- OMR/E6 business case and construction
- Melbourne Metro 2 construction
- Wollert rail extension (bus rapid transit as short-term solution)

- Wallan rail electrification
- Upfield-Somerton rail link
- Construction of Suburban Rail Loop in north
- High speed rail to Shepparton
- Potential for high speed rail link to Sydney through OMR corridor

### ***Innovative north***

Innovation systems are critically important for regional growth, with regional networking an important way to foster innovation. Melbourne's north has strength in working as a region, which provides an opportunity across business, education and government. For example, senior members of La Trobe and the RMIT Universities are focussed on integrating closely with local industry and industry strengths, creating better connections throughout the region.

In Melbourne's north, industry clusters that are strong and have potential for significant growth should be target areas for innovation. These include:

- the food sector including the strengths in bioscience and food science at La Trobe and RMIT University, linked to local industry and developments at and surrounding Melbourne Market. Melbourne's North Food Group has recently been asked to develop thinking around design in food (applying high quality design standards throughout the manufacturing cycle, right through to packaging) to create regional competitive advantage
- the manufacturing sector, which has been a strong contributor to growth and manufacturing skills remain. Advanced manufacturing will continue to develop and may be linked to such sectors as food, transport and opportunities in assistive technologies, linked to the health sector and the NDIS. The latter brings together regional strengths in health, manufacturing and education and should be a priority area for innovation
- health is already a very important regional focus with potential to grow significantly, not only at the service delivery end but also important for regional innovation at the specialisation end, where R&D is important. Enhancements to the Northern Centre for Health and Education research is a concrete priority here.

These industry sectors are examples of where the region's innovation systems should be focussed. An important way of encouraging innovation practices is to ensure the region's organisations work together and that the larger organisations have internal structures that facilitate better connections and innovation practice. Networks between education and training providers and industry need to be active and responsive, and systems to create this interaction need to be established. The Melbourne's North Food Group is one such example. Placement of undergraduates with industry should be encouraged as part of this process.

More broadly, to support regional innovation, priorities should include the following.

- Completion of NBN access and mobile phone coverage at high quality (improved digital connectivity, which is a vital platform for business, education, etc.), with a focus on removing mobile blackspots in the outer north, together with establishing strong foundations for the next generation of telecommunications infrastructure and services.
- Investing in the creative sectors and in tourism opportunities, for example the Brunswick Design District, pop-up spaces, the Regional Creative Industries Strategy and the Regional Tourism Strategy. Given the region's industrial heritage, the Victorian Government should consider establishing a Design Museum in Melbourne's north to promote development and uptake of 21<sup>st</sup> century design innovation and practice. Countries such as Japan, Germany and Denmark provide good exemplars.
- Developing the region's cultural trails, which could connect important cultural assets and have tourism potential. More broadly, it is recommended that, given the prospects for

increased tourism in Melbourne's north, the idea of establishing a Regional Tourist Board be investigated further.

- Reform to water sector governance provides an opportunity for more innovative processes, including better use of existing infrastructure and more efficient use of all water sources, more integrated and adaptive planning processes and need for community involvement in decision-making<sup>8</sup>.
- The Melbourne Innovation Centre is the leading incubator network in Victoria, spawning approximately 1,000 start-up businesses. Its Alphington site is outmoded, however, and requires a significant upgrade.

### Specific projects

- Continued development of Metropolitan Activity Centres, including adequate transport links
- Expansion of Melbourne Market to deliver food manufacturing and innovation precinct
- Improved internet connections and mobile network coverage
- Improved high speed broadband
- Arts and cultural facilities audit
- Melbourne Innovation Centre site redevelopment at Alphington
- Funding to develop Melbourne's north visitor economy

### Greener north

Urban greening here refers to both addition of green cover or green space and to wider measures that improve the environment, particularly measures that help to reduce Australia's high carbon footprint, the urgency of which has been underlined by the disastrous 2019-2020 bushfires.

Access to nature is increasingly recognised as important for mental and physical health, personal wellbeing and social connectedness, as well as for biodiversity conservation and provision of ecosystem services, with flow-on benefits to productivity. There is already relatively good access to natural areas in the outer LGAs of the region (Figure 6). However, as regards canopy cover (trees of three metres or more), the north fares poorly (excluding Nillumbik and Banyule). Canopy cover in Melbourne's north is 12.10 per cent<sup>9</sup>, which is lower than for all other regions except the west at 4.20 per cent (Resilient Melbourne and The Nature Conservancy 2019a). For the total metropolitan area, the figure is 15.40 per cent, about one-quarter higher than the Melbourne's north proportion. This relatively low rate of canopy cover is an impediment to physical and mental wellbeing in the north and a program to systematically increase canopy cover, including via the medium of a Northern Region Urban Forest Strategy, should form part of the Regional Infrastructure Plan.

It is important to pursue Resilient Melbourne targets for canopy cover in Melbourne's north of 22 per cent in 2030 and 27 per cent in 2050 (Resilient Melbourne and The Nature Conservancy 2019b). The river corridors, which double as a tourism opportunity, and new regional park projects such as the Upper Merri Creek (which is one of the new suburban parks committed by the Victorian Government) should be early priorities. Others include Wallan Regional Park and Quarry Hills Park. This requires a regional approach.

Population growth in the inner parts of the region is increasing pressure on availability of open space and natural areas. Increasing supply, as part of a greening strategy, is already a priority and will become more so as population and densities increase in these locations. More broadly, the Victorian Government and local councils have key roles to play in turning around the trend of significant biodiversity loss in Melbourne, regional Victoria and beyond. For example, there are currently places in Melbourne's north, including several waterways (e.g. Merri and Darebin Creeks), where

<sup>8</sup> Infrastructure Victoria: Reforming water sector governance – October 2019.

<sup>9</sup> The northern region here is as defined by the Resilient Melbourne Strategy, which is Metropolitan Melbourne.

conservation of rare fauna and flora could and should occur. Also, development of initiatives proposed in this report should not be done in such a way that leads to stranding of wildlife populations or destruction of habitat corridors. Development of Melbourne as an urban forest is important in this regard.

There is concern about climate change and its impact on heat and water security. Consideration should be given to water security for Melbourne's north in the overall context of the Port Phillip Catchment. And transition to a zero-carbon emitting transport system brings forth the need for understand of required infrastructure, for example electric vehicle charging.

Greenhouse gas (GHG) emission abatement is a regional priority and will be supported by several initiatives set out in this report, such as spatial clustering, public/active transport improvement initiatives and a focus on 20-minute neighbourhoods. These will (for example) encourage shorter trip lengths and a shift from car-based travel, which is emissions intensive, to lower emission public/active transport in line with priorities expressed by Melbourne's north councils. The need for a faster roll out of strategic cycling routes in the inner and middle parts of the region is particularly important, while balancing the real and substantial transport needs of the outer suburbs.

Greenhouse gas abatement in energy production is largely the responsibility of the federal and state governments, where a rapid switch to a much higher level of reliance on renewables is central. The Victorian Government is showing leadership here, with its target of net zero greenhouse gas emissions by 2050.

Given the operation of the Victorian Government's related renewable energy target (of 50 per cent by 2030), there is little point in a region developing its own renewable energy generation capacity, since the location of such capacity in one region is likely to mean less capacity elsewhere. However, local councils and regions can play vital complementary roles in greenhouse gas emission reduction by, for example, supporting energy efficiency improvements that focus on the major emissions sources within their areas, such as housing and transport.

This could include funding for broader council involvement through provision of advice on green energy choices and energy efficiency opportunities in the home (e.g. retrofits of existing homes), and pushing for tighter efficiency requirements for new homes with appropriate measures for governance, to more specific initiatives such as council purchasing policies that favour electric/hybrid electric vehicles for council vehicles and establishment of recharging facilities in public places for electric vehicles. The latter could be planned at a regional level. The region could also take a leading role in developing the case for a 2040 achievement date for net zero emissions.

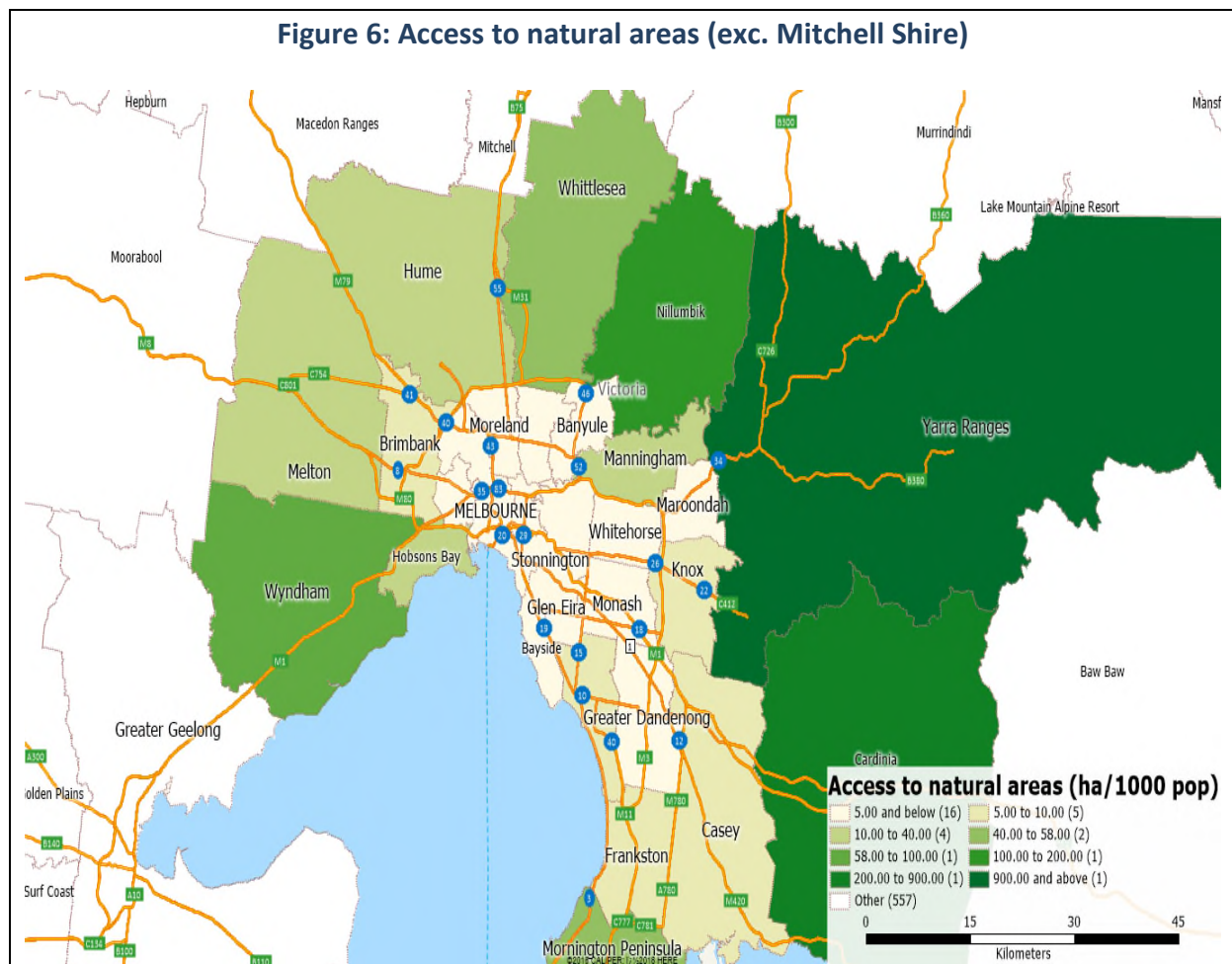
As per the recommendations of the 2019 NORTH Link Energy Options Report, it is important to engage SME businesses in elevating their knowledge and practice around energy efficiency. Reducing the consumption and cost of power and funding a program to this end would be of great assistance.

The 2019-2020 bushfires experienced in regional Victoria and elsewhere draw attention to the need for holistic planning for fire management and control on the urban fringe. Many bushfires occur near urban areas that border with rural or forested land (Bryant 2008), often near new housing developments, and Melbourne's rural/urban interface area is said to be the most vulnerable for bushfire in the world (Buxton et al. 2011). The risks of, and consequences from, fires in such locations are increasing, as population numbers grow in these interface areas (Collins et al. 2015) and as climate change increases the consequences of fires (e.g. incidence, scale). Good telecommunications services and how these can be made more resilient are important safety net consideration in the event of bush fire.

Research suggests that about 40 per cent of fires that are maliciously lit are lit by youth aged about 14 to 20 years of age, with children under this age adding a further 14 per cent (Stanley et al. 2020 in press). New outer urban development is often associated with poor infrastructure/service provision. This leaves some youth disadvantaged, with lower levels of social inclusion and opportunities in life, thus vulnerable to committing crime including malicious fire lighting (Pease 1998). For example,

youth unemployment rates above 15 per cent are found in some of the outer fringe suburbs of Melbourne and in old industrial suburbs (e.g. Hume). Policy focus on delivery of 20-minute neighbourhoods should assist in reducing these concerns, as one part of a broader focus on promoting greater inclusion of youth (relevant also for pursuing the education/skills and equity directions of this strategy).

Waste minimisation and management, including recycling, is also a major current statewide issue requiring culture change, market development and significant investment in facilities. Landfill levies generate significant revenue streams for the Victorian Government that should be used more extensively for purposes such as these. This could support (for example) waste minimising behaviours and development of significant infrastructure projects in recycling and even (residual) waste to energy.



### Specific projects

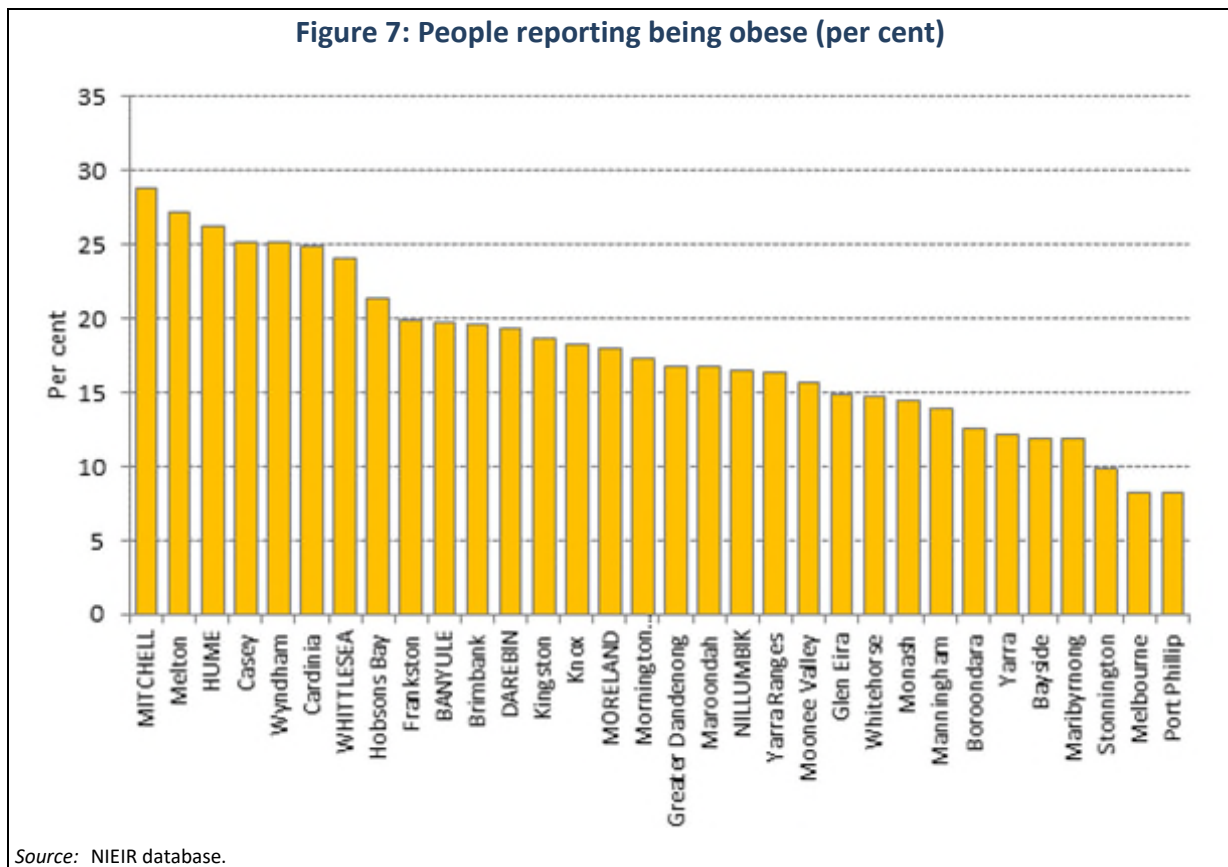
- Urban forest and open space – restart 20 Million Trees Program
- Renewable energy
- Waste management and minimisation
- Storm water recycling

### Healthier north

NORTH Link and its stakeholders believe that the state of a person's health should not depend on where, within a city or region, the person lives. Unfortunately, that is not the case in Melbourne. Melbourne's north, for example, is facing an obesity challenge. In terms of the percentage weighing



in as obese (Figure 7), five of the seven LGAs are rated among the worst 12 out of the 32 in Melbourne (including Mitchell).



Growth pressures are evident in the region's health sector. Northern Health advises that Emergency Department activity has recently increased at 8 per cent per annum, inpatient admissions at 11 per cent per annum, and that there is a substantial and growing shortfall of hospital beds. Northern Health is the major provider of acute, maternity, sub-acute and ambulatory specialist services in Melbourne's north.

Mental health issues are a concern for most councils and, for example, in the City of Hume there have been no new beds for mental health patients and there is a need for more. Youth mental health is an issue for the region, as identified by (for example) the Northern Metropolitan Partnership's Youth Forum. This is particularly concerning in outer growth suburbs of Mitchell Shire Council and the City of Whittlesea. The Northern Metropolitan Partnership is currently working on a project around this issue.

The region has Melbourne's largest Aboriginal and Torres Strait Islander population. The Northern Metropolitan Partnership supports several important initiatives relating to their health and wellbeing and promoting reconciliation, ranging from advancing the treaty process, through Indigenous cultural recognition to the development of a Centre for Excellence for Indigenous Sport, Culture and Wellbeing within the region. Such initiatives are of national significance.

A range of initiatives set out in this report should help to tackle some of the social determinants involved in health outcomes, by (for example) increasing job opportunities, supporting social inclusion and community connectedness, and encouraging greater engagement with nature. The Victorian Government's Royal Commission into Victoria's Mental Health System is one important part of a response. Early provision of suitable services in areas of high need should be a priority.

Community education regarding the causes of obesity, provided by local councils, would also be of benefit.

Increased sporting and recreational participation is important for preventative health and needs appropriate facilities, including for women, whose involvement in sporting events is increasing significantly. One barrier to better health through exercise is the shortage of public open space in Moreland and Darebin, where there is strong pressure to lift densities. These shortages will extend to growth suburbs over the coming decade. Providing increased opportunities to access good quality open space is an important part of a regional health strategy, as is supporting improved access to nature (part of a greener north).

Improved health can also be promoted by growing services at the Northern Hospital, the construction of a new, highly accessible major regional hospital (this report has suggested Broadmeadows as a suitable location), additional/improved community hospital capacity (e.g. Craigieburn and Whittlesea) and super clinics, together with further 'virtual bed' capacity and support. A new multiday acute campus is needed in the northern growth corridor, located to be accessible for patients and staff. Provision of affordable housing for key workers, with good proximity to jobs, needs to be an important consideration in planning for the major health facilities.

Increasing the regional mode share of public and active travel for personal trips will further improve regional health through the increase in incidental exercise associated with these choices. Roll out of the Regional Cycling Trails Strategy is also a good opportunity to promote health, as is development of 20-minute walkable neighbourhoods.

### **Specific projects**

- Major new public hospital in outer north – commitment and planning
- Construction of committed community hospitals and super clinics
- More hospital beds in existing facilities
- Indigenous health and wellbeing
- Increased mental health support, especially in outer north
- Northern Hospital R&D/biotech, health precinct, Hospital in the Home project
- Aged care facilities
- Community centres
- Advanced Manufacturing Assistive Technology Centre
- Northern Regional Trails
- Sporting facilities

### ***Well-educated and skilled north***

Rapid population growth and Victorian Government policy initiatives in relation to three-year-old kindergartens are creating a substantially increased need for supportive infrastructure, particularly (but not only) in the outer growth suburbs. Demand for primary and secondary education places is also under considerable pressure as population growth surges, with the upwards revisions in population projections only adding to these pressures.

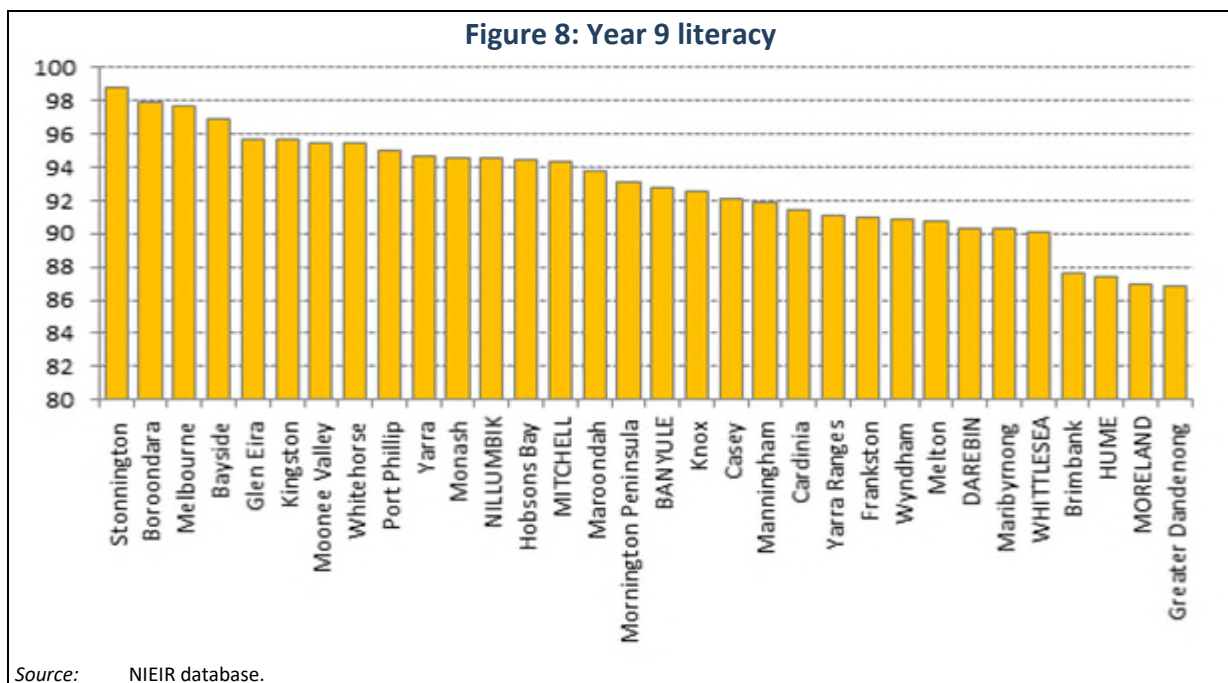
Melbourne's north has a reasonable proportion of tertiary qualified residents but faces challenges in Year 9 literacy (Figure 8) and numeracy in several LGAs, and in early childhood development. Responses to the latter are beyond the scope of this project but should be part of a regional development strategy.

Skills are central to the success of a region because the skills available within a region's employment catchment are one of the core drivers of a region's economic performance. A region rich in high-tech skills is likely to have much better prospects in attracting high-tech firms.

Some priorities for future skills formation include:

- growing skills and knowhow regarding the digital economy

- STEM workers will need to be more flexible and entrepreneurial in their thinking and learn both creative and technical skills; these workers are required when building international markets
- professional services are expected to grow; building stronger regional clusters will assist the growth and spread of these occupations throughout the region
- VET skills are important and attention should continue to focus on assisting the TAFE sector to rebuild and rebrand, and to develop the student skills needed to use new materials and technologies
- individuals increasingly need to take a lifecycle approach to their education and training needs; how proactive education and training providers are to industry change and shifts in skill requirements will have a significant impact on regional opportunities for employment
- new TAFE campus(es) in outer north
- alignment of TAFE redevelopment of Bendigo Kangan Institute Broadmeadows campus with development of Broadmeadows Metropolitan Activity Centre.



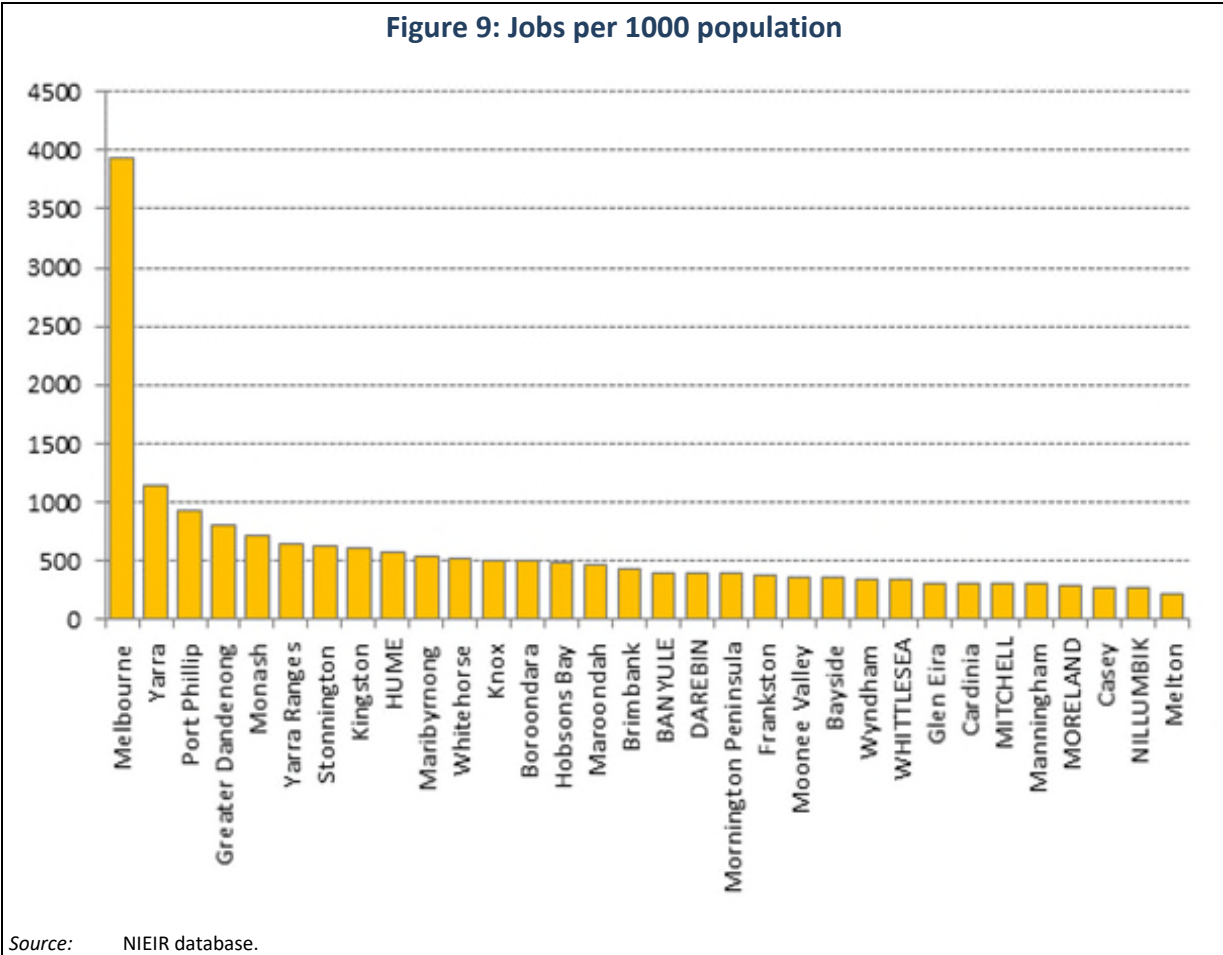
#### Specific projects

- La Trobe NEIC development
- Redevelopment of Bendigo Kangan Institute
- Construction of new TAFE campus(es) in outer north
- Primary schools
- Secondary schools
- Childcare and kindergarten facilities
- Food and beverage kitchen incubator for start-ups
- North and West Melbourne Data Analytics Hub increased funding
- Infrastructure Skills Roundtable

#### *Fairer north*

According to the ABS Socio-Economic Indexes for Areas, five of the region’s LGAs are among the most disadvantaged nine (out of 32) in the Melbourne metropolitan area. Banyule and Nillumbik are notable exceptions.

In many parts of the region, levels of local job availability are low in relation to population numbers (Figure 9). Nillumbik, Moreland, Mitchell and Whittlesea are among the lowest nine out of the 32 metropolitan LGAs. The ratio in Hume is higher, but with problems of skill mix. A key focus of this report is to increase regional job generation and improve access to jobs.



Affordable housing and youth homelessness are both major challenges, requiring involvement of all levels of government, the private sector, the community housing sector and others in delivering solutions. As noted in the discussion about health, one focus in the consideration of affordable housing is availability for key workers, such as teachers, police and health care workers, in reasonable proximity to employment. A range of supportive mechanisms is available here, including governmental provision/funding support for affordable and social housing, increasing the diversity of dwelling typologies, use of planning mechanisms such as inclusionary zoning and voluntary agreements between councils and proponents for the provision of affordable housing, together with reducing/removing minimum parking requirements for new multi-unit developments in highly accessible locations, such as near railway stations.

Major urban clusters and transit corridors across Melbourne’s north, which are highlighted in this report as crucial for shaping future regional development, are ideal locations for boosting the supply of affordable housing. In terms of the supply of social housing, the Victorian Government has

announced the intent to develop around 6,000 social housing homes and apartments. This valuable initiative needs to be extended.

Figure 10 (previous) shows the infrastructure investment gap in Melbourne's north compared to elsewhere in Melbourne, and the scale of additional spending needed to close that gap. Equity between Melbourne's regions demands that this gap is removed, with a range of candidate projects identified in this report.

### **Specific projects**

- Affordable housing
- Planning for TAFE campus(es) in outer north
- Seymour Revitalisation projects
- Increase commercial and industrial space
- Equity around transport, schools, kindergartens, health and community centre funding

## **6. Governance**

The importance of effective and committed partnerships to deliver the kinds of changes foreshadowed in this report cannot be over-stated and will be crucial for outcome achievement. All levels of government need to be involved, together with business, non-government entities, educational institutions, community groups and people who live, work, study in or visit the region.

Many initiatives require working across functional areas to get the best results. Governance arrangements need to actively foster such integrated approaches, with a strong regional driving influence. This might be organised by the establishment of multi-stakeholder working groups for each of the seven themes set out in this report, coordinated through NORTH Link and comprising local leaders and others strongly committed to a great future for Melbourne's north. Some of the report themes are likely to require multiple working groups, such as for fostering regional innovation (e.g. where some industry-based groups will be needed, together with an overarching group to foster cross-sectoral collaboration).

Though the region is justifiably proud of its capacity to work together, this does not always extend to relationships with other authorities. For example, there is a perceived lack of integrated planning for the La Trobe NEIC. One respondent expressed it this way: 'Plan Melbourne set out the NEIC but we have been left to get on with it'. More generally, single-purpose Victorian Government delivery agencies often make it hard for councils to achieve multiple purposes as infrastructure is developed.

These governance issues arise at the interface between the state and local government. Removing unnecessary barriers is fundamental to achieving more liveable regions. Governance arrangements should be overhauled to facilitate faster and more integrated processes. The Metropolitan Partnerships are one positive mechanism here but regional evidence suggests that more is needed.

## 7. Background to this document

NIEIR was commissioned by NORTH Link on behalf of the Northern Melbourne Partnership group to undertake the Northern Horizons Strategy, building on the 2014 and 2016 versions of the Strategy (NORTH Link and Arup 2014, 2016). This task was to be done in collaboration with the existing and former Northern Horizons working group members, with the new report intended to provide an updated set of strategic directions for the region.

The NORTH Link Board represents key stakeholder groups across Melbourne's north, encompassing industry, education, health and local government. NORTH Link also works in close conjunction with the Northern Councils Alliance, representing the Mayors and CEOs of all seven councils in Melbourne's north.

The primary strategic directions or development themes set out in this report have been informed by an extensive consultation process, review of recent reports by relevant government agencies and others, including priorities identified by the Northern Metropolitan Partnership's Northern Assembly and Youth Forum, and by drawing on NIEIR's extensive data and knowledge bases. The Northern Assembly's top three priorities, for example, are access to local jobs, equitable access to public transport, and health and wellbeing (Victorian Government 2019a). Responses to these three priorities and others figure prominently in this report.

The report responds to the NORTH Link brief by discussing:

- the consultation program that took place and a summary of the main policy developments of recent years
- differences between this report and prior Northern Horizon reports
- foundations of a regional development strategy
- strategic developmental themes set out in the report
- modelling of the economic impacts of some key initiatives
- some governance issues.

An accompanying 'evidence report' by NIEIR (NIEIR 2019) provides more detailed discussion and evidence supporting positions set out in this report.

## 8. Stakeholder consultation and recent policy developments<sup>10</sup>

Discussions were held with senior executives of seven councils (plus representative bodies), four tertiary institutions, relevant Victorian Government agencies (e.g. water, health and human services, education, transport, Infrastructure Victoria), developers and major employers (e.g. Melbourne Airport, Melbourne Market Authority, Dysons).

A list of all stakeholders consulted, including the Project Working Group, is at the back of this report.

### ***Emerging policy issues***

In shaping the Northern Horizons 2019 Update it is important to recognise wider policy settings within which the strategy will be received. Infrastructure Victoria's innovative 30 Year Strategy (Infrastructure Victoria 2016) mirrors *Plan Melbourne's* intent (Victorian Government 2017) that Melbourne becomes a more compact city. Backlog needs in the fast-growing outer LGAs, however, necessarily compete for prioritisation with initiatives that might help drive that more compact urban form.

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<sup>10</sup> Chapter 2 of NIEIR (2019) sets out supporting detailed information.

The most notable specific initiatives supported in the Infrastructure Victoria strategy, as far as the north is concerned, are the North East Link, Outer Metropolitan Ring Road and Airport Rail link, although the latter was put in the 15 to 30- year timeframe by Infrastructure Victoria. More broadly, the Infrastructure Victoria Strategy is very supportive of the *Plan Melbourne* NEICs, which includes La Trobe NEIC, trunk and local bus service improvements, active travel, environmental initiatives, affordable housing, place making and shared initiatives. Some of these areas are not major foci of the 2014 or 2016 versions of the Northern Horizons Strategy but are part of this update.

Infrastructure Australia (2018) has recently drawn attention to shortfalls in public transport service levels in the fast growing outer suburbs of Melbourne, in particular. But the highest priorities in that organisation's infrastructure priority listing (Infrastructure Australia 2019) focus instead on a small number of large road projects, a couple of which are in Melbourne's north (North East Link and M80 Ring Road upgrade). Heavy and light rail initiatives, several of which will benefit Melbourne's north, are noted in Infrastructure Australia's second level priority category but lower cost bus and active travel initiatives do not appear in the Infrastructure Australia priorities for Melbourne. This could possibly be because of the high project cost thresholds that Infrastructure Australia uses to define national priorities.

The most recent Victorian and Australian Government budgets have tended to focus on delivering a small number of high cost projects, particularly road and heavy rail projects. The Victorian State Budget 2019-2020 (Victorian Government 2019b) includes provision for roads funding for the North East Link and the Northern Roads Upgrade package, which will improve six arterial roads in the outer north. Heavy rail improvements include Stage 2 of the Hurstbridge Line upgrade and level crossing removals, particularly along the Upfield Line. The Victorian Government budget also includes funding for the Melbourne Airport rail link, which will eventually form part of the Suburban Rail Loop (funding has been allocated for planning). Funding for these road and heavy rail projects is significantly higher than for improvements to smaller tram, bus and bike path projects. This 'big-project' focus in transport inevitably limits the opportunity to tackle large numbers of small needs, which are distributed more widely but typically show high returns relative to their cost. The balance between big projects and small, high value initiatives continually requires attention but particularly when growth pressures are intense.

Outside the transport sector, fully funded three-year-old kindergartens are expected to place great pressure on early childhood infrastructure over the next 10 years, while new and upgraded schools will serve areas of growth and four new community hospitals will be built in the north.

The Australian Government Budget 2019-2020 provides support to several major infrastructure initiatives that will have an impact on Melbourne's north. For example, federal support has been offered for the Melbourne Airport Rail Link and North East Link. Local roads and train station car parks also stand to benefit from the Urban Congestion Fund and the Local and State Government Road Safety Package, which is available to all localities across Australia. Initiatives also targeted strengthening housing demand from first home buyers and easing pressure on the aged care sector.

*Plan Melbourne 2017-2050* (Victorian Government 2017) has underlined the importance of the (now) seven NEICs in Melbourne's future urban development, together with the importance of 20-minute neighbourhoods for shifting the planning focus to where people live most of their lives. These planning constructs are important to consider in updating the Northern Horizons Strategy.

The Northern Horizons 2016 Update (NORTH Link and Arup 2016) was heavily weighted toward transport projects/initiatives. Of the 40 short, medium and long-term initiatives set out in that Strategy, 26 are transport/travel initiatives. This dwarfs other initiatives, with health (including aged care and child-care) at 6 and education/early childhood at 4 the next most frequently listed needs. This simple categorisation says nothing about the scale of individual needs but some of the transport projects are high capital cost, probably reinforcing the heavy orientation to that sector.

Looking at the priorities reflected in work by Infrastructure Victoria, and research undertaken for Infrastructure Australia, and at the *Plan Melbourne* focus on NEICs and 20-minute neighbourhoods, there are good reasons, in updating the Northern Horizons Strategy, to:

- put increased emphasis on supporting the role of major urban clusters as growth poles, particularly the La Trobe NEIC in Melbourne's north
- broaden the scope of the initiatives embedded in the Northern Horizons Strategy, with greening/environmental and health initiatives obvious target areas (recognising frequent connections between these policy areas)
- think about the balance between big and small projects (including programs of small projects) within the strategy, including a need for greater focus on bus, tram and active travel opportunities.

At the same time, it is important to recognise Infrastructure Australia's focus on Strategic Foresight, which includes a preference for initiatives that will be robust to a range of futures. This has been recognised in assembling the initiatives in this update.

## 9. Northern Horizons Strategy 2019 and 2014: main differences

The region's population growth rate has been higher than was forecast, which suggests that needs are accelerating and have probably been underestimated. The region is now forecast to add 500,000 residents from 2016 to 2036, one-third more than previously forecast. This is partly because growth rates are increasing in Moreland and Darebin, changing the pattern of need by adding the challenges of coping with increasing densification to those of fast outer area growth.

This strategy refresh is moving more towards being a regional development strategy. In this vein, it suggests a vision and goals for the region, based partly on an assessment of regional competitive strengths and weaknesses. Initiatives are identified and structured according to themes that support the achievement of the vision and goals, mainly by enhancing competitive strengths or mitigating weaknesses. Greater emphasis is being placed on integration for multiple-goal achievement to support regional development.

A core emphasis in this update is on local activity generation. This has a jobs and skills focus, pursued in large part through an emphasis on cluster development and improved connectivity. Clusters encompass both spatial clusters and key regional industry clusters. High quality inter- and intra-regional connectivity is fundamental to successful cluster development and to equitable sharing of the benefits that flow therefrom, while also supporting wider beneficial economic and social outcomes. This emphasis aligns with key policy directions in *Plan Melbourne 2017-2050* (Victorian Government 2017). Improved circumferential public transport connectivity and the future development of La Trobe NEIC are the two most important specific initiative areas proposed in this Update.

Importantly, in terms of the balance of emphasis, there is now a greater focus at the local level (e.g. canopy cover, arts and culture, community health, actions consistent with 20-minute neighbourhoods). These changes increase the relative significance of non-transport initiatives.

## 10. Foundations for a regional development strategy<sup>11</sup>

The two previous Northern Horizons reports were primarily listings of priority infrastructure projects, grouped on a functional basis. As noted above, the current report takes more of a regional development approach, founded on building regional competitive strengths and mitigating

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<sup>11</sup> See Chapter 3 of the Evidence Report for more detailed discussion.



weaknesses. The major focus is on infrastructure initiatives, but complementary initiatives are also included. This provides a foundation for a full regional development strategy.

### ***Northern Horizons Strategy – outcomes since 2016***

The 2016 Northern Horizons document was a successful advocacy tool, resulting in a number of positive outcomes including:

- Victorian Government commitment to the North East Link project
- commitment of feasibility funding for Melbourne Market expansion, after some delays
- La Trobe NEIC – commitment of Victorian Government feasibility funding for La Trobe University City of the Future redevelopment
- telecommunications – rollout of the NBN to most of the region (however, concerns remain about the suitability of technology for businesses that require substantial bandwidth; there are also reports of continued mobile blackspot issues)
- commitment to business case for Airport Rail Link (federal and state governments)
- commitment of joint federal/state funding to Somerton Freight Terminal
- inclusion of Beveridge Intermodal Freight Terminal as a priority in *Plan Melbourne Refresh*
- additional aged care and child care facilities and additional kindergartens
- construction of Mernda rail line, the Hurstbridge rail line (Stage 1) – Hurstbridge Stage 2 committed
- Sunbury Rail Upgrade – contracts let
- removal of several level crossings in the north (and a commitment to removing others)
- enhancement of key outer north arterial roads e.g. Sunbury Rd, Yan Yean Rd, Plenty Rd
- commitment by Victorian Government to Northern Roads Upgrade
- Tullamarine Freeway enhancements completed
- Yarra River Crossings – Chandler Highway Bridge construction
- expansion of Northern Hospital at Epping (\$160m)
- commitment to construct railway station carparks
- minor commitment to some of the Northern Regional Trails walking and bicycle infrastructure
- infrastructure commitments resulting from Broadmeadows Revitalisation Board deliberations.

There needs to be further progress, however, on improving Northern Regional Trails and road-based public transport. The construction of new hospitals in the outer north and sporting facilities is also lagging. The La Trobe NEIC has seen progress in the health and wellbeing hub and in sports precinct development but still has poor public transport accessibility, particularly circumferential.

Better definition of and alignment of infrastructure to Metropolitan and Major Activity Centres also needs further commitment and work.

### ***A balanced approach – economy + communities***

Recognising the central role that location plays in realising the potential of Melbourne's north, the connectivity challenges that need to be confronted to maximise the potential that this advantage

offers and the region's commitment to fully engaging its diverse communities, the following vision is suggested: ***Melbourne's Northern Region – Building communities, connecting people.***

Strategic goals for the region should include the following:

- **increase economic productivity** – building on the region's competitive strengths, including spatial/industry cluster development, will be critical in the achievement of this goal. Issues such as reducing traffic congestion and improving public transport connectivity are substantially about this goal but also have an impact on other goals
- **reduce environmental footprint and meet critical environmental constraints** – this covers both local (e.g. greening) and global issues, especially greenhouse gas emission reduction
- **increase social inclusion, reduce inequality and provide a decent base level of capabilities** for all, which extends to issues of housing affordability/availability
- **improve health and safety outcomes**, which includes issues such as (safe) access to green space and urban cooling
- **engage communities** widely.

## 11. List of stakeholders consulted

Melbourne Polytechnic (TAFE)	Yarra Valley Water (Utility)
Department of Jobs, Precincts and Regions (Victorian Government)	Melbourne Airport (Airport)
Office of Suburban Development & State Development (Victorian Government)	Northern Melbourne Councils (Association)
Caravan Industry Association (Industry Association)	Whittlesea City Council (Council)
Mitchell Shire Council (Council)	Nillumbik Shire Council (Council)
RMIT (University)	Bendigo Kangan Institute (TAFE)
Darebin City Council (Council)	MAB (Developer)
National Growth Areas Authority (Authority)	Banyule City Council (Council)
Melbourne Market Authority (Authority)	La Trobe University (University)
Hume City Council (Council)	Moreland City Council (Council)
Department of Transport (Victorian Government)	Department of Education and Training (Victorian Government)
Infrastructure Victoria (Victorian Government)	Northern Health (Health Services)
Department of Health and Human Services, Policy and Planning, Health and Wellbeing Division (Victorian Government)	

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<sup>12</sup> It is acknowledged that different councils use different projection tools, and this may over or under state projected populations.

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## **ATTACHMENT 1 – TECHNICAL CONSIDERATION**

<b>APPLICATION NO.:</b>	<b>P1330/2018</b>
<b>DEVELOPMENT ADDRESS:</b>	<b>169 Burgundy Street HEIDELBERG</b>
<b>PROPOSAL:</b>	<b>Development of a six storey mixed use building in the Design and Development Overlay and reduction of parking requirements in the Parking Overlay</b>

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### **DESIGN AND DEVELOPMENT OVERLAY – SCHEDULE 5**

Consideration has been given to the design objectives and decision guidelines as follows:

#### **Built form**

- The proposal will make a positive contribution to the built form and public realm for the following reasons:
  - The proposed building is of a height (19.6 metres) and design which respects the preferred scale and character of Precinct 3 – Heidelberg Central Shopping Centre.
  - The proposed building will maintain views from the public realm across the Burgundy Street Valley.
  - A combination of articulation, in the form of light courts and building setbacks, and a variety of materials and colours, including textured concrete panels, feature screening and acrylic render, will create a building of visual interest.
  - The proposed façade treatment is considered generally sympathetic to the existing and emerging streetscape character. However, as the existing building façade integrates with the buildings at No. 171 and No. 173 Burgundy Street and holds value in the street, it is considered the original parapet above the awning should be retained as part of the design. This can be required as a condition on any permit issued.
  - The proposed building setbacks will create a sense of openness and maintain the amenity of nearby sensitive uses. Light courts have been incorporated adjacent to existing windows at No. 171 Burgundy Street to reduce amenity impacts. The front setback meets Setback Standard 1 by stepping back above 10 metres and ensuring the fifth level will not be visible from the footpath across Burgundy Street.
  - The development will provide passive surveillance to the street at all levels.
  - Apartment windows and balconies will not result in unreasonable overlooking of sensitive interfaces.
  - Approximately 60% of the street frontage will be activated by way of building entries and windows. This is considered acceptable having regard to the constrained width of the site.
  - Car parking is located to the rear of the building and is accessible via a carriage way easement along the adjoining property to the south.

#### **Landscaping**

- No formal landscaping has been proposed as part of the application. It is submitted that landscaping is not considered relevant to the consideration of the proposal due to the size and purpose of the site and existing development along Burgundy Street, including no front setbacks as sought by policy. The apartment balconies have some opportunity to contain future planting, however this would not be at a street scale, and is therefore not required in this instance.

#### **Subdivision and Development**

- No vehicle crossover is proposed to Burgundy Street.
- Consideration has been given to the appropriateness of the scale of development and whether a consolidation of lots should occur to facilitate a development outcome. Whilst consolidation would likely facilitate a greater yield, it is notable that the subject site can be considered standard in size in comparison to surrounding lots, noting there are both larger and smaller parcels within Precinct 3 of the Heidelberg Structure Plan. In this instance, the permit applicant

has been encouraged to consider consolidation opportunities, however it is acknowledged that this is not a sufficient ground to refuse the application and that the subject site can accommodate an appropriately scaled development.

## CLAUSE 58 – APARTMENT DEVELOPMENTS

<b>Clause 58.02 (Urban Context)</b>	
<p><b>Urban Context objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.</li> <li>To ensure that development responds to the features of the site and the surrounding area.</li> </ul> <p style="text-align: right;"><b>Standard D1</b></p>	<p><b>Complies</b></p> <p>The proposed scale mass aligns with the strategic objectives for Precinct 3 of the Heidelberg Central Shopping Centre. The proposal has appropriate regard to the features of the site and the surrounding area.</p>
<p><b>Residential policy objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework</li> <li>To support higher density residential development where development can take advantage of public and community infrastructure and services.</li> </ul> <p style="text-align: right;"><b>Standard D2</b></p>	<p><b>Complies</b></p> <p>The proposal provides increased density in an area with excellent access to public transport and a range of services.</p>
<p><b>Dwelling diversity objective</b></p> <ul style="list-style-type: none"> <li>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</li> </ul> <p style="text-align: right;"><b>Standard D3</b></p>	<p><b>N/A</b></p> <p>Five dwellings are provided, less than the threshold set by the Standard (ten dwellings). Nevertheless, it is noted a mix of one-bedroom and two-bedroom dwellings are proposed.</p>
<p><b>Infrastructure objectives</b></p> <ul style="list-style-type: none"> <li>Dwellings should be connected to reticulated services, including sewerage, drainage, electricity and gas, if available.</li> <li>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</li> <li>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</li> </ul> <p style="text-align: right;"><b>Standard D4</b></p>	<p><b>Complies</b></p> <p>It is considered the development is capable of being connected to reticulated sewerage, drainage, electricity and gas.</p>
<p><b>Integration with the street objective</b></p> <ul style="list-style-type: none"> <li>To integrate the layout of development with the street.</li> </ul> <p style="text-align: right;"><b>Standard D5</b></p>	<p><b>Complies</b></p> <p>The development is appropriately integrated with Burgundy Street through pedestrian links. Vehicular access is provided from the rear laneway.</p>
<b>Clause 58.03 (Site Layout)</b>	
<p><b>Energy efficiency objectives</b></p> <ul style="list-style-type: none"> <li>To achieve and protect energy efficient dwellings and buildings.</li> <li>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</li> <li>To ensure dwellings achieve adequate thermal efficiency.</li> </ul> <p style="text-align: right;"><b>Standard D6</b></p>	<p><b>Complies</b></p> <p>A Sustainability Management Plan prepared by Frater Consulting was submitted with the original application. ESD features are nominated on the development plans.</p>



<p><b>Communal open space objective</b></p> <ul style="list-style-type: none"> <li>To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</li> </ul> <p style="text-align: right;"><b>Standard D7</b></p>	N/A
<p><b>Solar access to communal outdoor space objectives</b></p> <ul style="list-style-type: none"> <li>To allow solar access into communal outdoor open space.</li> </ul> <p style="text-align: right;"><b>Standard D8</b></p>	N/A
<p><b>Safety objective</b></p> <ul style="list-style-type: none"> <li>To ensure the layout of development provides for the safety and security of residents and property</li> </ul> <p style="text-align: right;"><b>Standard D9</b></p>	<p><b>Complies</b></p> <p>Entries are well defined and the building will be secure for future residents.</p> <p>The building promotes passive surveillance of the street and the rear laneway.</p>
<p><b>Landscaping objectives</b></p> <ul style="list-style-type: none"> <li>To encourage development that respects the landscape character of the area.</li> <li>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</li> <li>To provide appropriate landscaping.</li> <li>To encourage the retention of mature vegetation on the site.</li> <li>To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.</li> </ul> <p style="text-align: right;"><b>Standard D10</b></p>	<p><b>N/A</b></p> <p>No landscaping is proposed as part of the development. No front garden or garden is proposed due to the 93% building site coverage. This outcome is consistent with the pattern of development along this section of Burgundy Street.</p>
<p><b>Access objective</b></p> <ul style="list-style-type: none"> <li>To ensure the number and design of vehicle crossovers respects the urban context</li> </ul> <p style="text-align: right;"><b>Standard D11</b></p>	<p><b>Complies</b></p> <p>Vehicle access is exclusively proposed from the rear laneway, as such the Standard is met.</p>
<p><b>Parking location objective</b></p> <ul style="list-style-type: none"> <li>To provide convenient parking for resident and visitor vehicles.</li> <li>To protect residents from vehicular noise within developments</li> </ul> <p style="text-align: right;"><b>Standard D12</b></p>	<p><b>Complies</b></p> <p>Parking is proposed in mechanical stackers to the satisfaction of Council's traffic engineers.</p>
<p><b>Integrated water and stormwater management objectives</b></p> <ul style="list-style-type: none"> <li>To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</li> <li>To facilitate stormwater collection, utilisation and infiltration within the development.</li> <li>To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.</li> </ul> <p style="text-align: right;"><b>Standard D13</b></p>	<p><b>Complies</b></p> <p>A 5000L rainwater tank is proposed underground near the rear of the site. The tank will be connected for toilet flushing in Apartments 1-3 and bin wash down.</p>

#### Clause 58.04 (Amenity Impacts)

<p><b>Building setback objectives</b></p> <ul style="list-style-type: none"> <li>To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.</li> <li>To allow adequate daylight into new dwellings.</li> <li>To limit views into habitable room windows and</li> </ul>	<p><b>Complies</b></p> <p>The proposed street setback meets the setback prescribed in the DDO5 and incorporates the required stepping as the building increases in height. Side and rear setbacks are designed to avoid direct views into adjoining habitable room windows and enable adequate daylight into the apartments.</p>
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<p>private open space of new and existing dwellings.</p> <ul style="list-style-type: none"> <li>To provide a reasonable outlook from new dwellings.</li> <li>To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.</li> </ul> <p style="text-align: right;"><b>Standard D14</b></p>	
<p><b>Internal views objective</b></p> <ul style="list-style-type: none"> <li>To limit views into the private open space and habitable room windows of dwellings within a development.</li> </ul> <p style="text-align: right;"><b>Standard D15</b></p>	<p><b>Complies</b></p> <p>Windows and balconies are designed and located to avoid internal overlooking in accordance with the Standard.</p>
<p><b>Noise impact objective</b></p> <ul style="list-style-type: none"> <li>To contain noise sources in developments that may affect existing dwellings.</li> <li>To protect residents from external and internal noise sources.</li> </ul> <p style="text-align: right;"><b>Standard D16</b></p>	<p><b>Complies</b></p> <p>The apartments are designed to reduce impacts from internal noise sources.</p>

### Clause 58.05 (On-site Amenity and Facilities)

<p><b>Accessibility objective</b></p> <ul style="list-style-type: none"> <li>To ensure the design of dwellings meets the needs of people with limited mobility</li> </ul> <p style="text-align: right;"><b>Standard D17</b></p>	<p><b>Conditions Required</b></p> <p>The bathrooms of Apartments 3 and 4 are demonstrated to meet the design requirements of the Standard. It appears Apartment 5 has also been designed to meet the requirements, however these should be demonstrated by way of permit condition.</p> <p>The other design requirements are demonstrated to be met in relation to Apartments 3, 4 and 5.</p>
<p><b>Building entry and circulation objectives</b></p> <ul style="list-style-type: none"> <li>To provide each dwelling and building with its own sense of identity.</li> <li>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</li> <li>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</li> </ul> <p style="text-align: right;"><b>Standard D18</b></p>	<p><b>Complies</b></p> <p>Entry to the apartments will be easily identifiable from Burgundy Street.</p>
<p><b>Private open space objective</b></p> <ul style="list-style-type: none"> <li>To provide adequate private open space for the reasonable recreation and service needs of residents.</li> </ul> <p style="text-align: right;"><b>Standard D19</b></p>	<p><b>Complies</b></p> <p>Each apartment is provided with the required amount of private open space.</p>
<p><b>Storage objective</b></p> <ul style="list-style-type: none"> <li>To provide adequate storage facilities for each dwelling.</li> </ul> <p style="text-align: right;"><b>Standard D20</b></p>	<p><b>Complies</b></p> <p>Each apartment is provided with appropriate external and internal storage facilities.</p> <ul style="list-style-type: none"> <li>- Apartment 1 is provided with 17.89m<sup>3</sup> of storage space, including 4.2m<sup>3</sup> of external storage.</li> <li>- Apartment 2 is provided with 18.37m<sup>3</sup> of storage space, including 3m<sup>3</sup> of external storage.</li> <li>- Apartment 3 is provided with 11.36m<sup>3</sup> of storage space, including 3.15m<sup>3</sup> of external storage.</li> <li>- Apartment 4 is provided with 15.33m<sup>3</sup> of storage space, including 3m<sup>3</sup> of external storage.</li> <li>- Apartment 5 is provided with 16.03m<sup>3</sup> storage space, including 3m<sup>3</sup> of external storage.</li> </ul>

### Clause 58.06 (Detailed Design)

<b>Common property objectives</b>	<b>Complies</b>
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<ul style="list-style-type: none"> <li>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</li> <li>To avoid future management difficulties in areas of common ownership.</li> </ul> <p style="text-align: right;"><b>Standard D21</b></p>	Common property is clearly delineated and should pose no management issues.
<p><b>Site services objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that site services can be installed and easily maintained.</li> <li>To ensure that site facilities are accessible, adequate and attractive.</li> </ul> <p style="text-align: right;"><b>Standard D22</b></p>	<p><b>Conditions Required</b></p> <p>AC units are not demonstrated. Conditions should be included as part of any permit issued requiring details of the units to be demonstrated, and the services not be located on external walls or on balconies without the prior written consent of the Responsible Authority.</p> <p>Mail boxes are demonstrated in the common entry – this is considered acceptable.</p>
<p><b>Waste and recycling objectives</b></p> <ul style="list-style-type: none"> <li>To ensure dwellings are designed to encourage waste recycling.</li> <li>To ensure that waste and recycling facilities are accessible, adequate and attractive.</li> <li>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</li> </ul> <p style="text-align: right;"><b>Standard D23</b></p>	<p><b>Conditions Required</b></p> <p>The building is proposed to be serviced by a private waste collector. A waste management plan prepared by Frater Consulting Services dated 18 December 2018 was submitted with the application and has been reviewed by Council's Waste Services unit. Subject to some modifications which can be addressed by way of permit conditions, the proposed waste management plan can be considered acceptable.</p>

<b>Clause 58.07 (Internal Amenity)</b>	
<p><b>Functional layout objective</b></p> <ul style="list-style-type: none"> <li>To ensure dwellings provide functional areas that meet the needs of residents.</li> </ul> <p style="text-align: right;"><b>Standard D24</b></p>	<p><b>Complies</b></p> <p>The minimum bedroom and living room widths and areas generally meet the Standard.</p>
<p><b>Room depth objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into single aspect habitable rooms.</li> </ul> <p style="text-align: right;"><b>Standard D25</b></p>	<p><b>Complies</b></p> <p>Only Apartment 2 exceeds a room depth in excess of 2.5 times the ceiling height, however the depth is less than 9 metres, the room is a combined kitchen, meals and living space, the kitchen is furthest from the window and the ceiling height is 2.7 metres from the finished floor level. Thus, the Standard is satisfied.</p>
<p><b>Windows objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into new habitable room windows.</li> </ul> <p style="text-align: right;"><b>Standard D26</b></p>	<p><b>Complies</b></p> <p>Habitable room windows are provided in accordance with the Standard.</p>
<p><b>Natural ventilation objective</b></p> <ul style="list-style-type: none"> <li>To encourage natural ventilation of dwellings.</li> <li>To allow occupants to effectively manage natural ventilation of dwellings.</li> </ul> <p style="text-align: right;"><b>Standard B27</b></p>	<p><b>Complies</b></p> <p>60% of the dwellings (Apartments 1, 2 and 3) meet the cross ventilation requirements and therefore the Standard is met.</p>





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**PROJECT INFORMATION**  
 PROJECT NAME: 169 BURGUNDY STREET  
 CLIENT: [REDACTED]  
 DATE: 10/02/2020  
 DRAWING NO: [REDACTED]

**DESIGNER INFORMATION**  
 DESIGNER: CORNETTA PARTNERS ARCHITECTS  
 PROJECT MANAGER: [REDACTED]  
 ARCHITECT: [REDACTED]  
 DATE: 10/02/2020

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/02/2020
2	REVISED PER [REDACTED]	10/02/2020

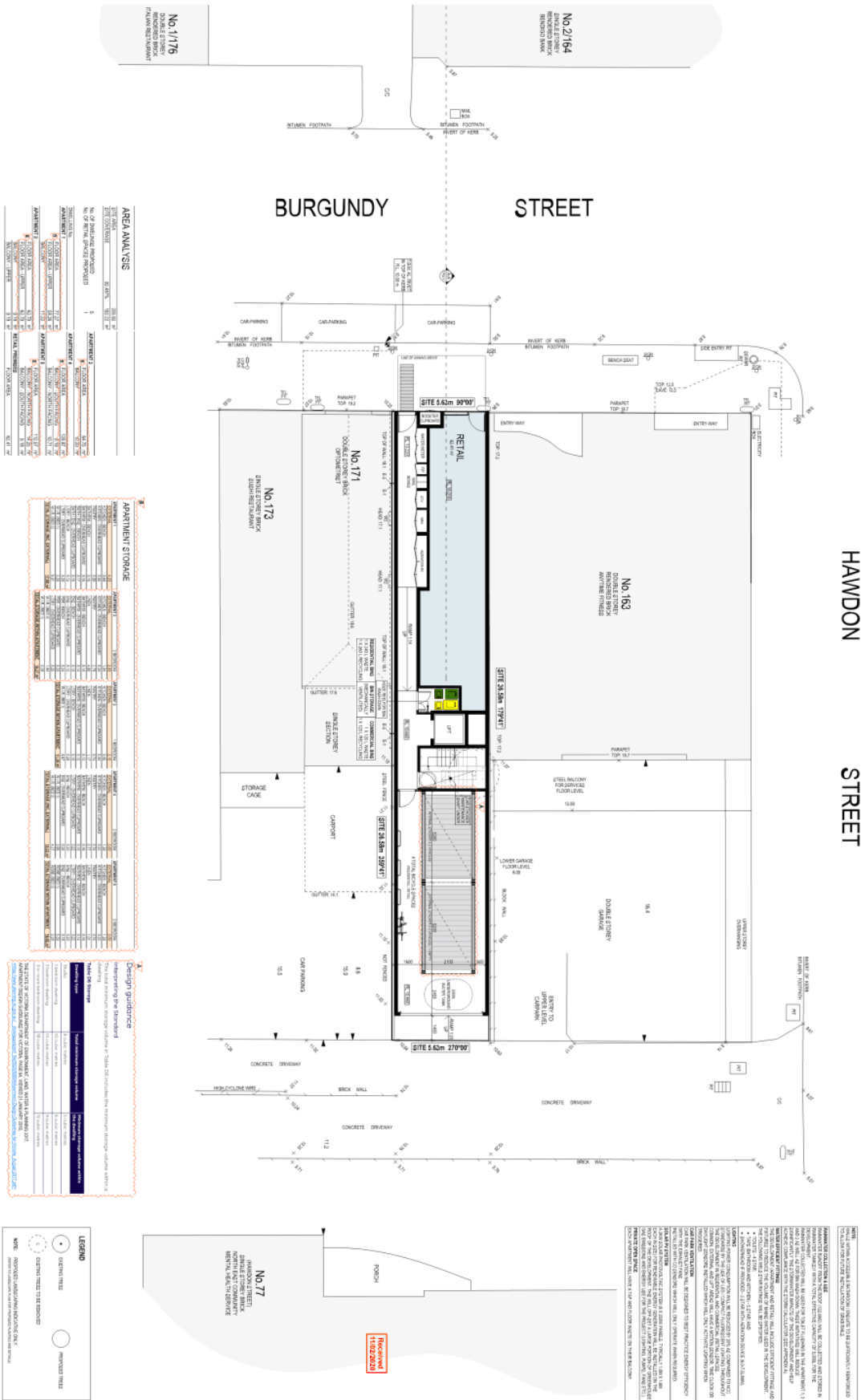
**PROJECT ADDRESS**  
 169 BURGUNDY STREET  
 HEIDELBERG

**DATE**  
 10/02/2020

**SCALE**  
 1:100 @ A1

**PROJECT TITLE**  
 MULTI UNIT DEVELOPMENT  
 169 BURGUNDY STREET  
 HEIDELBERG

**PROJECT TYPE**  
 TOWN PLANNING APPLICATION  
 E P / J / M  
 14-02  
 REV. B



**AREA ANALYSIS**

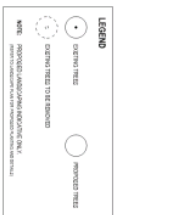
USE	AREA (M <sup>2</sup> )	PERCENTAGE
RETAIL	100	10%
RESIDENTIAL	900	90%
PARKING	50	5%
LANDSCAPE	50	5%

**APARTMENT STORAGE**

UNIT	TYPE	AREA (M <sup>2</sup> )	PERCENTAGE
1	Garage	10	10%
2	Storage	5	5%
3	Storage	5	5%
4	Storage	5	5%
5	Storage	5	5%
6	Storage	5	5%
7	Storage	5	5%
8	Storage	5	5%
9	Storage	5	5%
10	Storage	5	5%

**Design guidance**

Requirement	Compliance
1.1.1.1	Compliant
1.1.1.2	Compliant
1.1.1.3	Compliant
1.1.1.4	Compliant
1.1.1.5	Compliant
1.1.1.6	Compliant
1.1.1.7	Compliant
1.1.1.8	Compliant
1.1.1.9	Compliant
1.1.1.10	Compliant



**NOTES**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MELBOURNE PLANNING SCHEME 2017.
- THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
- THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
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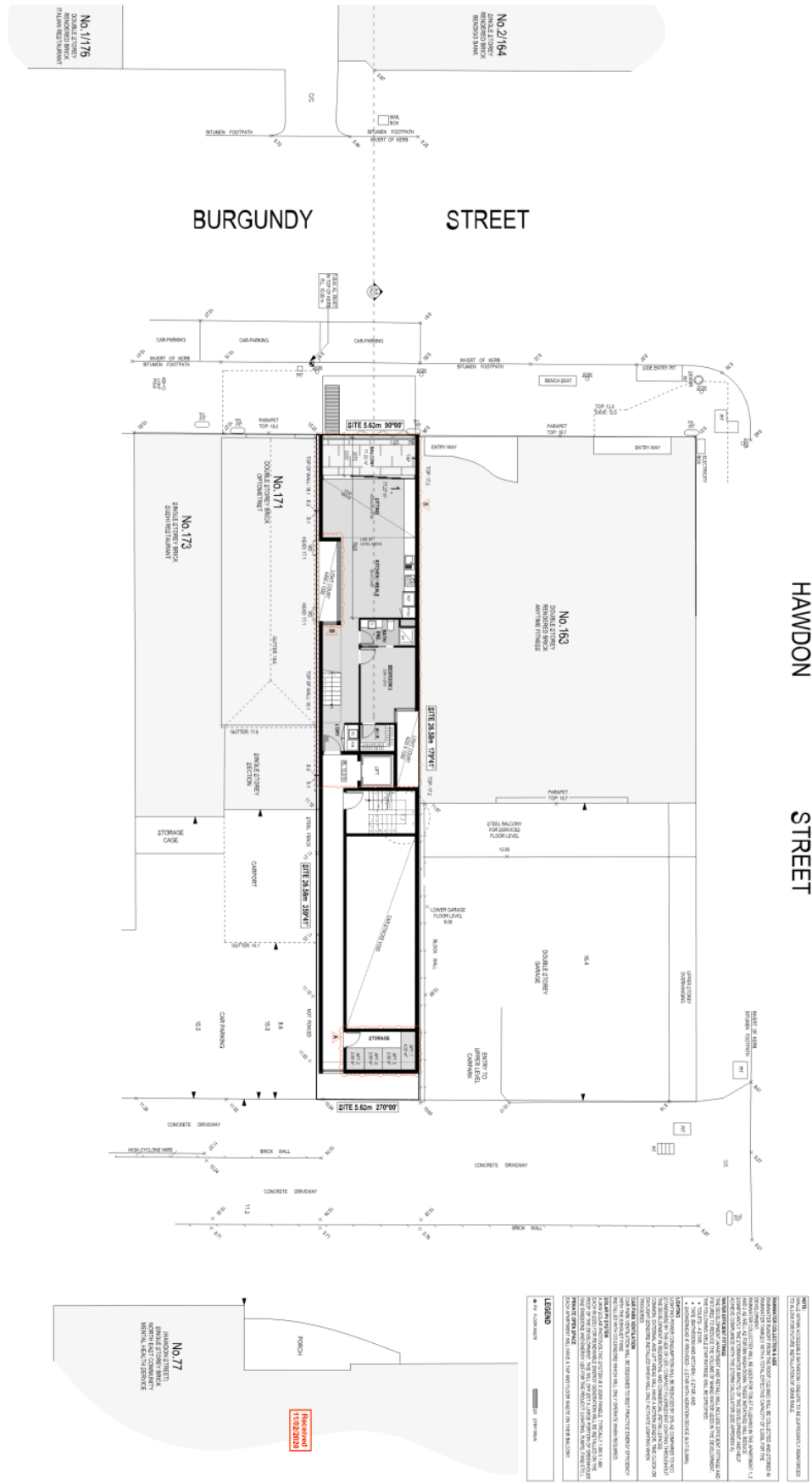


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**MULTI UNIT DEVELOPMENT  
 169 BURGUNDY STREET  
 HEIDELBERG**

DATE: 11/08/20  
 SCALE: 1:100 (A1)  
 10/02/2020

**TOWN PLANNING APPLICATION**  
 DATE: 18/02  
 E.P./J.M.  
 T.P.M.





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**CLIENT:** 100 GARDEN STREET DEVELOPMENT  
 169 BURGUNDY STREET HEIDELBERG  
 10/02/2020

**PROJECT:** MULTI UNIT DEVELOPMENT  
 169 BURGUNDY STREET HEIDELBERG  
 10/02/2020

**DATE:** 10/02/2020

**SCALE:** 1:100 (A1)

**PROJECT:** TOWN PLANNING APPLICATION  
 E.P./J.M. 18-02  
 TPA/9

REV. 8




**LEGEND**

● EXISTING  
 ■ PROPOSED

**NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MELBOURNE'S PLANNING AND CONSTRUCTION REGULATIONS.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MELBOURNE.

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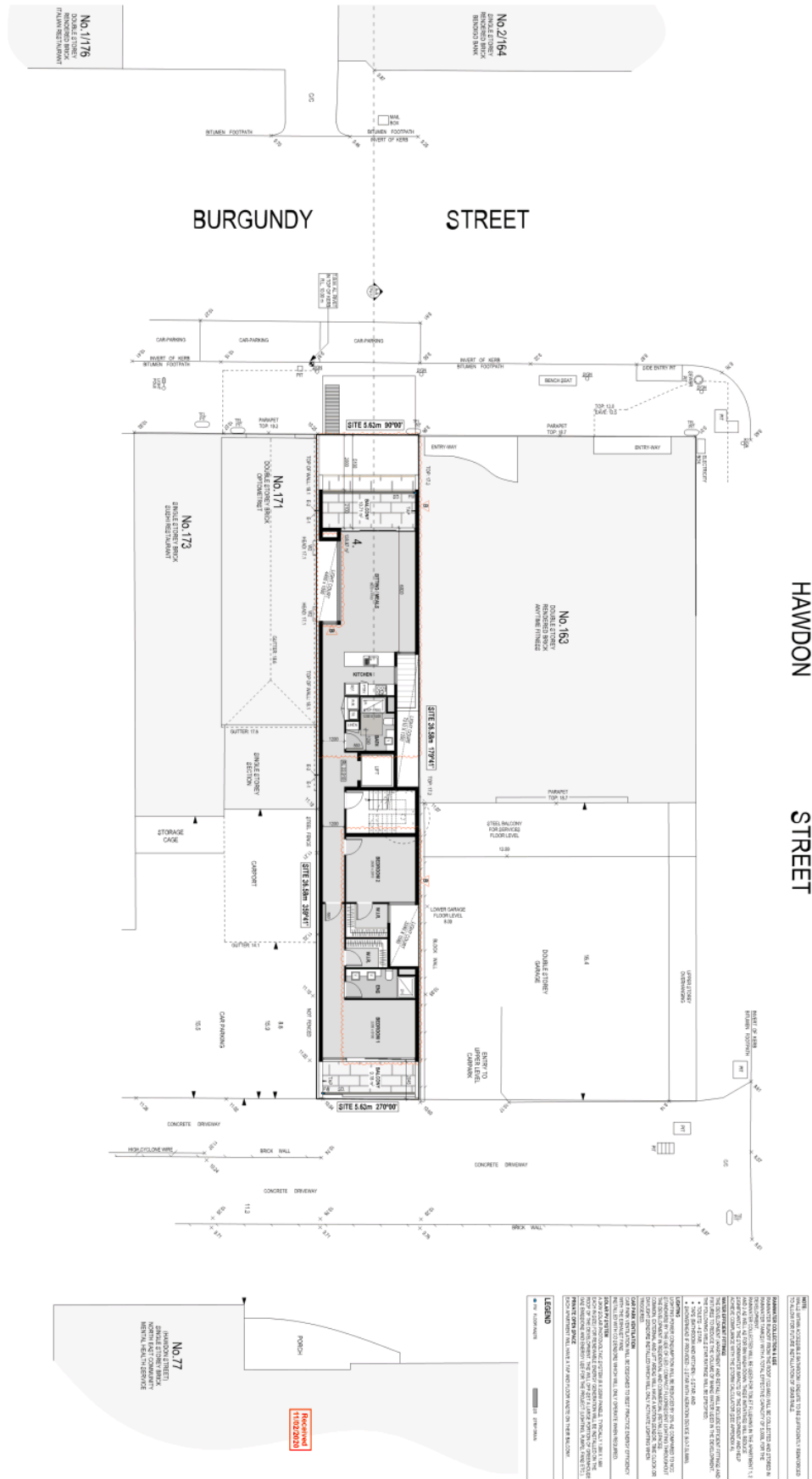
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MELBOURNE.



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**CLIENT:** MULTIHOMES DEVELOPMENT  
**PROJECT:** 169 BURGUNDY STREET HEIDELBERG  
**DATE:** 13/08/20  
**SCALE:** 1:100 (A1)  
**DATE:** 10/02/2020

**TOWN PLANNING APPLICATION**  
**DATE:** 18/02  
**REF:** TP20/07  
**REV:** B

**LEGEND**

● EXISTING  
 ■ PROPOSED

**NOTES:**  
 1. THIS PLAN SHOWS A PROPOSED DEVELOPMENT SUBJECT TO BE APPROVED BY THE LOCAL GOVERNMENT.  
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT.  
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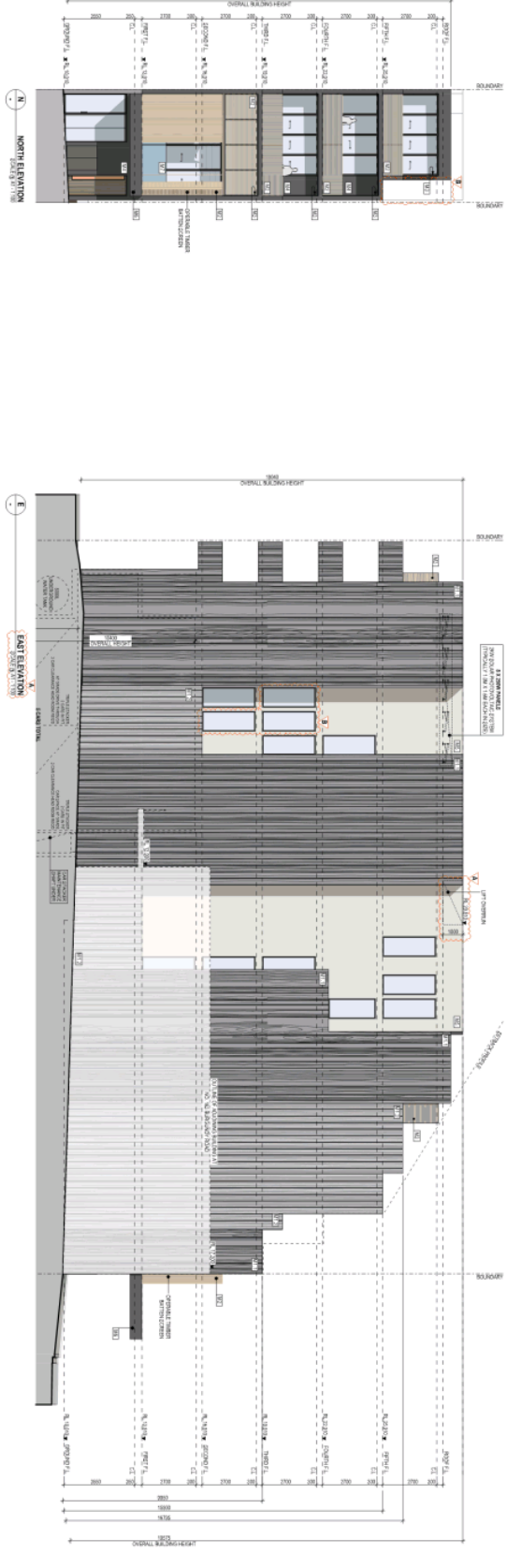
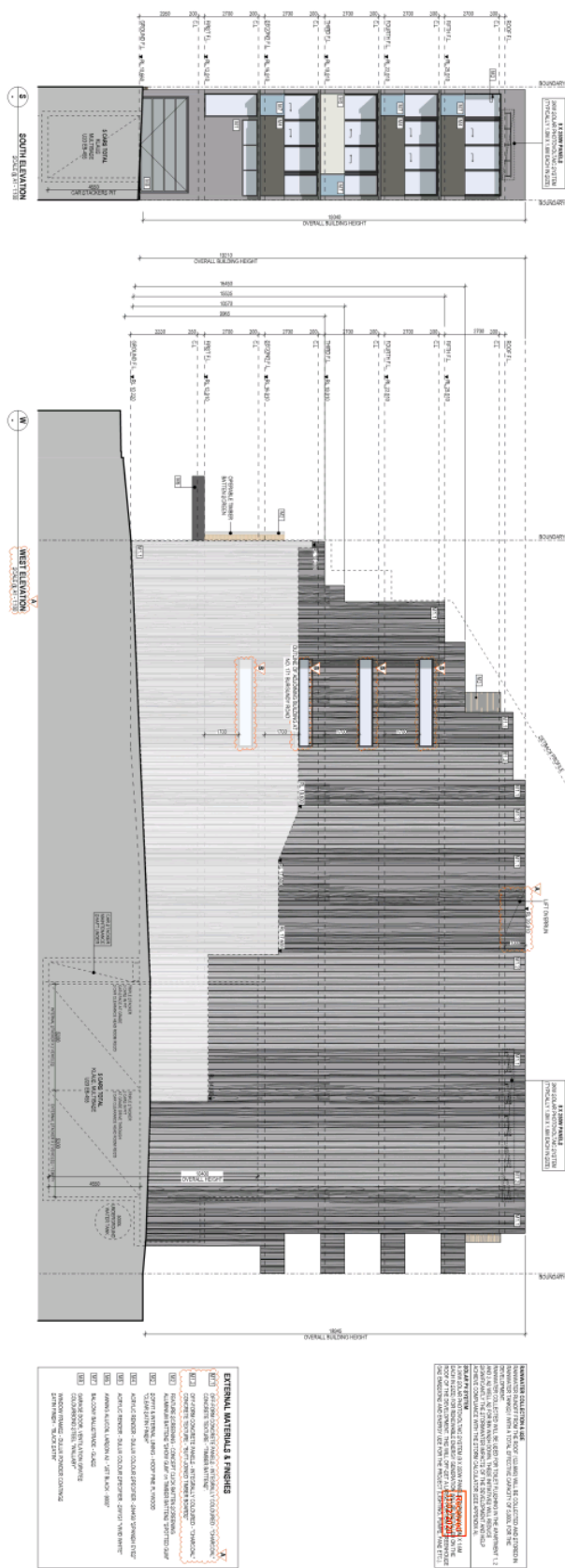


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**CLIENT:** MULTIPLE DEVELOPMENT  
**PROJECT:** 169 BURGUNDY STREET HEIDELBERG  
**DATE:** 10.02.2020

**SCALE:** 1:100 (A1)  
**DATE:** 18.02  
**REVISION:** REV. B

**TOWN PLANNING APPLICATION**  
**NO:** TP10



- EXTERNAL MATERIALS & FINISHES**
- (A1) EXTERIOR WALLS: LIGHT GREY CONCRETE
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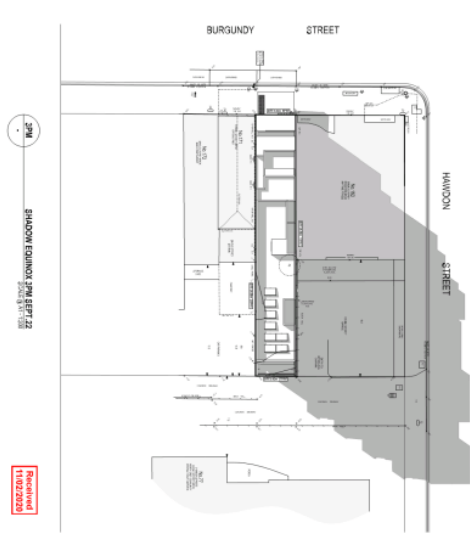
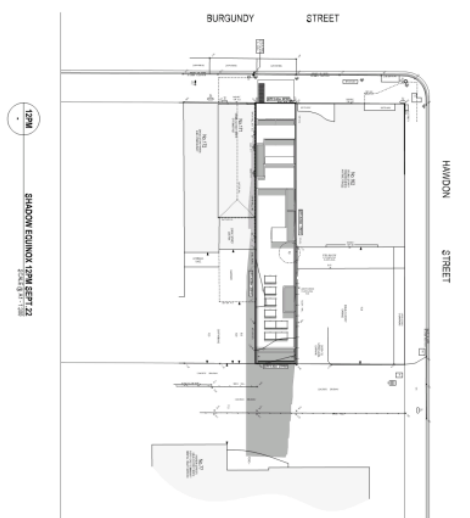


**CORNETTA PARTNERS ARCHITECTS**  
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**169 BURGUNDY STREET HEIDELBERG**

1:200 (B A1)  
 10/02/2020  
 E P / J M  
 TP/15  
 18-02  
 REV/ 8

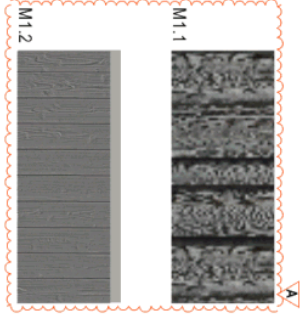


- M1.1 OFF-FORM CONCRETE PANELS - INTEGRALLY COLOURED - "CHARCOAL" CONCRETE TEXTURE - "TIMBER BATTENS".
- M1.2 OFF-FORM CONCRETE PANELS - INTEGRALLY COLOURED - "CHARCOAL" CONCRETE TEXTURE - "BUTT-JOINED TIMBER BOARDS".

- M2 FEATURE SCREENING - CONCEPT CLICK BATTEN SCREENING ALUMINIUM BATTENS "SHOW GUM" OR TIMBER BATTENS "SPOTTED GUM"
- M3 SOFFIT & INTERNAL LINING - HOOP PINE PLYWOOD "CLEAR SATIN FINISH"
- M4 ACRYLIC RENDER - DULUX COLOUR SPECIFIER - SMD69 "SPANISH EYES"
- M5 ACRYLIC RENDER - DULUX COLOUR SPECIFIER - SW1G1 "VIVID WHITE"
- M6 AWNING ALUCOIL LARSON A2 - "JET BLACK - 9005"
- M7 BALCONY BALUSTRADE - GLASS
- M8 GARAGE DOOR, VENTILATION GRATES COLOURBOND STEEL "WALLABY"

WINDOW FRAMES - DULUX POWDER COATINGS SATIN FINISH - "BLACK SATIN"

NOTE: PLEASE REFER TO ELEVATIONS FOR LOCATION OF MATERIALS



Received  
11/02/2020



CORNETTA PARTNERS ARCHITECTS  
183 WESTON STREET  
BRUNSWICK EAST 3007  
P (03) 9489 1299  
E info@cornetta.com.au  
W cornetta.com.au

JOB No. 19-02  
REVISION REV. B 10.02.2020

EXTERNAL MATERIALS & FINISHES SCHEDULE

169 BURGUNDY STREET HEIDELBERG





**ADVERTISED PLAN**  
Application No. P965/2019

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**WARNING**

WARNING: OCCUPATION OF THE PLOTS AND BUILDINGS SHOWN ON THIS PLAN IS SUBJECT TO THE APPLICABLE LOCAL GOVERNMENT ACTS AND REGULATIONS. THE APPLICABLE LOCAL GOVERNMENT ACTS AND REGULATIONS MAY BE AMENDED OR REVOKED WITHOUT NOTICE. THE APPLICABLE LOCAL GOVERNMENT ACTS AND REGULATIONS MAY BE AMENDED OR REVOKED WITHOUT NOTICE. THE APPLICABLE LOCAL GOVERNMENT ACTS AND REGULATIONS MAY BE AMENDED OR REVOKED WITHOUT NOTICE.

NOTES:  
 1. THE PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.  
 2. THE PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.  
 3. THE PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.

- G/L GALVANIZED IRON
  - W/W WATER METER
  - E/P ELECTRICITY POLE
  - J/P JUNCTION PIT
  - E/TN EXISTING TREE
  - S/B SEWER BRANCH
  - S/P SEWER PIT
  - T/T TELECOM PIT
  - T/T TELECOM PIT
- SYMBOLS
- TITLE
  - BOUNDARY
  - BUILDING
  - ROOF LINE
  - FENCE
  - BACK OF KERB
  - OVERHEAD POWER
  - DRIVE WAY
  - FOOTPATH
  - CONTOUR
  - TOP BANK LINE
  - TOE BANK LINE
  - EXISTENT LINE

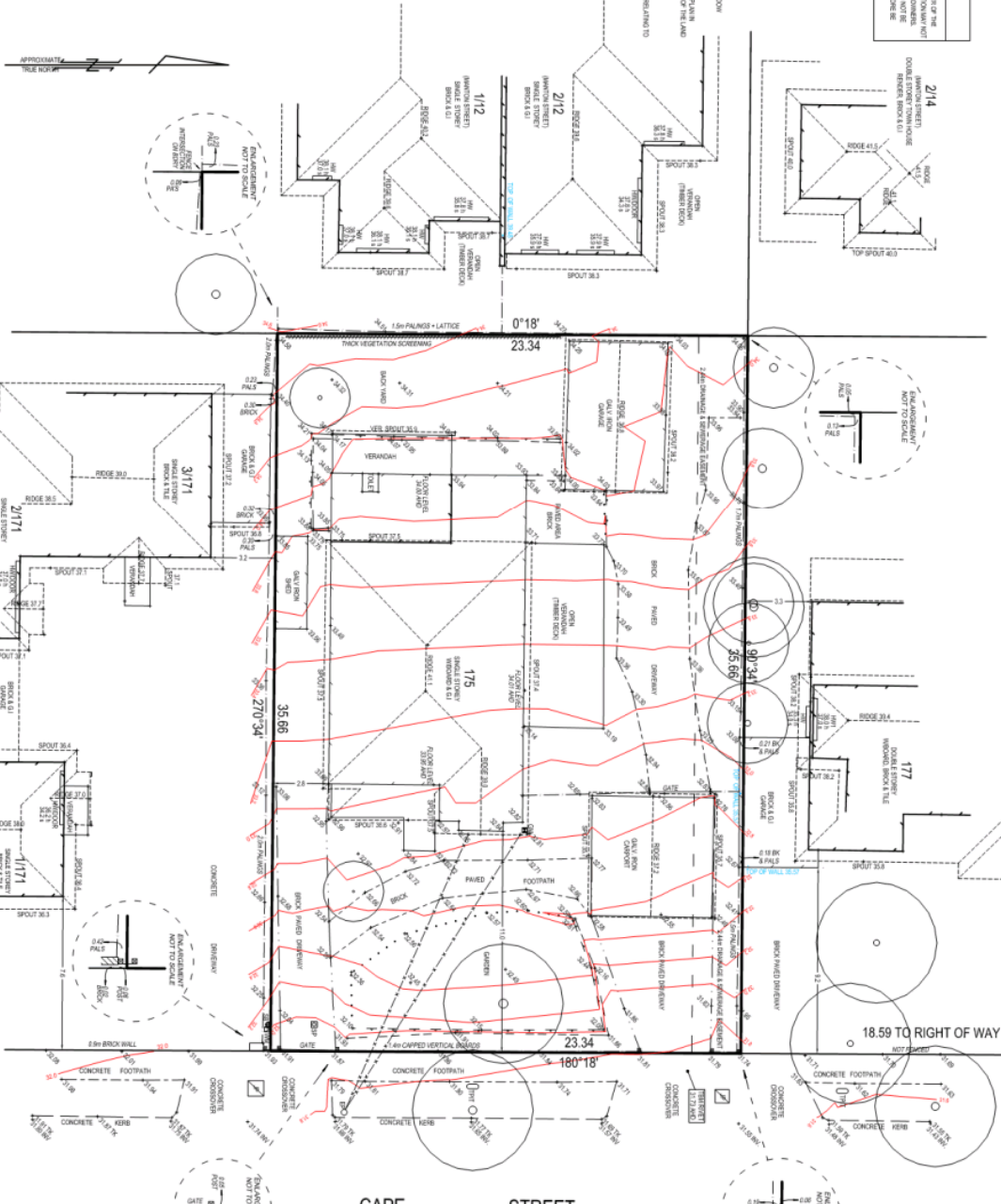


**CERTIFICATION BY SURVEYOR**  
 I, the undersigned, being a duly qualified and Licensed Surveyor, do hereby certify that the above is a true and correct copy of the original plans as submitted to me for certification.

TITLE	SCALE	DATE
175 CAPE STREET	AS SHOWN	27 MAR 2019
177 CAPE STREET	AS SHOWN	27 MAR 2019
212 CAPE STREET	AS SHOWN	27 MAR 2019
214 CAPE STREET	AS SHOWN	27 MAR 2019

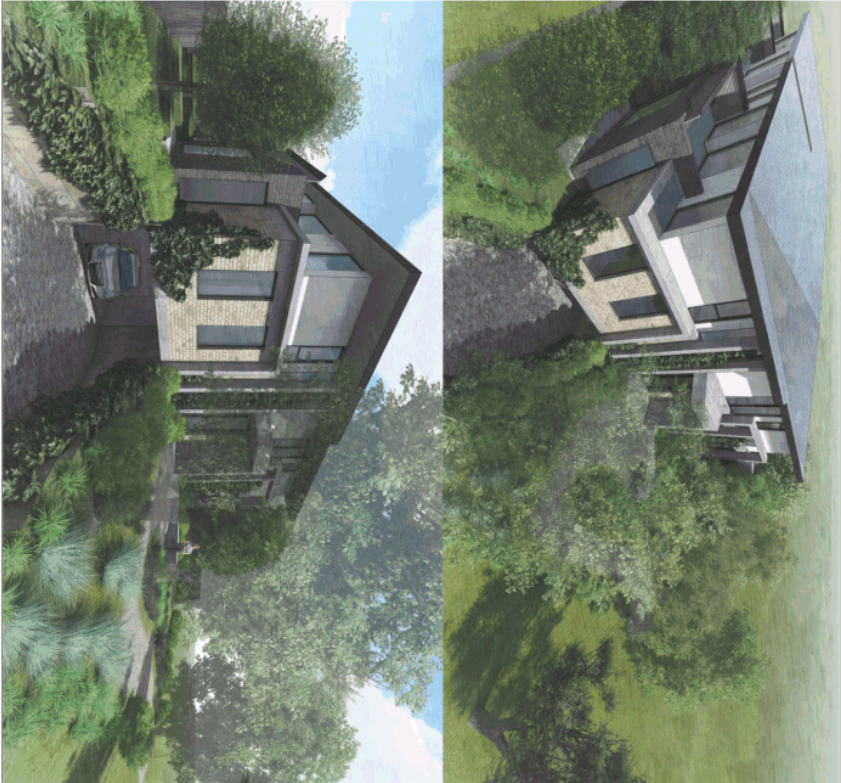
**RE-ESTABLISHMENT, FEASIBILITY AND LEVEL SURVEY**  
 ADDRESS: 175 CAPE STREET, HEIDELBERG  
 LOCALITY: CITY OF BAWBWA  
 PROJECT: PROPOSED DEVELOPMENT  
 MEASUREMENT: 23.43

**SHEET 1 OF 1**  
 DRAWING NO: 16136DD1s  
 REVISION NO: 1



Received  
29/09/2019

Received  
20/09/2019



## 175 CAPE STREET, HEIDELBERG

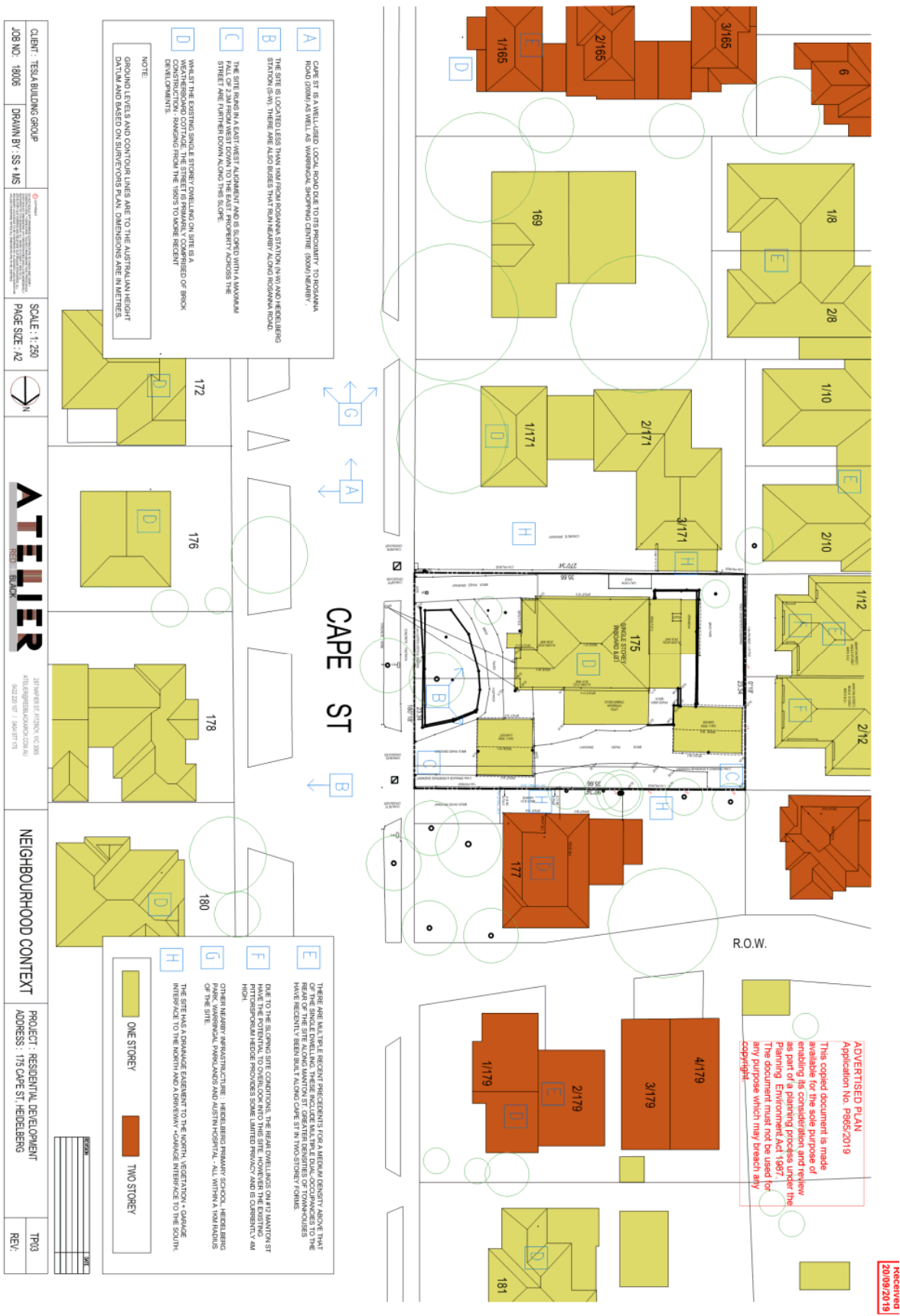
- TP01 INDEX / COVER PAGE
- TP02 SITE PHOTOS
- TP03 NEIGHBOURHOOD CONTEXT
- TP04 EXISTING SITE / SURVEY
- TP05 DESIGN RESPONSE
- TP06 DESIGN RESPONSE : CONCEPTS
- TP07 PROPOSED BASEMENT PLAN
- TP08 PROPOSED GROUND FLOOR PLAN
- TP09 PROPOSED FIRST FLOOR PLAN
- TP10 PROPOSED ROOF PLAN
- TP11 PROPOSED ELEVATIONS
- TP12 PROPOSED ELEVATIONS
- TP13 MATERIALS & AREA SCHEDULE
- TP14 STREETSCAPE
- TP15 SHADOW ANALYSIS
- TP16 SHADOW ANALYSIS
- TP17 SHADOW & VIEWLINE ANALYSIS
- TP18 ACCESSIBILITY PLAN
- TP19 GARDEN AREA PLAN
- TP20 VIEWLINE ANALYSIS

**ADVERTISED PLAN**  
 Application No. P989/2019  
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DATE	REV.

CLIENT : TESLA BUILDING GROUP	PROJECT : RESIDENTIAL DEVELOPMENT
JOB NO : 18106	ADDRESS : 175 CAPE ST, HEIDELBERG
DRAWN BY : SS + MS	
PAGE SIZE : A2	
287 WHEELER ST HEIDELBERG, VIC 3084 AFTER HOURS CONTACT: 0438 940 111 9422 222 007   9428 077 153	
INDEX / COVER PAGE	TP01
	REV.





CLIENT: TESSA BUILDING GROUP  
 JOB NO: 18086  
 DRAWN BY: SS + MS  
 SCALE: 1:250  
 PAGE SIZE: A2  
 PROJECT: RESIDENTIAL DEVELOPMENT  
 ADDRESS: 175 CAPE ST, HEIDELBERG  
 TP03  
 REV:

- A** CAPE ST IS A WELL-SERVED LOCAL ROAD DUE TO ITS PROXIMITY TO ROSMUNA ROAD (DOWN) AS WELL AS WARRAGOLE SHOPPING CENTRE (500M) NEARBY.
  - B** THE SITE IS LOCATED LESS THAN 1KM FROM ROSMUNA STATION (N.W.) AND HEIDELBERG STATION (S.W.) THERE ARE ALSO BUSES THAT RAIN NEARBY ALONG ROSMUNA ROAD.
  - C** THE SITE BOUNDARY EASTERLY ADJACENT AND IS SUPERSEDED BY A WALKWAY STREET ARE FURTHER DOWN ALONG THIS SLOPE.
  - D** WHILE THE EXISTING SINGLE STOREY DWELLING ON SITE IS A WEATHERBOARD COTTAGE THE STREET IS PRIMARILY COMPOSED OF BRICK DEVELOPMENTS.
- NOTE:  
 GROUND LEVELS AND CONTOUR LINES ARE TO THE AUSTRALIAN HEIGHT DATUM AND BASED ON SURVEYORS PLAN. DIMENSIONS ARE IN METRES.

**CAPE ST**

172  
 176  
 178  
 180

THESE ARE MULTIPLE RECENT PRECEDENTS FOR A MEDIUM DENSITY ABOVE THAT OF THE SITE ALONG MANTON ST. GREATER DENSITIES OF TOWNHOUSES HAVE RECENTLY BEEN BUILT ALONG CAPE ST IN TWO STOREY FORMS.

DUO TO THE SLOPING SITE CONDITIONS, THE REAR DWELLINGS ON #17 MANTON ST RATHER THAN HEIDELBERG ROAD WOULD BE THE MOST APPROPRIATE AND ECONOMIC HIGH.

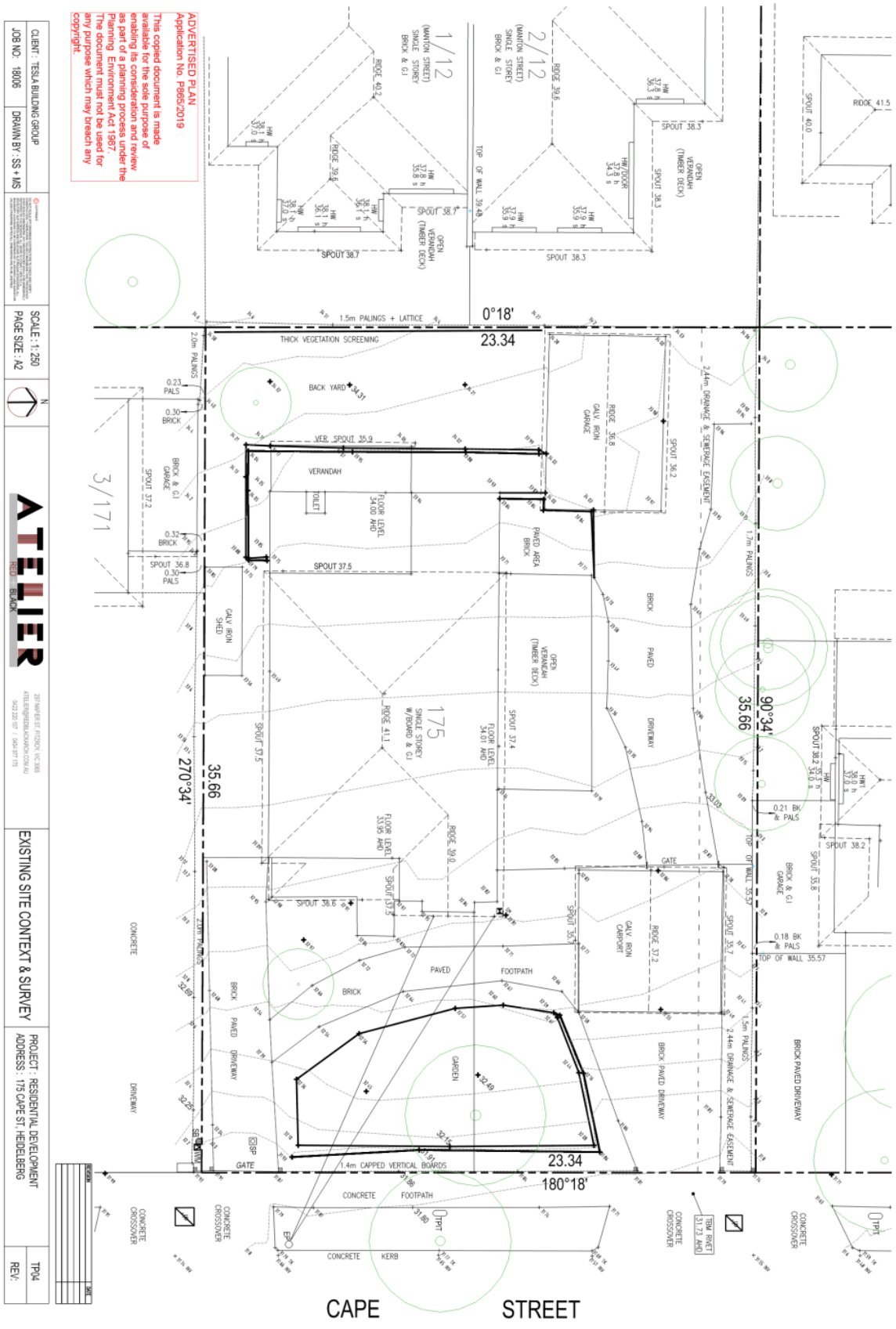
OTHER NEARBY INFRASTRUCTURE: HEIDELBERG PRIMARY SCHOOL, HEIDELBERG OF THE SITE.

THE SITE HAS A DRAINAGE EWERMENT TO THE NORTH, VEGETATION + GARAGE INTERPACE TO THE NORTH AND A DRIVEWAY + COMMON INTERPACE TO THE SOUTH.

LEGEND:  
 ONE STOREY  
 TWO STOREY

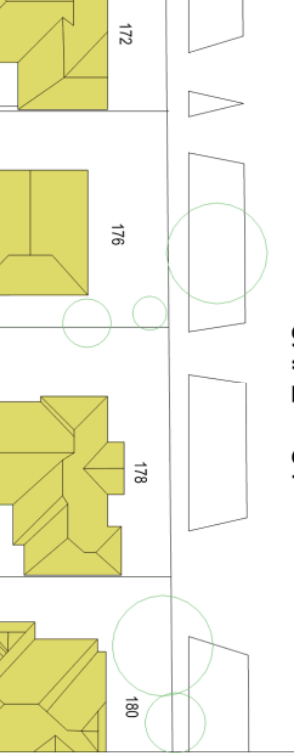
ADVERTISED PLAN  
 Application No. P985/2019  
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- 1 THE PROPOSED DEVELOPMENT CONSISTS OF 2 STOREY DEVELOPMENT CONSISTING OF 8 UNITS. THE DEVELOPMENT IS DESIGNED TO BE MORE APPROPRIATE TO THE LOCAL CONTEXT THAN RESIDUAL REQUIREMENTS, WHICH IS APPROPRIATE GIVEN THE MODERN 2 STOREY FORM INHERENT WITH THE RESIDENTIAL FEEL OF THE STREET. THE DESIGN IS CONSIDERED TO BE THE APPROPRIATE SCALE FOR THE STREET AND TO BE IN LINE WITH THE SUBURBAN CHARACTER OF THE AREA.
- 2 THE STREET INTERFACES HAS MAINTAINED THE COMMERCIAL/SCALED WINDOW CHARACTER OF THE STREET AND THE DESIGN IS DESIGNED TO BE MORE APPROPRIATE TO THE LOCAL CONTEXT THAN RESIDUAL REQUIREMENTS, WHICH IS APPROPRIATE GIVEN THE MODERN 2 STOREY FORM INHERENT WITH THE RESIDENTIAL FEEL OF THE STREET.
- 3 ALL CARPARKING IS LOCATED IN THE REAR OF THE BUILDING FROM CAR ACCESS FROM THE EXISTING CONCRETE CROSSOVER. IN ADDITION TO THE REAR OF THE DRIVEWAY CARPARKS AS IT LOW AND OPEN FEEL TO THE FRONT LANDSCAPING ALONG WITH NO NEW FENCING AT THE FRONT CORNER. THIS IMPROVES THE CONNECTION TO THE STREET AS WELL AS PASSIVE DRIVING WALLS.
- 4 THE DRIVE HEIGHT IS 40.99 AND WHICH IS JUST OVER A METRE HIGHER THAN THE IMMEDIATE NEIGHBOUR TO THE NORTH (HOUSE HEIGHT 39.4 AND).



- 5 THE UPPER LEVEL IS SETBACK FROM THE LOWER LEVEL, CREATING A STEPPED BACK EFFECT AND REDUCING THE IMPACT OF BLOCK TOWARDS ITS NEIGHBOURS. SOME OF THE SCREENING IS PROVIDED BY THE EXISTING TREES ON THE STREET LEVEL. SCREENING WITH SUBSTANTIAL SETBACKS ON THE GROUND FLOOR ALONG ALL BOUNDARIES, ALLOWS THE PLANTING OF MATURE TREES AND A GARDEN LIKE SETTING FOR THE GROUND FLOOR WHICH ALLOWS FOR A PLANNING OUTCOME THAT IS MORE IN LINE WITH THE SUBURBAN CHARACTER OF THE AREA AND STREET.
- 6 DUE TO THE CHARACTER NATURE OF THE PLAN, EVERY APARTMENT HAS TWO FRONTYARDS AND COORDINATE ENTRY LANDING AND ACCESS TO LIGHT SPACES AREAS OF APARTMENT 06 & 07.
- 7 THE PROPOSED DESIGN USES A BRICK PALETTE IN LINE WITH MANY NEARBY DWELLINGS WITH REARIVE OFF FORM CONCRETE ON THE LOWER LEVELS. THE TWO LENSES A DISTINCT HUMAN SCALE TO THE DEVELOPMENT.
- 8



CLIENT: TESSA BUILDING GROUP  
 JOB NO: 18006  
 DRAWN BY: SS + MS  
 SCALE: 1:250  
 PAGE SIZE: A2  
 PROJECT: RESIDENTIAL DEVELOPMENT  
 ADDRESS: 175 CAPE ST, HEIDELBERG  
 TP05  
 REV:

**ATELIER**  
 ARCHITECTS  
 287 WILLET STREET, VIC 3086  
 0439 220 077 | 0439 877 151

ADVERTISED PLAN  
 Application No. P665/2019  
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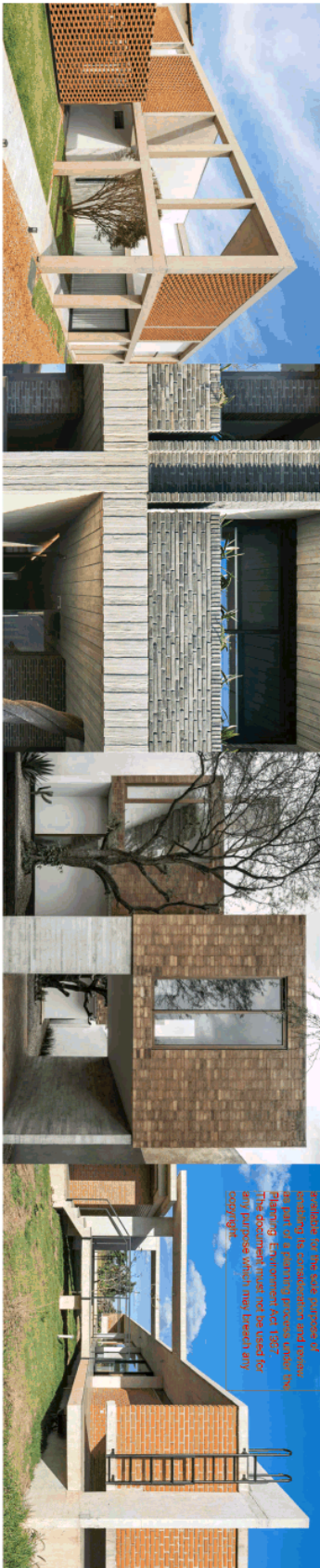
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 20/09/2019

01. MATERIAL PALETTE



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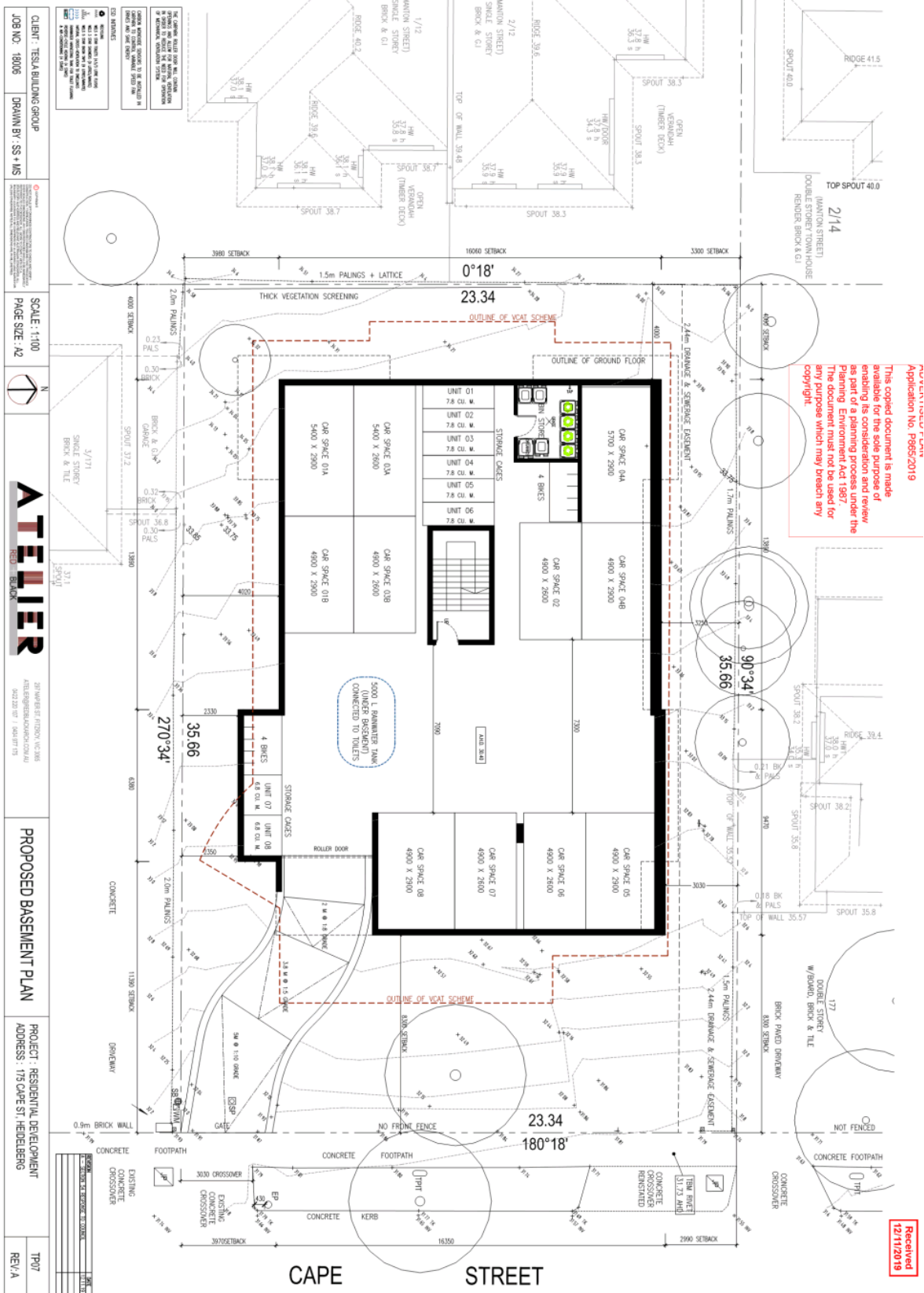
02. DESIGN INSPIRATION



03. DESIGN RESPONSE / RESOLUTION



CLIENT : TESLA BUILDING GROUP	SCALE : 1:100			287 WHEELER ST. HEIDELBERG, VIC 3084 AFTER HOURS CONTACT: 0438 440 440 9423 2221 OR 7 5424 8715	DESIGN RESPONSE: CONCEPTS	PROJECT : RESIDENTIAL DEVELOPMENT ADDRESS : 175 CAPE ST, HEIDELBERG	TP06 REV:
JOB NO: 18106	DRAWN BY: SS + MS						



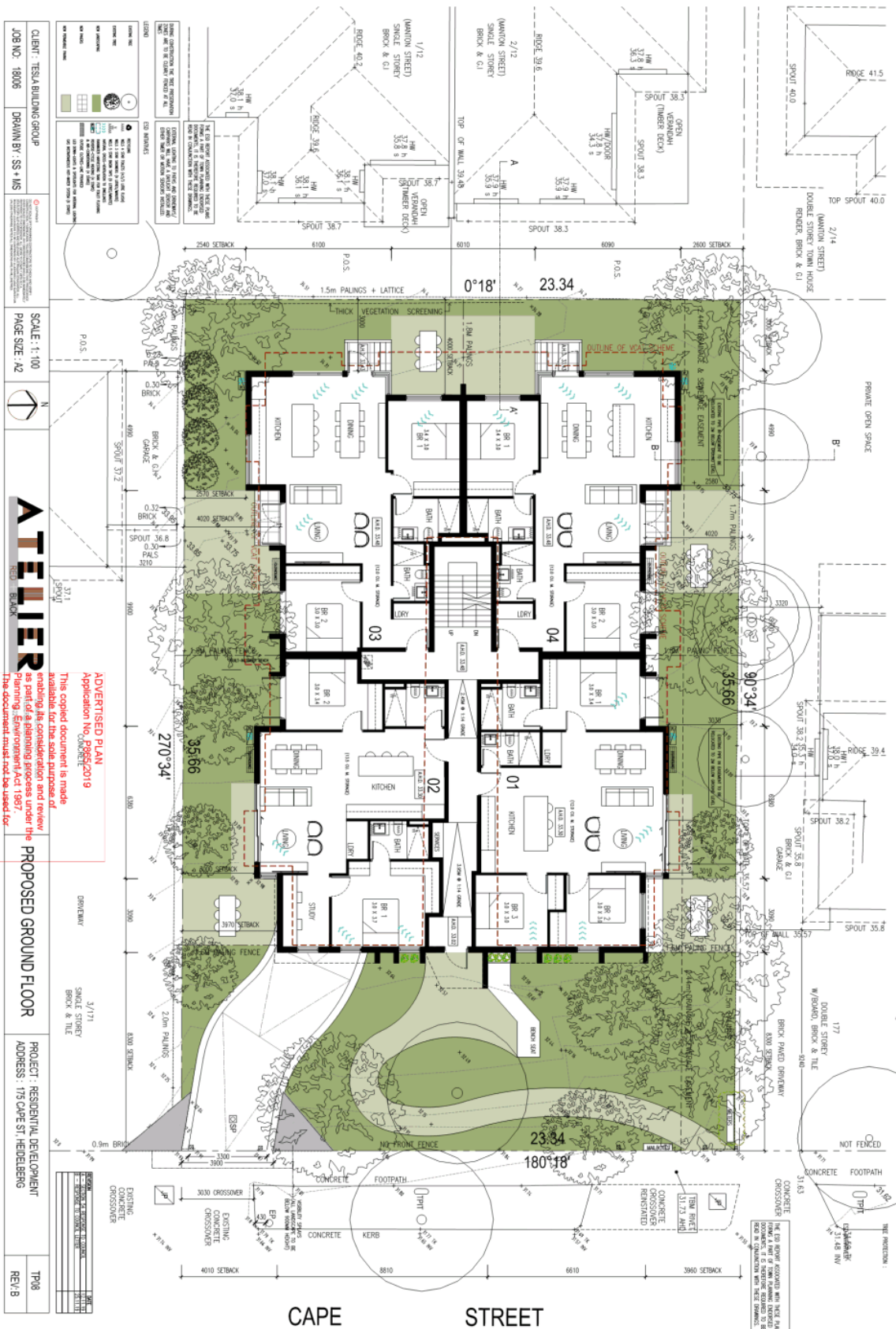
CLIENT: TESLA BUILDING GROUP  
 JOB NO: 18006  
 DRAWN BY: SS + MS  
 SCALE: 1:100  
 PAGE SIZE: A2  
 PROPOSED BASEMENT PLAN  
 PROJECT: RESIDENTIAL DEVELOPMENT  
 ADDRESS: 175 CAPE ST, HEIDELBERG  
 TP07  
 REV: A

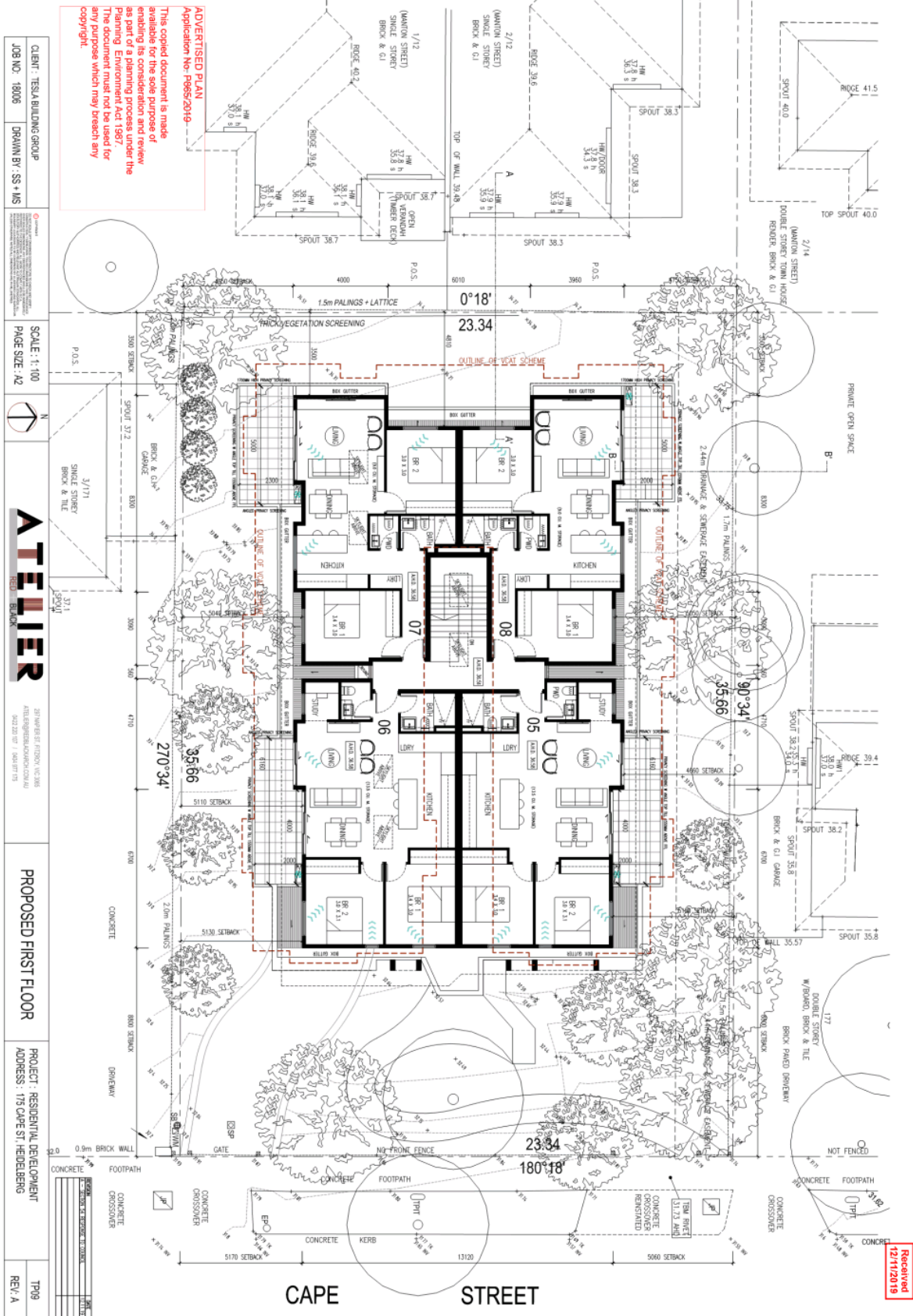


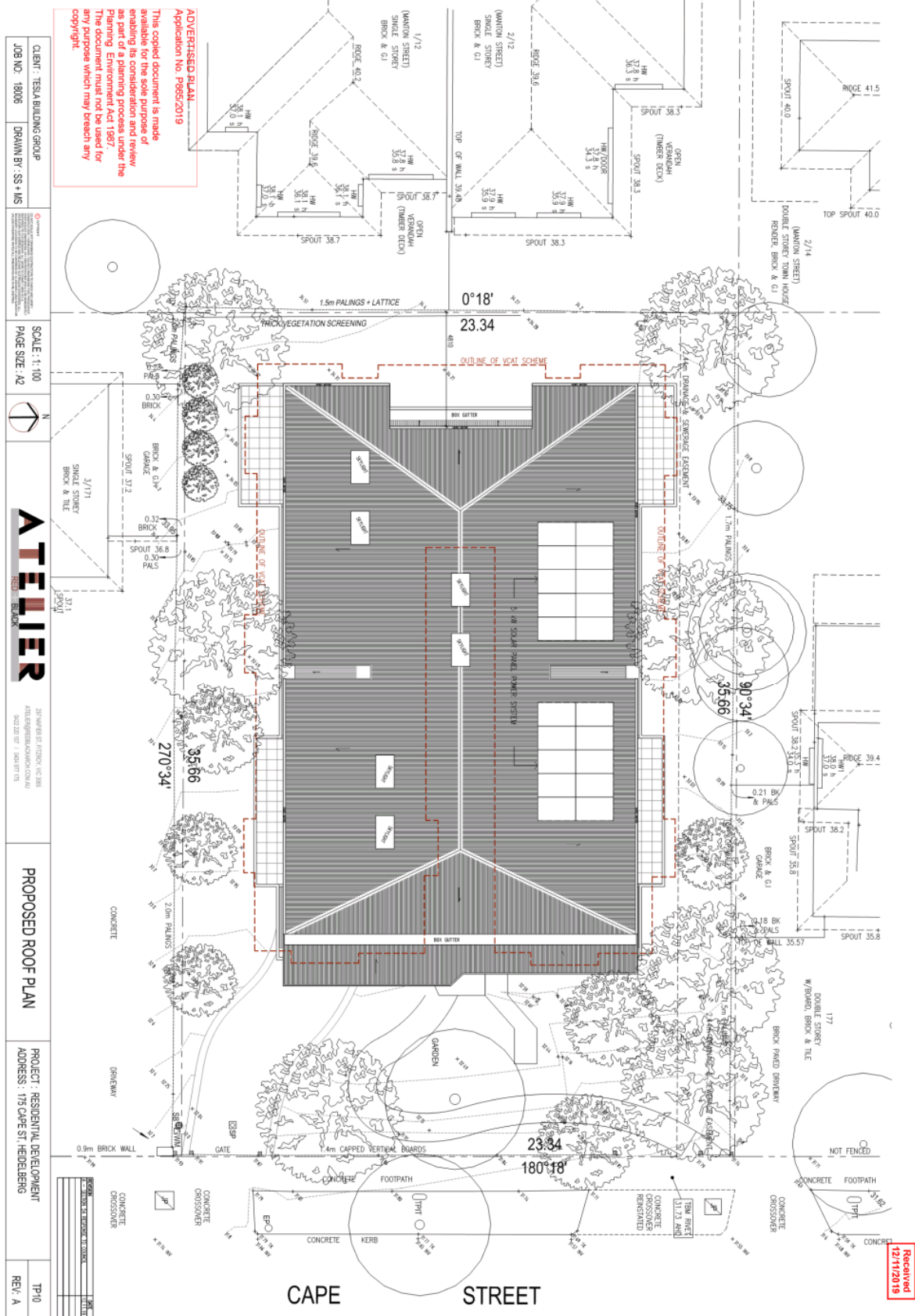
327 WILMOT ST HEIDELBERG VIC 3054  
 AFTER HOURS CONTACT 08 9492 2207 OR 08 9492 8773

- CONSTRUCTION NOTES:**
- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL BUILDING REGULATIONS.
  - 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL ELECTRICAL REGULATIONS.
  - 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL PLUMBING REGULATIONS.
  - 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL GAS REGULATIONS.
  - 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL MECHANICAL REGULATIONS.
  - 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL FIRE REGULATIONS.
  - 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL SAFETY REGULATIONS.
  - 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL ENVIRONMENTAL REGULATIONS.
  - 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL HEALTH REGULATIONS.
  - 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL SOCIAL REGULATIONS.
  - 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CULTURAL REGULATIONS.
  - 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL ANTI-DISCRIMINATION REGULATIONS.
  - 13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL EQUAL OPPORTUNITIES REGULATIONS.
  - 14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL PRIVACY REGULATIONS.
  - 15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL FREEDOM OF INFORMATION REGULATIONS.
  - 16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL ACCESSIBILITY REGULATIONS.
  - 17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL SUSTAINABILITY REGULATIONS.
  - 18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL RESILIENCE REGULATIONS.
  - 19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL SECURITY REGULATIONS.
  - 20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL DEFENCE REGULATIONS.
  - 21. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL INTELLIGENCE REGULATIONS.
  - 22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL BORDER REGULATIONS.
  - 23. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CUSTOMS REGULATIONS.
  - 24. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL TAX REGULATIONS.
  - 25. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL FINANCIAL REGULATIONS.
  - 26. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL SUPERANNUATION REGULATIONS.
  - 27. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL PENSION REGULATIONS.
  - 28. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL SOCIAL SECURITY REGULATIONS.
  - 29. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL HEALTH CARE REGULATIONS.
  - 30. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL EDUCATION REGULATIONS.
  - 31. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL TRAINING REGULATIONS.
  - 32. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL EMPLOYMENT REGULATIONS.
  - 33. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL INDUSTRIAL REGULATIONS.
  - 34. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL TRADE REGULATIONS.
  - 35. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL PROFESSIONAL REGULATIONS.
  - 36. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL REGULATORY REGULATIONS.
  - 37. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL COMPLIANCE REGULATIONS.
  - 38. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL AUDIT REGULATIONS.
  - 39. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL RISK REGULATIONS.
  - 40. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL INCIDENT REGULATIONS.
  - 41. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL INVESTIGATION REGULATIONS.
  - 42. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL ENFORCEMENT REGULATIONS.
  - 43. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL ADJUDICATION REGULATIONS.
  - 44. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL APPEAL REGULATIONS.
  - 45. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL REVIEW REGULATIONS.
  - 46. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION REGULATIONS.
  - 47. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL DEBARMENT REGULATIONS.
  - 48. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL EXCLUSION REGULATIONS.
  - 49. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL REMOVAL REGULATIONS.
  - 50. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CONFISCATION REGULATIONS.
  - 51. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL SEIZURE REGULATIONS.
  - 52. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL FORFEITURE REGULATIONS.
  - 53. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL RESTITUTION REGULATIONS.
  - 54. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL COMPENSATION REGULATIONS.
  - 55. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL REPARATION REGULATIONS.
  - 56. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL REDEMPTION REGULATIONS.
  - 57. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL REVERSAL REGULATIONS.
  - 58. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF DEEDS REGULATIONS.
  - 59. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF CONTRACTS REGULATIONS.
  - 60. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF AGREEMENTS REGULATIONS.
  - 61. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF OBLIGATIONS REGULATIONS.
  - 62. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF RIGHTS REGULATIONS.
  - 63. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF INTERESTS REGULATIONS.
  - 64. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF CLAIMS REGULATIONS.
  - 65. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF ACTIONS REGULATIONS.
  - 66. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF LAWSUITS REGULATIONS.
  - 67. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF PROCEEDINGS REGULATIONS.
  - 68. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF CASES REGULATIONS.
  - 69. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF MATTERS REGULATIONS.
  - 70. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF DISPUTES REGULATIONS.
  - 71. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF CONFLICTS REGULATIONS.
  - 72. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF DISSENTS REGULATIONS.
  - 73. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF OBJECTIONS REGULATIONS.
  - 74. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF APPEALS REGULATIONS.
  - 75. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF REVISIONS REGULATIONS.
  - 76. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF CORRECTIONS REGULATIONS.
  - 77. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF AMENDMENTS REGULATIONS.
  - 78. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF VARIATIONS REGULATIONS.
  - 79. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF DEVIATIONS REGULATIONS.
  - 80. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF BREACHS REGULATIONS.
  - 81. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF VIOLATIONS REGULATIONS.
  - 82. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF INFRACTIONS REGULATIONS.
  - 83. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF OFFENCES REGULATIONS.
  - 84. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF MISDEMEANOURS REGULATIONS.
  - 85. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF CRIMES REGULATIONS.
  - 86. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF Torts REGULATIONS.
  - 87. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF NEGLIGENCE REGULATIONS.
  - 88. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF STRICT LIABILITY REGULATIONS.
  - 89. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF VICARIOUS LIABILITY REGULATIONS.
  - 90. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF CONTRIBUTION REGULATIONS.
  - 91. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF JOINT AND SEVERAL LIABILITY REGULATIONS.
  - 92. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF SOLIDARITY REGULATIONS.
  - 93. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF SUBROGATION REGULATIONS.
  - 94. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF ASSIGNMENT REGULATIONS.
  - 95. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF TRANSFER REGULATIONS.
  - 96. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF DEEDS REGULATIONS.
  - 97. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF CONTRACTS REGULATIONS.
  - 98. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF AGREEMENTS REGULATIONS.
  - 99. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF OBLIGATIONS REGULATIONS.
  - 100. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2019 NATIONAL CANCELLATION OF RIGHTS REGULATIONS.









CLIENT: TESLA BUILDING GROUP	SCALE: 1:100	<b>ATELIER</b> RESIDENTIAL DEVELOPMENT	PROPOSED ELEVATIONS	PROJECT: RESIDENTIAL DEVELOPMENT ADDRESS: 175 CAPE ST, HEIDELBERG	TP11 REV: A
JOB NO: 18006	PAGE SIZE: A2				
DRAWN BY: SS + MS		287 WALTER ST HEIDELBERG, VIC 3083 AFTER HOURS: 08:00AM - 05:00PM 9423 2221 0077 / 9423 8771 153			



EXTERNAL MATERIAL FINISHES

	[EF-01] RECYCLED FACE BRICK Recycled Cream Face-Bricks
	[EF-02] PAINTED RECYCLED BRICK Recycled bricks painted in 'Duke Red' or similar
	[EF-03] GF-FORM CONCRETE Formed Concrete with Timber Framework repeat pattern
	[EF-04] EXPRESSO-LIME CLADDING James Hardie 'Narrow' cladding in 'Duke Red' or similar
	[EF-05] NEW METAL COMPOSITE ROOF Composite Gutter or similar
	[EF-06] METAL FRAME EAVES GUTTER & BOX GUTTER Composite Gutter or similar
	[EF-07] WINDOWS & DOOR FRAMES Composite Treatment
	[EF-08] PORCELAIN CLADDING TILE 170X90MM ABOVE FTI Wisdom Warm Translucent Glass
	[EF-09] PORCELAIN CLADDING TILE 105X170MM ABOVE FTI Translucent glass glazing
	[EF-10] TIMBER CLADDING Timber being cladding in 'Balsant' or similar exterior grade timber
	[EF-11] WHITE PAINT Timber being cladding in 'Balsant' or similar exterior grade timber
	[EF-12] DARK GREY PAINT James Hardie '5500 Cladding' painted in 'Duke Red' or similar

**ADVERTISED PLAN**  
 Application No. P965/2019  
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12/11/2019



CLIENT : TESLA BUILDING GROUP	SCALE : 1:100	<b>ATELIER</b> ARCHITECTURE	PROJECT : RESIDENTIAL DEVELOPMENT ADDRESS : 175 CAPE ST, HEIDELBERG
JOB NO : 18106	PAGE SIZE : A2		
DRAWN BY : SS + MS			REV: A

**ADVERTISED PLAN**  
Application No. P9865/2019

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**EXTERNAL MATERIAL FINISHES**

[EF.01] RECYCLED FACE BRICK	Recycled Cream face Bricks
[EF.02] PAINTED RECYCLED BRICK	Recycled bricks painted in Dulux 'Raw' or similar.
[EF.03] GFRC-FORM CONCRETE	Formed Concrete with timber formwork repeat pattern
[EF.04] EXPRESSED-JOINT CLADDING	Vertical 'Strawed' Bricks
[EF.05] FERR-CEMENT STEEL CLADDING	Ferr-ment steel cladding
[EF.06] METAL PANEL CORRUGATED ROOF	Corrugated Sheetmetal or similar
[EF.07] METAL PANEL CORRUGATED ROOF	Corrugated Sheetmetal or similar
[EF.08] WOODEN & ROOF FINISHES	Wooden Varnish Treatment Glass
[EF.09] PRINAC GLAZING TIL TYPICAL ABOVE FIN	Wooden Varnish Treatment Glass
[EF.10] PRINAC GLAZING TIL TYPICAL ABOVE FIN	Wooden Varnish Treatment Glass
[EF.11] PRINAC GLAZING TIL TYPICAL ABOVE FIN	Wooden Varnish Treatment Glass
[EF.12] PRINAC GLAZING TIL TYPICAL ABOVE FIN	Wooden Varnish Treatment Glass
[EF.13] PRINAC GLAZING TIL TYPICAL ABOVE FIN	Wooden Varnish Treatment Glass
[EF.14] PRINAC GLAZING TIL TYPICAL ABOVE FIN	Wooden Varnish Treatment Glass
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[EF.100] PRINAC GLAZING TIL TYPICAL ABOVE FIN	Wooden Varnish Treatment Glass













Received  
12/11/2019

CLIENT: TESLA BUILDING GROUP	SCALE: 1:100	<b>ATELIER</b> RED STUDIO	PROJECT: RESIDENTIAL DEVELOPMENT ADDRESS: 175 CAPE ST, HEIDELBERG	TP13
JOB NO: 1806	PAGE SIZE: A2			REV: B
DRAWN BY: SS + MS				

### AREA SCHEDULE

**TOTAL SITE AREA = 832.52 SQ.M.**  
**TOTAL NUMBER OF DWELLINGS = 8 TOTAL**

<b>EXISTING SITE COVERAGE = 277.36 SQ.M. = 33.31%</b> <b>PROPOSED SITE COVERAGE = 405.10 SQ.M. = 48.65%</b> <b>EXISTING PERMEABILITY / GARDEN = 324.40 SQ.M. = 40.16%</b> <b>PROPOSED PERMEABILITY / GARDEN = 352.98 SQ.M. = 42.39%</b>	<b>APARTMENT 01</b> INTERNAL AREA = 92.17 SQ.M. POS = 41.14 SQ.M. CARSPACE = 2 (SPACE 1A, 1B)	<b>APARTMENT 02</b> INTERNAL AREA = 88.51 SQ.M. POS = 40.15 SQ.M. CARSPACE = 1 (SPACE 2)	<b>APARTMENT 03</b> INTERNAL AREA = 91.09 SQ.M. POS = 76.54 SQ.M. CARSPACE = 2 (SPACE 1A, 1B)	<b>APARTMENT 04</b> INTERNAL AREA = 89.71 SQ.M. POS = 76.21 SQ.M. CARSPACE = 2 (SPACE 1A, 1B)
<b>EXISTING IMPERVIOUS AREA = 430.70 SQ.M. = 51.73%</b> <b>PROPOSED IMPERVIOUS AREA = 458.48 SQ.M. = 55.07%</b> <small>(APARTMENT REAR WALLS BULDOZ)</small>	<b>APARTMENT 05</b> INTERNAL AREA = 74.09 SQ.M. POS = 11.20 SQ.M. CARSPACE = 1 (SPACE 2B)	<b>APARTMENT 06</b> INTERNAL AREA = 74.73 SQ.M. POS = 11.54 SQ.M. CARSPACE = 1 (SPACE 2B)	<b>APARTMENT 07</b> INTERNAL AREA = 88.05 SQ.M. POS = 11.64 SQ.M. CARSPACE = 1 (SPACE 2)	<b>APARTMENT 08</b> INTERNAL AREA = 88.05 SQ.M. POS = 10.0 SQ.M. CARSPACE = 1 (SPACE 2B)
<b>TOTAL CIRCULATION AREA = 54.11 SQ.M.</b> <b>TOTAL BASEMENT AREA = 380.74 SQ.M.</b> <b>TOTAL DEVELOPMENT BUILT AREA = 1125.03 SQ.M.</b>	<b>PUBLIC OPEN SPACE = 158.08 SQ.M.</b>			

	<b>EF.01</b> RECYCLED FACE BRICK Recycled Cream Face-Bricks		<b>EF.07</b> WINDOWS & DOOR FRAMES Colorbond 'Monument'
	<b>EF.02</b> PAINTED RECYCLED BRICK Recycled bricks painted in Dulux 'Redu' or similar.		<b>EF.08</b> PRIVACY GLAZING: TILL 1700MM ABOVE FFL Vitrolin 'Vitam Translucent' Glass
	<b>EF.03</b> OFF-FORM CONCRETE Formed Concrete with Timber formwork imprint pattern		<b>EF.09</b> PRIVACY SCREENING: TILL 1550/1700 ABOVE FFL Colorbond 'Stole Grey' Frame with Translucent glass glazing
	<b>EF.04</b> EXPRESSED-JOINT CLADDING Geminel 'Surround Blockish' Flare-cement sheet cladding		<b>EF.10</b> DOWNPIPES Colorbond 'MONUMENT' or similar to match EF04
	<b>EF.05</b> NEW METAL CORRUGATED ROOF Colorbond Surfmaster' or similar		<b>EF.11</b> SOFFIT LINING Timber lining cladding in 'Blockbutt' or similar exterior grade timber.
	<b>EF.06</b> METAL FASCIA, EAVES GUTTER & BOX GUTTER Colorbond Surfmaster' or similar		<b>EF.12</b> HORIZONTALLY GROOVED CLADDING James Hardie 'Siro Cladding' painted in Dulux 'Domoin' or similar.

**ADVERTISED PLAN**  
 Application No. P865/2019

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### COST BREAKDOWN

BASEMENT = \$1200 X 380	= \$456,000
LANDSCAPING = \$200,000	
<b>APARTMENTS</b>	
INTERNAL = (\$1900 X 648 SQ.M.)	= \$1,231,200
TERRACES = (\$900 X 44 SQ.M.)	= \$39,600
CIRCULATION = (\$1300 X 54 SQ.M.)	= \$702,000
<b>TOTAL COST = \$1,995,900</b>	

Received  
20/09/2019



STREETSCAPE

SUBJECT SITE

**ADVERTISED PLAN**  
Application No. P865/2019

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SUBJECT SITE

CLIENT : TESLA BUILDING GROUP		PAGE SIZE: A2		<b>ATELIER</b> ARCHITECTURE	287 WILMOT ST HEIDELBERG, VIC 3084 ATELIER@ATELIERARCHITECTURE.COM.AU 9422 2221 or 7 9424 8715	STREETSCAPE	PROJECT : RESIDENTIAL DEVELOPMENT ADDRESS : 175 CAPE ST, HEIDELBERG	TP/4
JOB NO: 18106	DRAWN BY: SS + MS		REV:					

SCALE	DATE

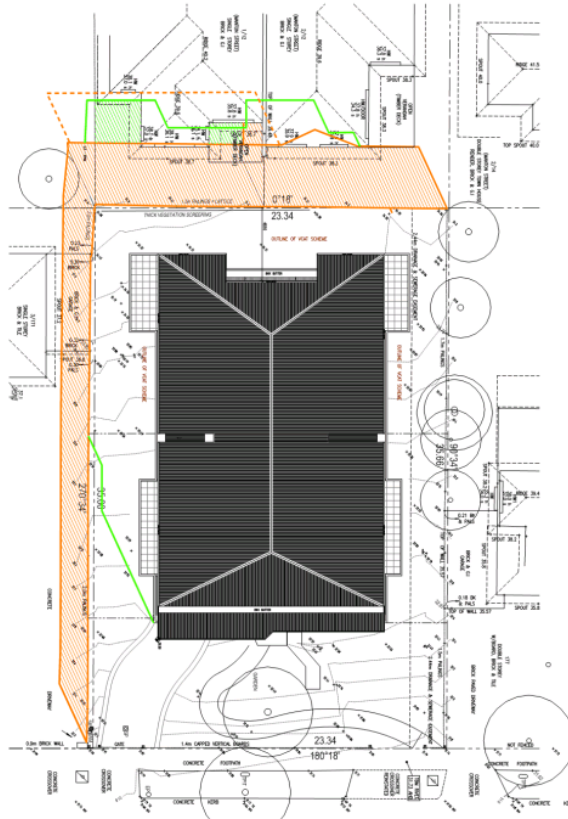
CLIENT: TESLA BUILDING GROUP	SCALE: 1:200			287 WALTER ST HEIDELBERG, VIC 3054 AFTER HOURS: 0438 923 000 9/422 223 007   9/424 877 153	SHADOW ANALYSIS	PROJECT: RESIDENTIAL DEVELOPMENT	TP/5 REV: A
JOB NO: 18106	DRAWN BY: SS + MS					PAGE SIZE: A2	

9AM 22ND SEPTEMBER

PROPOSED OVERSHADOWING 

EXISTING OVERSHADOWING 

EXISTING PITTOSPRUM HEDGE SHADOW 

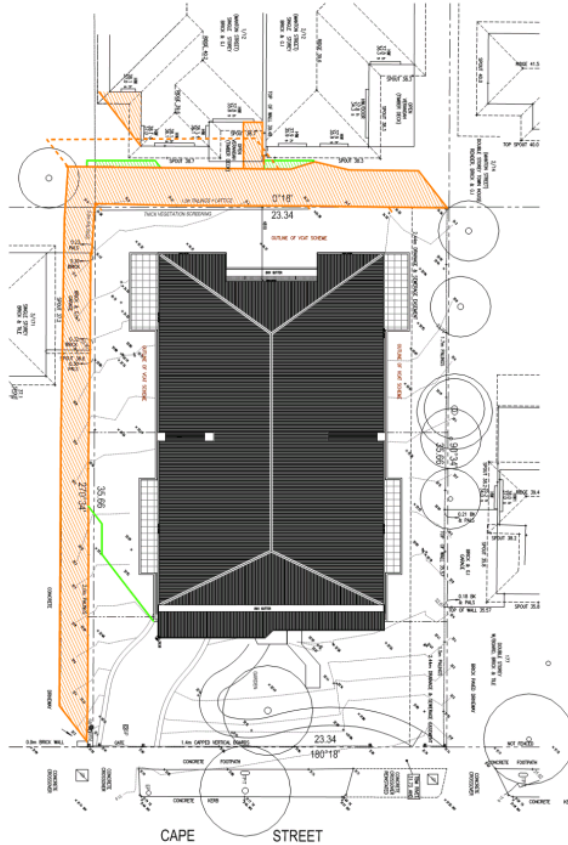


10AM 22ND SEPTEMBER

PROPOSED OVERSHADOWING 

EXISTING OVERSHADOWING 

EXISTING PITTOSPRUM HEDGE SHADOW 



**ADVERTISED PLAN**  
 Application No: P069/2019

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2/12 MANTON ST EXISTING POS = 78.2 SQ.M  
 2/12 MANTON ST EXISTING UNSHADOWED = 49.8 SQ.M = 64%  
 2/12 MANTON ST PROPOSED UNSHADOWED = 48.4 SQ.M = 62%

1/12 MANTON ST EXISTING POS = 60.0 SQ.M  
 1/12 MANTON ST EXISTING UNSHADOWED = 24.0 SQ.M = 40%  
 1/12 MANTON ST PROPOSED UNSHADOWED = 22.2 SQ.M = 37%

DATE	BY	REVISION

Received  
12/11/2019



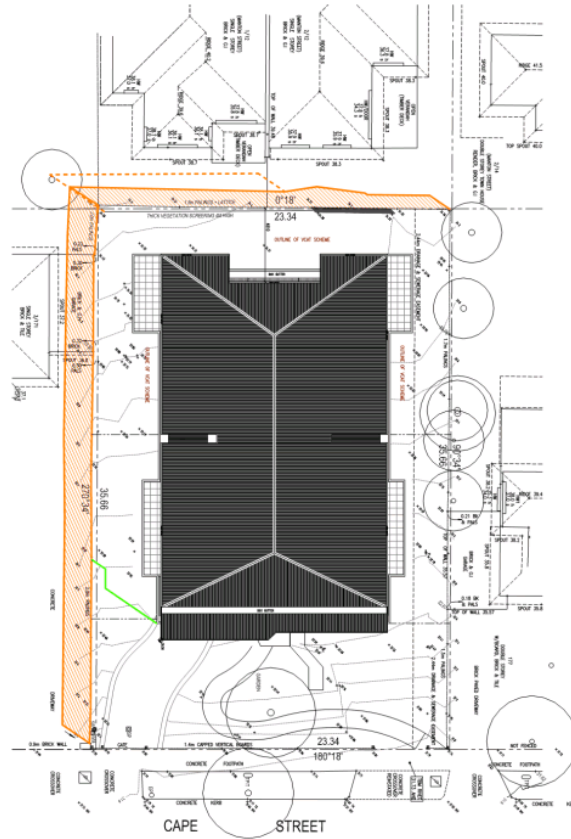
CLIENT : TESLA BUILDING GROUP	SCALE : 1:200			287 WILMERS ST HEIDELBERG, VIC 3084 ATELIER@BENTONANDBOWLEN.COM.AU 0432 223 077 / 0434 877 153	SHADOW ANALYSIS	PROJECT : RESIDENTIAL DEVELOPMENT ADDRESS : 175 CAPE ST, HEIDELBERG	TP/6 REV. A
JOB NO : 18106	DRAWN BY : SS + MS						

11AM 22ND SEPTEMBER

PROPOSED OVERSHADOWING NONE

EXISTING OVERSHADOWING

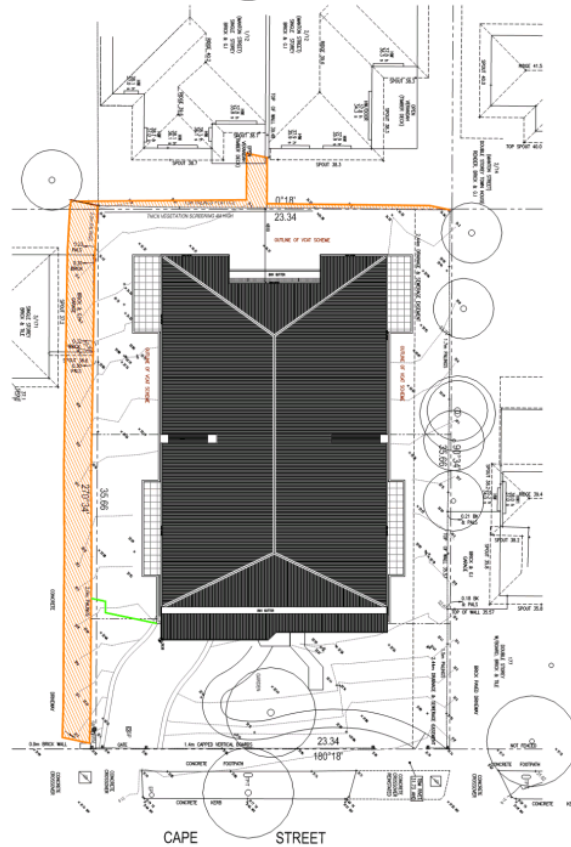
EXISTING PITTOSPRUM HEDGE SHADOW



12PM 22ND SEPTEMBER

PROPOSED OVERSHADOWING NONE

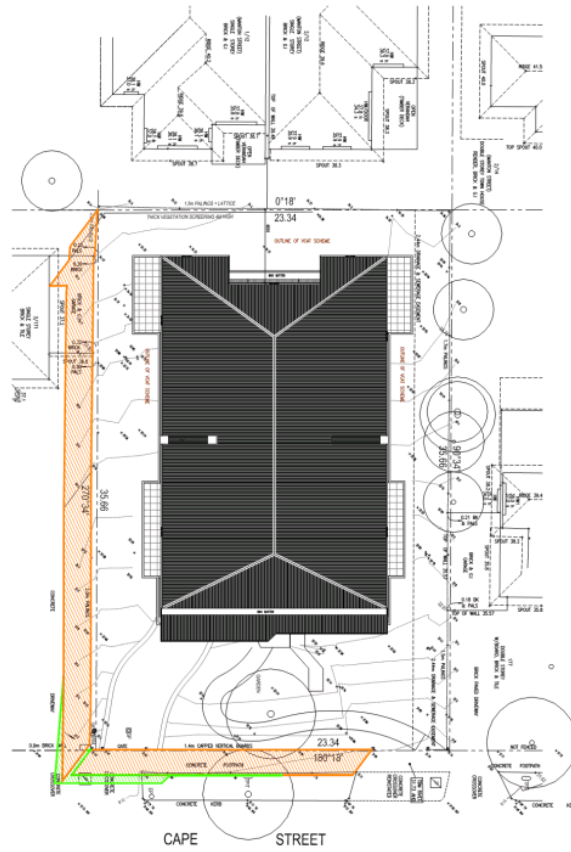
EXISTING OVERSHADOWING



**ADVERTISED PLAN**  
Application No P965/2019

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JPM 22ND SEPTEMBER

PROPOSED OVERSHADOWING

EXISTING OVERSHADOWING

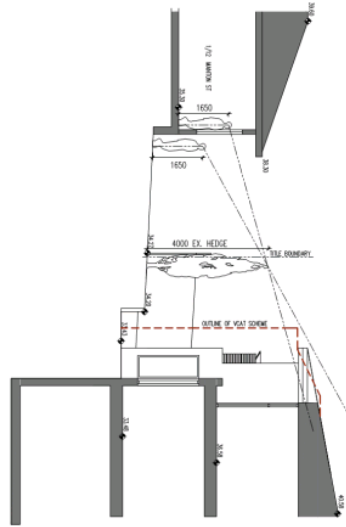
CLIENT: TESLA BUILDING GROUP	SCALE: 1:200	<b>ATELIER</b> ARCHITECTURE	SHADOW ANALYSIS	PROJECT: RESIDENTIAL DEVELOPMENT	TP17
JOB NO: 18106	PAGE SIZE: A2			ADDRESS: 175 CAPE ST, HEIDELBERG	
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**ADVERTISED PLAN**  
 Application No. P985/2019

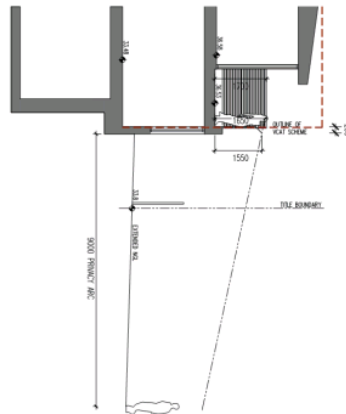
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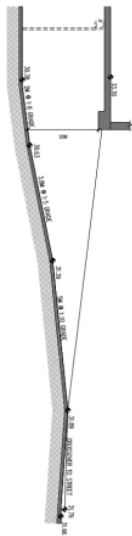


SECTION A-A'



SECTION B-B'

SECTION C-C' (RAMP SECTION)



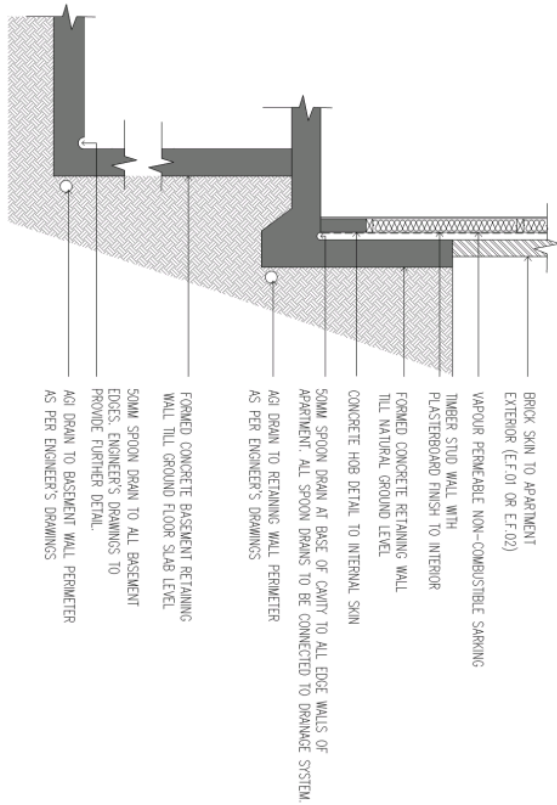
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CLIENT : TESLA BUILDING GROUP	SCALE : 1:100	<b>ATELIER</b> REDUCED SCALE	VIEWLINE ANALYSIS	PROJECT : RESIDENTIAL DEVELOPMENT ADDRESS : 175 CAPE ST, HEIDELBERG	TP20 REV: A
JOB NO : 18006	DRAWN BY : SS + MS				

CLIENT : TESLA BUILDING GROUP	SCALE : 1:120		287 WIMBOR ST HEIDELBERG VIC 3083 ATELIER@REDSTUDIOARCH.COM.AU 0832 222 007 / 0832 877 153	DRAINAGE SKETCH DETAIL	PROJECT : RESIDENTIAL DEVELOPMENT ADDRESS : 175 CAPE ST, HEIDELBERG	TP21
JOB NO : 18006	PAGE SIZE : A2					REV:

TYPICAL SKETCH DETAIL FOR DWELLING  
03 & 04 RETAINING WALLS TO APARTMENT



TYPICAL SKETCH DETAIL FOR DWELLING  
03 & 04 RETAINING WALLS IN LANDSCAPE



**ADVERTISED PLAN**  
Application No. P869/2019

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SCALE	1:120
PROJECT NUMBER	TP21
DATE	





## ASSESSMENT AGAINST CLAUSE 55

**APPLICATION NO.:** P865/2019  
**DEVELOPMENT ADDRESS:** 175 Cape Street HEIDELBERG  
**PROPOSAL:** Development of eight (8) dwellings and waiver of carparking requirements

<b>Clause 55.02 (Neighbourhood Character and Infrastructure)</b>	
<p><b>Neighbourhood Character objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</li> <li>To ensure that development responds to the features of the site and the surrounding area</li> </ul> <p style="text-align: right;"><b>Standard B1</b></p>	<p><b>Complies</b></p> <p>The proposal now generally meets the Garden Suburban Precinct 3 neighbourhood character objectives (see attached assessment) when compared with the proposal considered in the previous VCAT determination. Boundary setbacks have been increased improving landscaping opportunities and in-ground planting areas for trees. This also reduces visual dominance and improved articulation is provided to elevations through the provision of a generally recessed upper level; material variation between ground and upper levels and feature elements.</p>
<p><b>Residential policy objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> <li>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</li> </ul> <p style="text-align: right;"><b>Standard B2</b></p>	<p><b>Complies</b></p> <p>Refer to response in delegate report.</p>
<p><b>Dwelling diversity objective</b></p> <ul style="list-style-type: none"> <li>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</li> </ul> <p style="text-align: right;"><b>Standard B3</b></p>	<p><b>N/A</b></p> <p>The proposal encompasses less than 10 dwellings.</p>
<p><b>Infrastructure objectives</b></p> <ul style="list-style-type: none"> <li>To ensure development is provided with appropriate utility services and infrastructure.</li> <li>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</li> </ul> <p style="text-align: right;"><b>Standard B4</b></p>	<p><b>Complies</b></p> <p>The provision of 8 dwellings in lieu of 1 dwelling will have no significant impact to existing infrastructure. Both Council's Drainage and Traffic Departments have been notified of the proposal and referral comments indicate that infrastructure strain is not a concern.</p>
<p><b>Integration with the street objective</b></p> <ul style="list-style-type: none"> <li>To integrate the layout of development with the street.</li> </ul> <p style="text-align: right;"><b>Standard B5</b></p>	<p><b>Complies</b></p> <p>Dwellings 1 and 2 (ground floor) and Dwellings 5 and 6 (first floor) have a direct interface with the street, however all access is from an internal corridor in an apartment style format. Whilst the ground level dwellings are not provided with front entries visible from the street, the building has the appearance of a large dwelling with a large, central front entry defined by a contemporary porch feature. Direct pedestrian access is provided to the front entry from the street. All front dwellings are provided with large window openings, and the desired activation of the street is achieved in this instance.</p>

<b>Clause 55.03 (Site Layout and Building Massing)</b>	
<p><b>Street setback objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</li> </ul> <p style="text-align: right;"><b>Standard B6</b></p>	<p><b>Variation to Standard</b></p> <p>The Standard requires a minimum front setback of 8.4 metres based on the average front setback distance of the dwellings on the two adjoining properties. The proposed ground level setback is 8.3 metres and the upper level setback is 8.8 metres. A minor variation to the Standard is therefore being sought (100mm).</p> <p>The previous proposal sought approval for a ground level setback of 8.58m and upper level setback of 8.08m (first floor overhang). The Tribunal found this setback to be acceptable and consistent with the range of front setbacks along the street. The proposal will have a slightly reduced ground level setback and increased first floor setback with an overall reduction to the variation sought under the Standard (i.e. 320mm reduced to 100mm). It is considered that the proposed setback is therefore acceptable.</p>
<p><b>Building height objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</li> </ul> <p style="text-align: right;"><b>Standard B7</b></p>	<p><b>Complies</b></p> <p>The proposal has a maximum building height of 7.56 metres and complies with the Standard which allows a height of up to 11 metres (GRZ1).</p>
<p><b>Site coverage objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</li> </ul> <p style="text-align: right;"><b>Standard B8</b></p>	<p><b>Complies</b></p> <p>The proposed site coverage is 48.65% and complies with the Standard requirement which allows a 60% coverage.</p> <p>The preferred neighbourhood character site coverage is a maximum of 40% however allows for an increase to this when in the GRZ1 providing that the vegetation and landscaped character of the area are maintained. The current proposal is considered acceptable in this instance.</p>
<p><b>Permeability and stormwater management objectives</b></p> <ul style="list-style-type: none"> <li>To reduce the impact of increased stormwater run-off on the drainage system.</li> <li>To facilitate on-site stormwater infiltration.</li> <li>To encourage stormwater management that maximises the retention and reuse of water.</li> </ul> <p style="text-align: right;"><b>Standard B9</b></p>	<p><b>Complies</b></p> <p>Proposed permeability is 42.39% and the Standard is met.</p>
<p><b>Energy efficiency objectives</b></p> <ul style="list-style-type: none"> <li>To achieve and protect energy efficient dwellings and residential buildings.</li> <li>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</li> </ul> <p style="text-align: right;"><b>Standard B10</b></p>	<p><b>N/A</b></p> <p>Apartment development. See comments under Standard B35 below.</p>
<p><b>Open space objective</b></p> <ul style="list-style-type: none"> <li>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</li> </ul>	<p><b>N/A</b></p>



<b>Standard B11</b>	
<p><b>Safety objective</b></p> <ul style="list-style-type: none"> <li>To ensure the layout of development provides for the safety and security of residents and property.</li> </ul> <p style="text-align: right;"><b>Standard B12</b></p>	<p><b>Complies</b></p> <p>The front entry is readily identifiable from the street with a separate pedestrian access from the footpath to the front door reducing potential for conflict with vehicles.</p> <p>Residents will be provided with security access to the basement carpark and the building will have security access. Furthermore, there will be no public thoroughfare through the site, noting that the side setbacks of the building will be enclosed private open spaces of the ground level dwellings.</p>
<p><b>Landscaping objectives</b></p> <ul style="list-style-type: none"> <li>To encourage development that respects the landscape character of the neighbourhood.</li> <li>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</li> <li>To provide appropriate landscaping.</li> <li>To encourage the retention of mature vegetation on the site.</li> </ul> <p style="text-align: right;"><b>Standard B13</b></p>	<p><b>Complies</b></p> <p>Increased boundary setbacks combined with the lowering of the drainage asset in the rear easement, improves landscaping opportunities in the side and rear setbacks to an acceptable level. Landscaping is discussed further in relation to neighbourhood character objectives.</p> <p>Additionally, the existing hedge (approximately 4.0m high) is retained as part of this proposal and will continue to offer screening of the proposal to the occupants of 1 and 2/12 Manton Street to the rear of the site.</p>
<p><b>Access objectives</b></p> <ul style="list-style-type: none"> <li>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</li> </ul> <p style="text-align: right;"><b>Standard B14</b></p>	<p><b>Complies</b></p> <p>The proposal will utilise the existing single, vehicle crossing near the south boundary as a shared point of access. The second crossing near the north boundary will be reinstated as kerb and channel and will provide an additional car space. Reliance on a single vehicle crossing is consistent with the character of the area and improves the street setting in this regard.</p>
<p><b>Parking location objectives</b></p> <ul style="list-style-type: none"> <li>To provide convenient parking for resident and visitor vehicles.</li> <li>To protect residents from vehicular noise within developments.</li> </ul> <p style="text-align: right;"><b>Standard B15</b></p>	<p><b>Complies</b></p> <p>All parking is within the basement level which is directly accessible via the internal stairwell. The proposed parking is conveniently located for all residents.</p>

<b>Clause 55.04 (Amenity Impacts)</b>	
<p><b>Side and rear setbacks objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</li> </ul> <p style="text-align: right;"><b>Standard B17</b></p>	<p><b>Complies</b></p> <p>All side and rear setbacks comply with the Standard requirement as demonstrated on the Elevation Plans.</p>
<p><b>Walls on boundaries objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</li> </ul> <p style="text-align: right;"><b>Standard B18</b></p>	<p><b>N/A</b></p> <p>No walls are proposed on boundaries.</p>
<p><b>Daylight to existing windows objective</b></p>	<p><b>Complies</b></p>

<ul style="list-style-type: none"> <li>To allow adequate daylight into existing habitable room windows.</li> </ul> <p style="text-align: right;"><b>Standard B19</b></p>	<p>All neighbouring windows will retain the required lightcourt.</p> <p>All two storey walls are setback over 50% of the height of the wall from neighbouring habitable room windows.</p>
<p><b>North-facing windows objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate solar access to existing north-facing habitable room windows.</li> </ul> <p style="text-align: right;"><b>Standard B20</b></p>	<p><b>Complies</b></p> <p>There are no neighbouring north facing windows within 3 metres of a boundary, noting that 3/171 Cape Street to the south has its garage in the north setback and the short, remaining length of the north wall is over 3 metres from the boundary (3.2 metres).</p>
<p><b>Overshadowing open space objective</b></p> <ul style="list-style-type: none"> <li>To ensure buildings do not significantly overshadow existing secluded private open space.</li> </ul> <p style="text-align: right;"><b>Standard B21</b></p>	<p><b>Complies</b></p> <p>The Shadow Diagrams demonstrate that the proposal will not result in any significant additional shadow to the neighbouring areas of secluded space servicing 1 &amp; 2/12 Manton Street to the rear. There will be a small increase in shade to the deck and rear yard (near south boundary) of 2/12 Manton at 9am beyond the fenceline (though within the shade cast by existing vegetation on the boundary) however this will be reduced to a very minor incursion beyond the fenceline at 10am.</p> <p>The level of shade is comparable to the previous VCAT proposal. In this case, the Member applied the following test:</p> <p><i>“where sunlight to the SPOS of an existing dwelling is reduced, at least 75 percent, or 40sqm with minimum dimension of 3 metres, whichever is the lesser, should received a minimum of 5 hours of sunlight between 9am and 3pm.”</i></p> <p>The Member found that the extent of overshadowing was consistent with Clause 55.04-5.</p> <p>Shading to the south will not extend beyond the existing fence shade except for a very minor incursion at 3pm which will affect the shared driveway only which is not of concern.</p>
<p><b>Overlooking objective</b></p> <ul style="list-style-type: none"> <li>To limit views into existing secluded private open space and habitable room windows.</li> </ul> <p style="text-align: right;"><b>Standard B22</b></p>	<p><b>Complies</b></p> <p>The Elevation Plans indicate that upper level windows will contain obscure glazing to a height of 1.7m which is consistent with the Standard. Balconies will have screening to 1.5 metres with an angled privacy screen which, again will suitably prevent overlooking as demonstrated on Section B-B which shows that views within the 9 metre privacy arc fall to the air space above adjacent land.</p>
<p><b>Internal views objective</b></p> <ul style="list-style-type: none"> <li>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</li> </ul> <p style="text-align: right;"><b>Standard B23</b></p>	<p><b>Complies</b></p> <p>Windows have been placed to avoid internal overlooking within the development and screening, where required is also proposed to particular windows to prevent internal overlooking.</p>

<p><b>Noise impacts objectives</b></p> <ul style="list-style-type: none"> <li>To contain noise sources in developments that may affect existing dwellings.</li> <li>To protect residents from external noise.</li> </ul> <p style="text-align: right;"><b>Standard B24</b></p>	<p><b>Complies</b></p> <p>The proposal is unlikely to give rise to noise levels above that usual to a residential property.</p> <p>The provision of parking within a basement level also reduces vehicle noise to neighbouring properties.</p>
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**Clause 55.05 (On-site Amenity and Facilities)**

<p><b>Accessibility objective</b></p> <ul style="list-style-type: none"> <li>To encourage the consideration of the needs of people with limited mobility in the design of developments.</li> </ul> <p style="text-align: right;"><b>Standard B25</b></p>	<p><b>Complies</b></p> <p>Albeit that this is an apartment style development, the lower level apartments achieve suitable</p>
<p><b>Dwelling entry objective</b></p> <ul style="list-style-type: none"> <li>To provide each dwelling or residential building with its own sense of identity.</li> </ul> <p style="text-align: right;"><b>Standard B26</b></p>	<p><b>Complies</b></p> <p>Whilst the proposal is an apartment development, the pedestrian entry is visible and clearly identifiable from the street. It is also sheltered and provides a transition space around the entry from the pathway.</p>
<p><b>Daylight to new windows objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into new habitable room windows.</li> </ul> <p style="text-align: right;"><b>Standard B27</b></p>	<p><b>Complies</b></p> <p>All new windows are provided with the required lightcourt.</p>
<p><b>Private open space objective</b></p> <ul style="list-style-type: none"> <li>To provide adequate private open space for the reasonable recreation and service needs of residents.</li> </ul> <p style="text-align: right;"><b>Standard B28</b></p>	<p><b>Complies</b></p> <p>Areas of secluded and private open space now comply with the minimum requirements of the Standard being 40sqm POS including 25sqm SPOS for ground level dwellings and a minimum balcony size of 8sqm for upper level dwellings.</p> <p>The previous VCAT decision cited concerns with the size and useability of ground level spaces in the previous proposal, noting that overall POS areas of 3 of the 6 dwellings did not meet the minimum 40sqm requirement. Concern was also raised regarding the useability of the spaces due to the position of planter boxes and the level of amenity for the lowered spaces associated with Dwelling 3 and 4. These issues have been resolved in the current design where ground level dwellings are provided with increased areas meeting minimum requirements; planter boxes have been removed and the additional setbacks enable tree planting whilst retaining a reasonable useable space.</p> <p>The building has been designed to step up with the slope of the land such that the rear dwellings no longer have significantly 'sunken' areas of SPOS within excavated and retained areas. With the exception of the stair entry from the dining rooms of Units 3 and 4, all SPOS at the ground level is provided at natural ground or with a slight cut of less than 300mm.</p>
<p><b>Solar access to open space objective</b></p> <ul style="list-style-type: none"> <li>To allow solar access into the secluded private open</li> </ul>	<p><b>Partial Compliance</b></p> <p>Dwellings 1, 4, 5 and 8 will benefit from north facing areas</p>

<p>space of new dwellings and residential buildings. <b>Standard B29</b></p>	<p>of SPOS. Dwelling 2 has entirely south facing SPOS and the balconies of Dwellings 6 &amp; 7 above are also on the south elevation. Dwelling 3 will have two (2) areas of SPOS (with dimensions greater than 3m): one in the south setback and one in the west (rear) setback, both of which are accessible from the living area.</p> <p>In terms of the south facing ground level spaces of Dwellings 2 and 3, the Standard requires setbacks of 7.22m – 7.65m (based on wall heights 5.22m – 6.28m) which are not met in this instance (4.8m – 5.0m proposed). Whilst Dwelling 2 no longer benefits from a private courtyard in the site frontage as per the previous VCAT proposal, it does benefit from an eastern aspect and access to communal open space in the site frontage. Further whilst the setback does not comply with the requirement of the Standard, the increased south boundary setback (when compared to the previous proposal) enables some morning sunlight to this space as demonstrated on the Shadow Diagrams. It is considered that the proposal presents a reasonable solar outcome for this dwelling.</p> <p>With regard to Dwelling 3, this dwelling has areas of SPOS in both the south and west setbacks. When compared to the previous VCAT decision, the setback from the rear (west) boundary has been increased from 1.3 metres to a minimum of 3 metres and the west setback now constitutes SPOS, noting that it also has direct access from the living area. When considering both the south and west facing areas of SPOS, it is considered that a reasonable solar outcome is also achieved for this dwelling.</p>
<p><b>Storage objective</b></p> <ul style="list-style-type: none"> <li>To provide adequate storage facilities for each dwelling.</li> </ul> <p><b>Standard B30</b></p>	<p><b>N/A</b></p> <p>Apartment development.</p>

<b>Clause 55.06 (Detailed Design)</b>	
<p><b>Design detail objective</b></p> <ul style="list-style-type: none"> <li>To encourage design detail that respects the existing or preferred neighbourhood character.</li> </ul> <p><b>Standard B31</b></p>	<p><b>Complies</b></p> <p>See neighbourhood character assessment for details.</p>
<p><b>Front fences objective</b></p> <ul style="list-style-type: none"> <li>To encourage front fence design that respects the existing or preferred neighbourhood character.</li> </ul> <p><b>Standard B32</b></p>	<p><b>Complies</b></p> <p>See neighbourhood character assessment for details.</p>
<p><b>Common property objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</li> <li>To avoid future management difficulties in areas of common ownership.</li> </ul> <p><b>Standard B33</b></p>	<p><b>Complies</b></p> <p>The front setback, vehicle access and basement will be incorporated into common property. There are no aspects of the design of these areas that would suggest any future management difficulties.</p>
<p><b>Site services objectives</b></p> <ul style="list-style-type: none"> <li>To ensure that site services can be installed and easily maintained.</li> <li>To ensure that site facilities are accessible, adequate</li> </ul>	<p><b>Complies</b></p> <p>Site services have been shown on the plans and located appropriately.</p>

and attractive.	<b>Standard B34</b>
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<b>Clause 55.07 (Apartment Developments)</b>	
<p><b>Energy efficiency objective</b></p> <ul style="list-style-type: none"> <li>To achieve and protect energy efficient dwellings and buildings.</li> <li>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</li> <li>To ensure dwellings achieve adequate thermal efficiency.</li> </ul> <p style="text-align: right;"><b>Standard B35</b></p>	<p><b>Complies</b></p> <p>Dwellings 1, 4, 5 and 8 will have living areas with direct access to northern light. Dwellings 2, 3, 6 and 7 are more problematic as they are situated on the south side of the building. Two (2) skylights are proposed above each of the living spaces of the first floor dwellings (Dwellings 6 &amp; 7) improving solar access to these spaces.</p> <p>Dwelling 3 will have a west aspect to the living spaces and will receive reasonable solar access. The placement of the study to the front of Dwelling 2 prevents an easterly window to the living space and solar access to this dwelling is the most constrained. Considering the east/west orientation of the site and the fact that this issue relates to 1 of the 8 dwellings, this shortcoming could reasonably be accepted noting that other aspects of the proposal are now generally satisfactory.</p> <p>The proposal commits to achieving the maximum cooling load for the climate zone '62 – Moorabbin Airport' of 21MJ/m<sup>2</sup> per annum as detailed on page 4 of the ESD Report prepared by LID Consulting. Other ESD initiatives and compliance are discussed in the main report.</p> <p>The proposal will not unreasonably impact the energy efficiency of neighbouring buildings, noting there are no identified roof top solar equipment on dwellings to the south or west facing the site.</p>
<p><b>Communal open space objective</b></p> <ul style="list-style-type: none"> <li>To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.</li> </ul> <p style="text-align: right;"><b>Standard B36</b></p>	<p><b>N/A</b></p> <p>Less than 40 dwellings.</p>
<p><b>Solar access to communal outdoor open space objectives</b></p> <ul style="list-style-type: none"> <li>To allow solar access into communal outdoor open space.</li> </ul> <p style="text-align: right;"><b>Standard B37</b></p>	<p><b>Complies</b></p> <p>The communal area in the site frontage will receive good solar access throughout the day.</p>
<p><b>Deep soil areas and canopy trees objectives</b></p> <ul style="list-style-type: none"> <li>To promote climate responsive landscape design and water management in developments to support thermal comfort and reduce the urban heat island effect.</li> </ul> <p style="text-align: right;"><b>Standard B38</b></p>	<p><b>Complies</b></p> <p>Pursuant to Table B5, a site which measures between 750sqm and 1000sqm should be provided with a deep soil area of 5% with minimum dimension of 3sqm. Based on the site area of 841sqm, a minimum deep soil area of 42sqm is required. This is comfortably achieved in the site frontage and the 3m + side setbacks also enable deep soil planting in these setbacks. It is noted that whilst the asset in the drainage easement will be lowered, root barriers are required to minimise any future conflict with the asset and it is questionable whether this area could be considered to count toward a 'deep soil area'. Notwithstanding, the Standard requirement is met based on the front and side setbacks alone.</p>

<p><b>Integrated water and stormwater management objectives</b></p> <ul style="list-style-type: none"> <li>To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.</li> <li>To facilitate stormwater collection, utilisation and infiltration within the development.</li> <li>To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.</li> </ul> <p style="text-align: right;"><b>Standard B39</b></p>	<p><b>Complies</b></p> <p>The proposal achieves a STORM Score of 100% and Council's Drainage Engineering Department has advised that the WSUD measures proposed in the STORM Report are generally acceptable subject to conditions.</p> <p>The proposed development will have a 5000L rainwater tank that will be used to flush the lower level apartment toilets and for the irrigation of landscaped areas.</p>
<p><b>Noise impacts objectives</b></p> <ul style="list-style-type: none"> <li>To contain noise sources in developments that may affect existing dwellings.</li> <li>To protect residents from external and internal noise sources.</li> </ul> <p style="text-align: right;"><b>Standard B40</b></p>	<p><b>Complies</b></p> <p>The basement level parking will minimise vehicle noise to neighbouring properties.</p> <p>Air conditioning units are appropriately located away from neighbouring habitable room windows.</p> <p>The site is not within a noise influence areas as detailed in Table B6 of the Standard.</p>
<p><b>Accessibility objectives</b></p> <ul style="list-style-type: none"> <li>To ensure the design of dwellings meets the needs of people with limited mobility.</li> </ul> <p style="text-align: right;"><b>Standard B41</b></p>	<p><b>Complies</b></p> <p>The applicant originally provided this information in plan TP-17 which clearly identified that all ground floor apartments met the standard. Notwithstanding, the modifications of units 3 and 4 to reduce them to 2-bedroom dwellings has not altered the compliance of the development with this standard.</p>
<p><b>Building entry and circulation objectives</b></p> <ul style="list-style-type: none"> <li>To provide each dwelling and building with its own sense of identity.</li> <li>To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.</li> <li>To ensure internal communal areas provide adequate access to daylight and natural ventilation.</li> </ul> <p style="text-align: right;"><b>Standard B42</b></p>	<p><b>Complies</b></p> <p>Each dwelling entry is readily identifiable from the internal corridor which extends for a short distance in a north/south alignment from the internal stairwell. The skylights above the internal stairwell provide natural light to this common space.</p> <p>The internal layout is generally safe, functional and enables efficient movement through the building.</p>
<p><b>Private open space above ground floor objective</b></p> <ul style="list-style-type: none"> <li>To provide adequate private open space for the reasonable recreation and service needs of residents.</li> </ul> <p style="text-align: right;"><b>Standard B43</b></p>	<p><b>Complies</b></p> <p>The four (4) X 2 bedroom first floor dwellings are provided with balconies with minimum areas of 8sqm directly accessible from the living spaces.</p>
<p><b>Storage objective</b></p> <ul style="list-style-type: none"> <li>To provide adequate storage facilities for each dwelling</li> </ul> <p style="text-align: right;"><b>Standard B44</b></p>	<p><b>Complies</b></p> <p>Suitable storage for each dwelling is provided in the basement level.</p>
<p><b>Waste and recycling objectives</b></p> <ul style="list-style-type: none"> <li>To ensure dwellings are designed to encourage waste recycling.</li> </ul>	<p><b>Complies</b> <b>Conditions Required.</b></p>

<ul style="list-style-type: none"> <li>To ensure that waste and recycling facilities are accessible, adequate and attractive.</li> <li>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.</li> </ul> <p style="text-align: right;"><b>Standard B45</b></p>	<p>The applicant has consulted with Council's waste management coordinator and it was advised that the most appropriate waste solution was to ensure that waste collection from the site was conducted via a private service that will occur on the subject site and within the basement. The applicant has demonstrated that a small waste vehicle will enter and exit the site in a forward gear and collect waste within the basement.</p> <p>The applicant has also submitted preliminary information that ensures all of Council's Waste Coordinator's concerns have been addressed including addressing all waste streams, providing sufficient bin capacity and ensuring there is sufficient area for the storage and collection of hard waste generated by the future occupants. This has been demonstrated through compliance with the Better Practice Guide for Waste Management and Recycling in Multi-unit Developments as required by Council.</p>
<p><b>Functional layout objective</b></p> <ul style="list-style-type: none"> <li>To ensure dwellings provide functional areas that meet the needs of residents.</li> </ul> <p style="text-align: right;"><b>Standard B46</b></p>	<p><b>Complies</b></p> <p>Living and bedroom dimensions meet the required dimensions as specified in Tables B10 and B11.</p>
<p><b>Room depth objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into single aspect habitable rooms.</li> </ul> <p style="text-align: right;"><b>Standard B47</b></p>	<p><b>Complies</b></p> <p>In relation to the single aspect dwellings within the proposal, floor to ceiling heights are 2.7 metres and the living areas have been designed with the kitchen furthest from the window. The room also combines the living area, dining area and kitchen. The depth can therefore be increased to 9 metres. The depth of the single aspect dwelling (Dwellings 1, 2, 5, 6, 7 and 8) does not exceed 9 metres and the Standard is met.</p>
<p><b>Windows objective</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into new habitable room windows.</li> </ul> <p style="text-align: right;"><b>Standard B48</b></p>	<p><b>Complies</b></p> <p>All habitable rooms have a window in an external wall of the building and do not rely on secondary areas.</p>
<p><b>Natural ventilation objectives</b></p> <ul style="list-style-type: none"> <li>To encourage natural ventilation of dwellings.</li> <li>To allow occupants to effectively manage natural ventilation of dwellings.</li> </ul> <p style="text-align: right;"><b>Standard B49</b></p>	<p><b>Complies</b></p> <p>Breeze paths are represented on the plans as a series of blue arrows from windows and through rooms. The proposal meets the requirements for cross ventilation.</p>

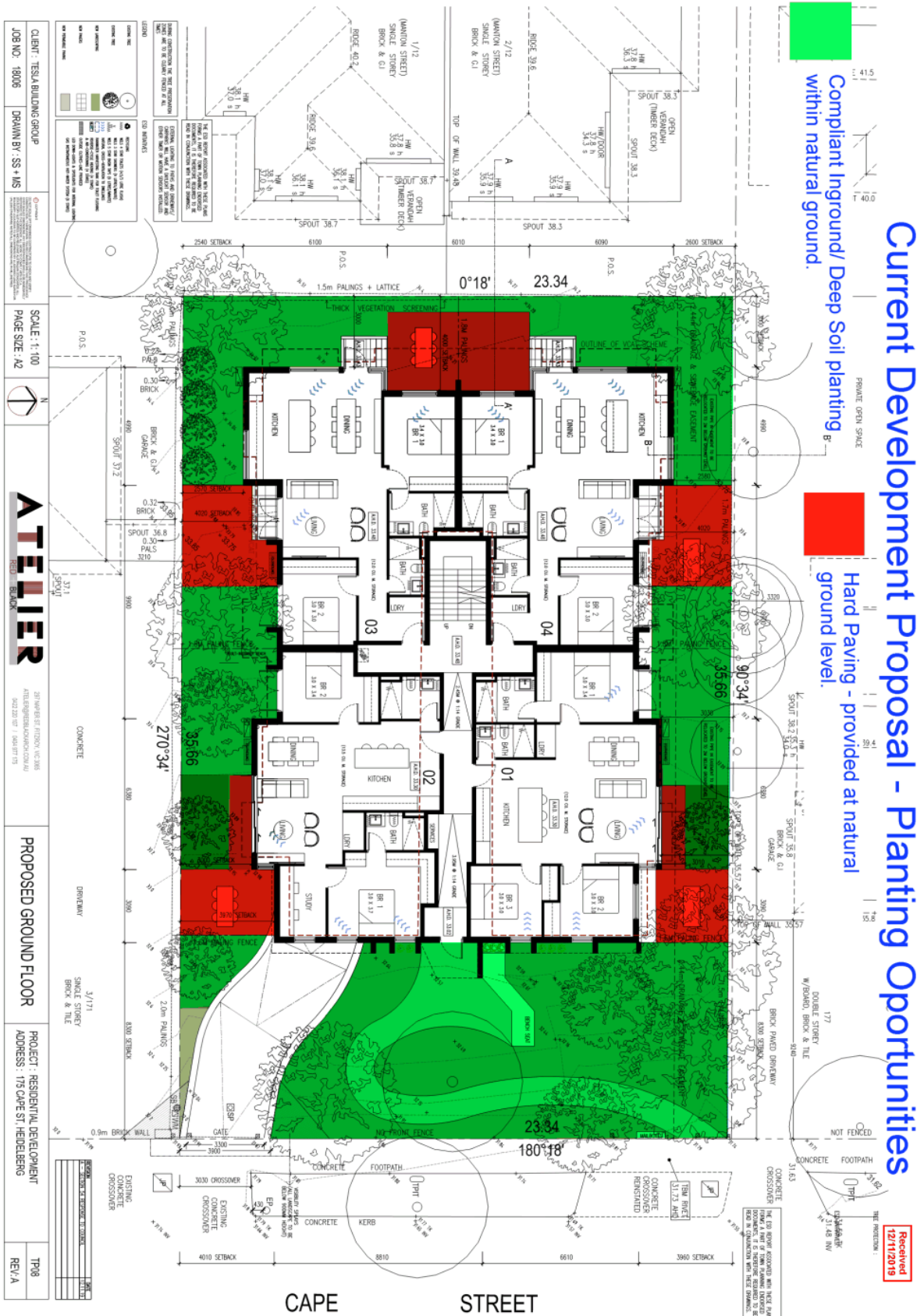




Previous Development Proposal - Planting Opportunities









## ASSESSMENT AGAINST CLAUSE 22.02

### RESIDENTIAL NEIGHBOURHOOD CHARACTER POLICY Garden Suburban 3

**APPLICATION NO.:** P865/2019  
**DEVELOPMENT ADDRESS:** 175 Cape Street HEIDELBERG  
**PROPOSAL:** Development of eight (8) dwellings and waiver of carparking requirements

The Ivanhoe Activity Centre is in this precinct. The preferred future character of this Activity Centre will be guided by Schedules 11 and 12 to the Design and Development Overlay.

#### Within the GRZ1

These areas will accommodate change in a manner that supports the garden suburban character of the precinct. All developments will contribute to an enhanced treed environment, including opportunities for tree protection and planting, whilst providing for town houses and other medium density dwellings, as well as some dispersed single dwellings. Canopy trees and understorey vegetation will continue to contribute to the character of the area, particularly in front setbacks to reinforce the boulevard character, and along rear boundaries to soften the interface between dwellings.

The site coverage may be greater for sites in the GRZ1as long as tree and vegetation protection is achieved. The treed and spacious feel of the streetscape character will be retained and enhanced by ensuring front setbacks are large enough to plant a large tree and other vegetation. Building heights may also be increased for these developments, with the higher components generally positioned to front onto the street, and recessed from the lower levels to reduce their visual prominence and provide space for tree canopies.

Objective	Complies?
To encourage the retention of buildings that contribute to the character of the precinct.	N/A
<b>Design Response</b>	
1. Retain intact and good condition Victorian, Edwardian and Interwar dwellings that contribute to the valued character of the Precinct, as part of new developments.	No
2. Alterations and extensions should retain the front façade of dwellings and be respectful to the building	N/A
<b>Discussion</b>	
It is acknowledged that the proposal will result in the loss of a period, weatherboard dwelling (possibly Edwardian) which appears to be in good condition. However, as the dwelling is not protected by a Heritage Overlay, a permit is not required for its demolition. Council could not sustain an argument to retain the dwelling on heritage grounds if challenged at VCAT. Tellingly, the Member did not cite the loss of the existing dwelling as a reason for refusal in the previous VCAT decision.	

Objective	Complies?
To ensure new buildings and extensions are sympathetic to the current building form and architectural style	Yes
<b>Design Response</b>	
3. Materials should match the predominant wall and roof materials in the street. In predominantly weatherboard areas south of Banksia Street, buildings should be weatherboard or rendered brick.	Yes

4. Match wall and roof materials in extensions.	N/A
5. Second storey additions should reflect the architectural style and form of the existing building.	N/A
6. Incorporate the main themes, in correct proportions and scale, from the Edwardian, Interwar or Post war or 1960s era as appropriate to the street.	Partial Compliance
7. Variation should be provided between each dwelling of a development that faces the street. This can be achieved through varied roof pitches, window and door placement, materials, façade articulation and other design detailing.	N/A

#### Discussion

The proposal seeks to demolish the existing dwelling and outbuildings and construct 8 new dwellings within a single building (apartment) form which will appear as a large, single dwelling from the street and adjoining sites. The previous proposal incorporated a very contemporary style with flat roof forms and a 'box-like' appearance with a significant amount of glazing. Whilst the Member did not substantiate Council's concerns with the overly contemporary design (rather the mass, wall extents and lack of recession were the main concerns), the applicant has chosen to put forward a more conservative style under the current proposal.

The proposal now incorporates a shallow pitched, hipped roof form and facebrick, cladding and colourbond materials. The two storey height is consistent with the single and two storey form within the street and whilst the building scale and mass remains greater than many of the original buildings, the design now adequately tempers building mass through the incorporation of a recessed upper level footplate; materiality variation and feature elements. The shallow pitched, hipped roof profile with an extended eave profile, use of facebrick and 'stria cladding' (with the appearance of weatherboard), and incorporation of more standard vertical window proportions as well as the soft colour palette reflects some of the 1960s era architecture and provides a design outcome that is suitable within this neighbourhood context.

The building has the appearance of a large, single dwelling from the street and therefore it is considered that design response # 7 does not apply.

Objective	Complies?
To maintain consistency of current front setbacks whilst enable tree planting in front gardens	Yes
<b>Design Response</b>	
8. Dwellings should be setback in line with the predominant front setback of dwellings along the street.	Yes
9. In the GRZ1, a reduced front setback for new buildings (including basements) may be acceptable, if this respects the predominant front setback of nearby dwellings and supports the planting and future growth of a large tree to maturity.	Yes
10. For corner sites, the front setback of a dwelling facing the side street should be at a transition between the predominant setback along the side street, and the side setback of the dwelling facing the front street.	N/A
<b>Discussion</b>	
<p>The site is within the GRZ1 where a reduced front setback can be accepted if it respects the predominant front setback of nearby buildings. The proposal incorporates a minimum front setback of 8.3 metres (ground level) positioning the building generally at a transitional point between the dwellings on the two abutting properties (setback 9.2m and 7.6m). Front setbacks along the street are varied, however generally between 7m – 9m, and the proposal falls within these parameters. It is noted that the proposed front setback is slightly greater than the previous proposal (8.08m) which the Member found to be acceptable.</p>	

The proposed 8.3 metre front setback is sufficient to enable the planting of canopy trees in the site frontage as demonstrated on the Landscape Plan.

Objective	Complies?
To ensure buildings and extensions do not dominate the streetscape or the building, and do not adversely affect the outlook and amenity of neighbouring dwellings	Yes
<b>Design Response</b>	
11. Second storey portions of buildings should be recessed from ground level wall surfaces, (including the front façade) incorporated within roof spaces where possible and minimised in height.	Yes
12. In the GRZ1, upper levels should be positioned towards the street frontage and recessed from the lower level wall surfaces. Buildings located opposite or adjacent to land in the GRZ2 or NRZ3 should provide a transition in building height and massing.	Yes
13. Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each interface. Second storeys (where appropriate) should be modest in size, have generous side and rear setbacks and be screened with vegetation.	Partial Compliance
14. Developments should minimise the need for cut and fill throughout the site.	Partial Compliance
<b>Discussion</b>	
<p>As detailed, the proposal will have the appearance of a single, large dwelling with a central front entry. The upper level is recessed 500mm on the front wall and modestly recessed through the side wall extents and also on the rear wall. The balcony elements will continue to slightly cantilever over the lower level walls. The overall height at 7.56m is relatively modest for a two storey building.</p> <p>Whilst the upper level massing through the length of the site remains considerable, the incorporation of some recession; material changes; window punctuation and feature elements now provides sufficient articulation to break up the massing and avoid sheer, overbearing walls. When considered together with the increased side (2.5m – 4.0m) and rear (3m – 4m) boundary setbacks and associated increase to tree planting opportunities, it is considered that the proposal adequately moderates the visual impact of the building and it is unlikely to appear dominant from the street perspective or detract from the outlook of neighbouring dwellings. It is noted that the retention of the mature hedge on the rear boundary will also assist to filter views to 1 &amp; 2/12 Manton Street to the rear.</p> <p>Whilst the proposed basement level will require a significant site cut, the proposal otherwise provides an improved response to the topography of the land, with the rear section of the building not cut so deeply into the site as previously proposed.</p>	

Objective	Complies?
To ensure that household services are not a visually prominent feature.	Yes
<b>Design Response</b>	
15. Solar panels should be located to minimise their visual impact. Air conditioning, rainwater tanks, bins and storage should be located and/or screened so they are not visually obtrusive in the streetscape.	Yes
16. In the GRZ1, rooftop plant equipment should be screened and/or located to minimise their visual impact and integrate with the roof form.	Yes

<b>Discussion</b>
<p>Solar panels are proposed on the north facing, side roof plane and will not directly face the street.</p> <p>Many services will be situated within the basement level and concealed from the street and air conditioning units will be placed on balconies or ground level terraces, and also concealed from view from neighbouring land.</p> <p>It is also considered that any recommendation from support should include conditions requiring all services to be screened from view and that any air-conditioning units be suitably screened from adjoining public and private spaces.</p>

<b>Objective</b>	<b>Complies?</b>
To minimise loss of front garden space, and the dominance of vehicle access, storage facilities and built form as viewed from the street	Yes
<b>Design Response</b>	
17. Locate carports and garages behind the line of the dwelling.	Yes
18. Dedicated car parking spaces should not be provided between the front wall of a dwelling that faces the street, and the front property boundary. Landscaping such as large shrubs and trees in the front setback and garden beds along driveway edges should be provided to discourage car parking in this location	Yes
19. Encourage outcomes that consider the Banyule City Council Residential Vehicle Crossing Policy 2012.	Yes
20. Driveways should include curves and bends that provide sufficient room for landscaping at varying heights.	Yes
21. Driveways should be finished in muted tones that soften their appearance and blend with vegetation.	Condition required
<b>Discussion</b>	
<p>All parking will be situated in a basement level and duly concealed from the street perspective.</p> <p>The proposal relies on a single, shared vehicle crossing which is consistent with the Banyule City Council Residential Vehicle Crossing Policy 2012.</p> <p>The driveway alignment is curved and due to the downward slope to the basement and constructed side walls there is no opportunity for vehicles to park in the site frontage.</p> <p>The finish of the driveway could be managed by condition in the event a permit is forthcoming.</p>	

<b>Objective</b>	<b>Complies?</b>
To maintain and strengthen the view of established front gardens, and tree lined streets and to reflect the predominant era of the dwellings.	Yes
<b>Design Response</b>	
22. Front gardens should contain at least one (1) large tree and understorey landscaping that includes large shrubs	Yes
23. Front fences should be permeable.	Yes



24. Secluded private open space should be located behind the line of a dwelling that faces the street.	Yes
<b>Discussion</b>	
<p>The 8.3m front setback and reliance on a single vehicle crossing enable a contiguous landscape area of approximately 160sqm, noting that the proposed, curved pedestrian access through the frontage will be constructed of permeable paving. Council's arborist has requested that the existing Tree # 2 – Melaleuca be replaced with an improved specimen, which together with the other proposed trees in the site frontage as detailed on the Landscape Plan prepared by John Patrick, will achieve the desired front garden setting. Landscaping, including an appropriate replacement tree, could be further managed by condition if a permit was forthcoming.</p> <p>No front fence is proposed.</p> <p>All secluded space is behind the front line of the building.</p>	

<b>Objective</b>	<b>Complies?</b>
To maintain and strengthen the garden dominated streetscape character and landscaped setting of the precinct	Yes
<b>Design Response</b>	
25. Retain existing trees wherever possible. If this cannot be achieved, or a tree is considered appropriate for removal, the site should provide adequate space for offset planting of exotic or native trees as appropriate that will grow to a mature height similar to the mature height of the tree to be removed	Yes
26. One (1) medium to large tree should be provided for every 400 sq.m of site area, with a preference for large trees. This may include existing trees that are worthy of retention. At least one of the large trees should be provided in the front setback.	Yes
27. Buildings (including basements) should be a sufficient distance from at least one side or rear property boundary to enable the planting and growth of medium to large trees. These setbacks should provide sufficient area for future growth of the mature canopy of trees, and understorey planting.	Yes
28. If more than one dwelling is proposed on a site within the GRZ2 or NRZ3, sufficient separation should be provided between each dwelling to allow for the planting and future growth of small to medium trees and understorey vegetation.	N/A
29. Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, easements and existing trees.	Could be Conditioned
30. Building site coverage should not exceed 40% in order to provide sufficient site area for planting, growth and retention of vegetation. This may be varied if the proposal is in the GRZ1 and demonstrates that the vegetated character of the site and precinct is protected and enhanced by retaining existing vegetation and providing sufficient area for the planting of additional trees and other vegetation.	Variation Required.
31. If there is no street tree within the frontage of a dwelling, a new street tree should be proposed.	N/A (Existing Street Tree)

**Discussion**

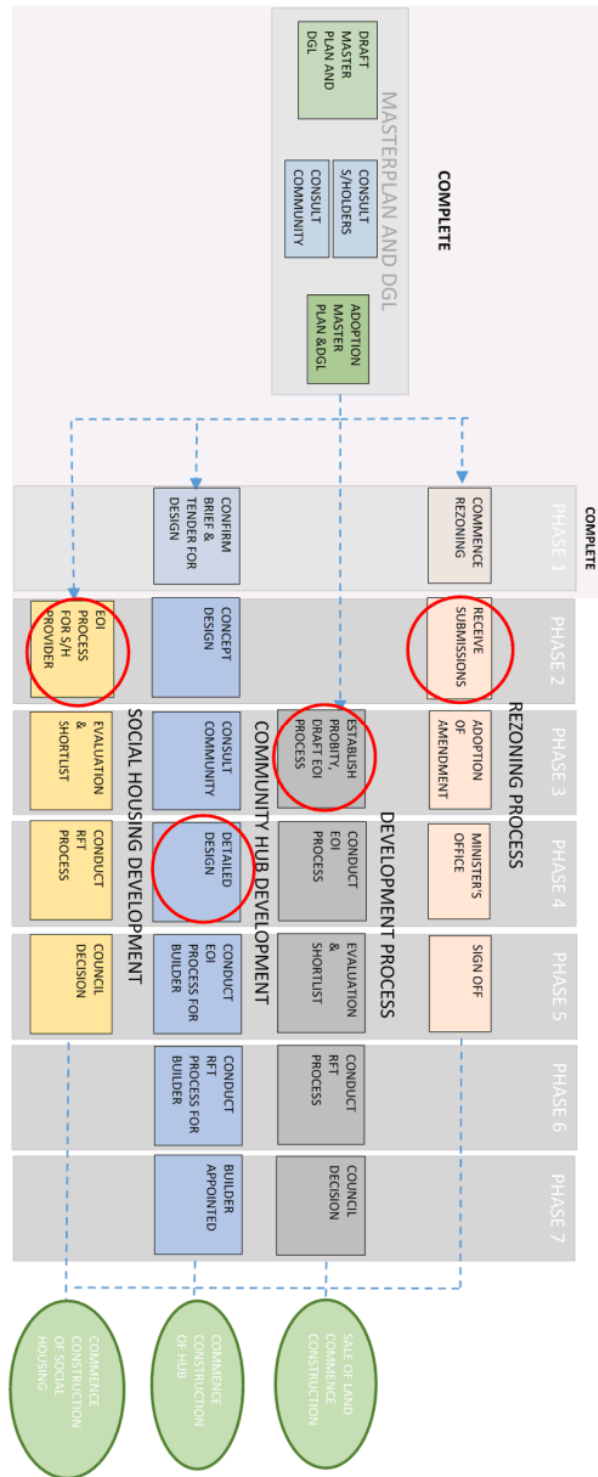
As detailed Tree # 2 – Melaleuca, proposed to be retained in the site frontage, is considered appropriate for removal as advised by Council’s arborist due to its poor structure and low amenity value. Removal and appropriate replacement of the tree could be managed by condition.

The lack of landscaping, specifically within side and rear setbacks, was one of the Tribunal’s main concerns in relation to the previous application. The Member found that whilst landscaping in the site frontage was acceptable, the proposal failed to maintain and strengthen the landscaped setting throughout the site. The current proposal slightly increases the front setback to 8.3 metres and removes the two front courtyard areas improving planting opportunities in the site frontage. More importantly, however, the proposal increases side and rear setbacks to 3m – 4m enabling the planting of medium canopy trees in the 4 metre indents at the mid-section of the side walls and in the rear north-west and south-west corners of the site. Council’s Drainage Engineer has accepted the applicant’s proposal to lower the shallow asset in the rear easement to achieve tree planting in the proposed corner locations. The existing mature hedge on the rear boundary will also be retained providing softening of the rear wall to the SPOS of 1 and 2/12 Manton Street to the rear.

Council’s arborist has revised the proposed Landscape Plan prepared by John Patrick which provides 4 X medium-large canopy trees (Blackwood); 5 medium canopy trees (Blueberry Ash & Sweeper Weeping Lilly Pilly) and 7 small canopy trees (Eumundi Quandong) together with a variety of shrubs and groundcovers is generally acceptable subject to some changes to particular species. Therefore whilst the site cover (48.65%) remains in excess of the preferred maximum of 40%, it is considered that an appropriate landscape outcome can be achieved throughout the site that will adequately soften the built form as it establishes over time. Furthermore, noting that the site is within the GRZ1, the greater site coverage is considered acceptable in this instance owing to the landscape and vegetation response which is able to be achieved on site.

A revised Landscape Plan addressing Council’s arborist comments should be sought by condition in the event a permit is issued.

<b>Objective</b>	<b>Complies?</b>
To ensure that developments on or near ridgelines retain existing trees, sit below the tree canopies, minimise excavation, and enable further tree planting to form a continuous canopy, so that the scenic quality is maintained and enhanced	N/A
<b>Design Response</b>	
32. New buildings at or near ridgelines should designed and sited so that cut and fill is minimised and the building sits below the height of trees along the ridgeline.	N/A
33. New buildings at or near ridgelines should have muted colours and tones, and non-reflective materials.	N/A
34. Trees and vegetation that contribute to the landscape should be retained. New native or indigenous trees should be planted on or near the ridgeline to form a continuous canopy.	N/A
<b>Discussion</b>	
The site is not on, or near, an identified ridgeline.	







## **Procurement Policy**

## Policy Details

<b>Procedure Title</b>	Procurement Policy
<b>Date of Adoption</b>	Previous version adopted by Council: 24 June 2019 Date reviewed by Council: 16 March 2020
<b>Responsible Department</b>	Finance and Procurement
<b>Purpose</b>	<p>Banyule City Council is committed to ensuring value for money outcomes and continuous improvement in the provision of goods and services for the community whilst achieving compliance with relevant legislative requirements.</p> <p>Council is committed to adopting appropriate best practice purchasing and contracting principles, policies, and procedures for the procurement of all goods, services and works.</p> <p>It is recognised this will enhance achievement of Council objectives such as sustainable and socially responsible procurement, supporting local economies and obtaining value for money that will lead to a better result for Council in the provision of services for the community.</p>
<b>Legislative Context</b>	<p>Banyule City Council is a public body subject to the <i>Local Government Act 1989</i>. The objective of the Act is to establish a legislative framework that provides for Councils to be accountable to their local communities in the performance of functions and exercise of power and use of resources.</p> <p>This policy is made under Section 186A of the <i>Local Government Act 1989</i> that requires the Council to prepare, approve and comply with a procurement policy encompassing the principles, processes and procedures applied to all purchases of goods, services and works by the Council.</p>
<b>Victorian Charter of Human Rights and Responsibilities Act</b>	<p>Council will ensure that all its procurement operations are fully consistent with prescribed rights and responsibilities and that they respect the 20 fundamental rights within the <i>Victorian Charter of Human Rights and Responsibilities Act 2006</i>.</p> <p>In accordance with section 28 of the Charter of Human Rights, Banyule's Procurement Policy has been assessed as being compatible with the human rights protected in the Charter. This assessment is based on a Statement of Compatibility (Appendix 1) of the human rights protected in the Charter that are relevant to the Policy.</p>
<b>References</b>	<p>Municipality Association Victoria – Procurement Policy Guide 2011 Victorian Local Government – Best Practice Procurement Guidelines 2013 Victorian State Government Social Procurement Guide</p>
<b>Related Documents</b>	Procurement and Contract Management Guidelines

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 2 of 32
-------------	--------------------	---------	--------------------------------	--------------

## Table of Contents

<b>Policy Details</b> .....	<b>2</b>
<b>Table of Contents</b> .....	<b>3</b>
<b>Definitions and key terms used this Policy</b> .....	<b>5</b>
<b>1. Policy</b> .....	<b>7</b>
<b>1.1 Background</b> .....	<b>7</b>
<b>1.2 Scope</b> .....	<b>8</b>
<b>1.3 Objectives</b> .....	<b>8</b>
<b>2. Effective Legislative and Policy Compliance and Control</b> .....	<b>8</b>
<b>2.1 Ethics and Probity</b> .....	<b>8</b>
<b>2.1.1 Requirement</b> .....	<b>8</b>
<b>2.1.2 Conduct of Councillors and Council Staff</b> .....	<b>8</b>
<b>2.1.3 Tender Processes</b> .....	<b>9</b>
<b>2.1.4 Conflict of Interest</b> .....	<b>9</b>
<b>2.1.5 Fair and Honest Dealing</b> .....	<b>10</b>
<b>2.1.6 Accountability and Transparency</b> .....	<b>10</b>
<b>2.1.7 Gifts, Benefits and Hospitality</b> .....	<b>11</b>
<b>2.1.8 Disclosure of Information</b> .....	<b>11</b>
<b>2.1.9 Complaints &amp; Reporting suspicious activities</b> .....	<b>12</b>
<b>2.2 Governance</b> .....	<b>12</b>
<b>2.2.1 Structure</b> .....	<b>12</b>
<b>2.2.2 Standards</b> .....	<b>13</b>
<b>2.2.3 Methods</b> .....	<b>13</b>
<b>2.2.4 Responsible Financial Management</b> .....	<b>13</b>
<b>2.2.5 Reporting</b> .....	<b>14</b>
<b>2.3 Procurement Thresholds and Competition</b> .....	<b>14</b>
<b>2.3.1 Process</b> .....	<b>14</b>
<b>2.3.2 Minimum Spend Competition Thresholds</b> .....	<b>15</b>
<b>2.4 Delegation of Authority</b> .....	<b>18</b>
<b>2.4.1 Requirement</b> .....	<b>18</b>
<b>2.4.2 Delegations</b> .....	<b>18</b>
<b>2.5 Internal Controls</b> .....	<b>19</b>
<b>2.6 Commercial Information</b> .....	<b>19</b>

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 3 of 32
-------------	--------------------	---------	--------------------------------	--------------

<b>2.7 Risk Management</b> .....	<b>19</b>
2.7.1 <b>General</b> .....	<b>19</b>
2.7.2 <b>Supply by Contract</b> .....	<b>20</b>
2.7.3 <b>Asset Protection</b> .....	<b>20</b>
<b>2.8 Contract Terms</b> .....	<b>20</b>
<b>2.9 Endorsement</b> .....	<b>21</b>
<b>2.10 Dispute Resolution</b> .....	<b>21</b>
<b>2.11 Collaborative Procurement</b> .....	<b>21</b>
<b>2.12 Contract Management</b> .....	<b>21</b>
<b>2.13 e-Procurement</b> .....	<b>22</b>
<b>3. Demonstrate Sustainable Value</b> .....	<b>22</b>
3.1 <b>Achieving Best Value</b> .....	<b>23</b>
3.1.1 <b>Requirement</b> .....	<b>23</b>
3.1.2 <b>Approach</b> .....	<b>23</b>
3.2 <b>Performance Measure and Continuous Improvement</b> .....	<b>23</b>
<b>4. Sustainable Procurement Framework (Social, Economic and Environmental)</b> .....	<b>24</b>
4.1 <b>Sustainable Procurement Framework Benefits</b> .....	<b>24</b>
4.2 <b>Sustainable Procurement Methodology and Principles</b> .....	<b>24</b>
4.2.1 <b>Economic Sustainability</b> .....	<b>25</b>
4.2.2 <b>Social Sustainability</b> .....	<b>25</b>
4.2.3 <b>Environmental Sustainability</b> .....	<b>26</b>
4.3 <b>Legal Considerations</b> .....	<b>27</b>
<b>5. Apply a Consistent and Standard Approach</b> .....	<b>28</b>
5.1 <b>Standard Processes</b> .....	<b>28</b>
5.2 <b>Performance Indicators</b> .....	<b>28</b>
5.3 <b>Management Information</b> .....	<b>28</b>
<b>6. Build and Maintain Supply Relationships</b> .....	<b>29</b>
6.1 <b>Developing and Managing Suppliers</b> .....	<b>29</b>
6.2 <b>Supply Market Development</b> .....	<b>29</b>
6.3 <b>Relationship Management</b> .....	<b>30</b>
6.4 <b>Communication</b> .....	<b>30</b>
<b>7. Policy Review</b> .....	<b>30</b>
<b>8. Policy Contact Details</b> .....	<b>30</b>

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 4 of 32
-------------	--------------------	---------	--------------------------------	--------------



## Definitions and key terms used this Policy

<b>Act</b>	<i>Local Government Act 1989.</i>
<b>Collaborative Procurement</b>	Where a group of Councils aggregate volumes for products, works or services to obtain better value for money outcomes for the community.
<b>Commercial in Confidence</b>	Information that, if released, may prejudice the business dealings of a party e.g. prices, discounts, rebates, profits, methodologies and process information, etc.
<b>Contract Management</b>	The process that ensures both parties to a contract fully meet their respective obligations as efficiently and effectively as possible, in order to deliver the business and operational objectives required from the contract and in particular, to provide value for money.
<b>Contractors, Consultants and Suppliers</b>	The staff of contractors, consultants, suppliers and sub-contractors while engaged by Council.
<b>Council Staff</b>	Includes full time and part-time Council officers, and temporary employees.
<b>Probity</b>	The dictionary definition of probity refers to uprightness, honesty, proper and ethical conduct and propriety in dealings. Within Government, the word "probity" is often used in a general sense to mean "good process." A Procurement process that conforms to the expected standards of probity is one in which clear procedures that are consistent with the Council's policies and legislation are established, understood and followed from the outset. These procedures need to consider the legitimate interests of suppliers and ensure that all potential suppliers are treated equitably.
<b>Procurement</b>	Procurement is the whole process of acquisition of external goods, services and works. This process spans the whole life cycle from initial concept through to the end of the useful life of an asset (including disposal) or the end of a service contract.
<b>e-Procurement</b>	e-Procurement is integral to the overall development of procurement processes and involves the use of an electronic system/s to acquire and pay for supplies, services and works.
<b>Sustainable Procurement</b>	Sustainable Procurement uses procurement processes and purchasing power to generate positive outcomes across social, economic and environmental aspects in addition to the delivery of efficient goods, services and works.
<b>Standing Offer Arrangements (SOA)</b>	A contract that sets out rates for goods and services which are available for the term of the agreement. However, no commitment is made under the agreement to purchase a specified value or quantity of goods or services until a Purchase Order is raised (also referred to as period contracts, annual supply contracts, schedule of rates contracts, or panel contracts).

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 5 of 32
-------------	--------------------	---------	--------------------------------	--------------

<b>Sustainability</b>	Activities that meet the needs of the present without compromising the ability of future generations to meet their needs.
<b>Tender Process</b>	The process of inviting parties to submit a quotation or tender by public advertisement, followed by evaluation of submissions and selection of a successful bidder or tenderer.
<b>Expression of Interest (EOI)</b>	An invitation for persons to submit an EOI for the provision of goods and/or services generally set in the overview of requirements contained in the document. This invitation is not an offer or a contract.
<b>Request for Proposal (RFT / RFQ)</b>	A request for tender / quotation is generally sent to the supplier market, designed to capture commercial information and pricing. Allows Council to assess suitability and evaluate responses against a set of pre-defined requirements.
<b>Best Value</b>	Best Value in Procurement is about selecting the supply of goods, services and works taking into account both cost and non-cost factors including: <ul style="list-style-type: none"> <li>• contribution to the advancement of the Council's priorities;</li> <li>• non-cost factors such as fit for purpose, quality, OH&amp;S risks, environmental priorities, service and support; and</li> <li>• cost-related factors including whole-of-life costs and transaction costs associated with acquiring, using, holding, maintaining and disposing of the goods, services or works.</li> </ul>
<b>GST Treatment</b>	All monetary values stated in this policy include GST except where specifically stated otherwise.

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 6 of 32
-------------	--------------------	---------	--------------------------------	--------------

## I. Policy

### I.1 Background

Banyule City Council recognises that utilising best practice procurement and contracting principles, policies, processes and procedures for all goods, services and works by Council, will enhance achievement of Council objectives in:

- sustainable and socially responsible procurement
- bottom-line cost savings
- supporting local economies
- achieving innovation
- better services for communities.

The elements of best practice applicable to local government procurement incorporate:

- broad principles covering ethics, value for money, responsibilities and accountabilities
- guidelines giving effect to those principles
- a system of delegations (i.e. the authorisation of officers to approve a range of functions in the Procurement process)
- procurement processes, with appropriate procedures covering minor simple Procurement to high value complex Procurement
- a professional approach to all procurement activities.

The Council requires that its contracting and purchasing activities:

- support the Council's corporate strategies and objectives including, but not limited to those related to social, economic and environmental sustainability
- take a long term strategic view of its procurement needs while continually assessing, reviewing and auditing its procedures, strategy and objectives
- provide a robust and transparent audit trail which ensures that procurement projects are delivered on time, within cost restraints and that the needs of the end users are fully met
- span the whole life cycle of an acquisition, from initial concept to the end of the useful life of an asset, or the end of a service contract
- achieve value for money and quality in the acquisition of goods, services and works by the Council and demonstrating that public money has been well spent
- ensure that risk is identified, assessed and managed at all stages of the procurement process
- use strategic procurement practices and innovative procurement solutions to promote sustainability and best value, in particular making use of collaboration and partnership opportunities
- use social procurement to enhance sustainable and strategic procurement to effectively contribute towards building stronger communities and meeting Council's wider social objectives.
- are conducted, and are seen to be conducted, in an impartial, fair and ethical manner
- seek continual improvement including the embrace of innovative and technological initiatives such as electronic tendering processes to reduce activity cost

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 7 of 32
-------------	--------------------	---------	--------------------------------	--------------

- comply with legislation, corporate policies or other requirements, ensuring that all staff responsible for procurement and contract management are aware of and adhere to the legislative requirements, Council standards and best practice.

## 1.2 Scope

This policy sets out the Council's principles, processes and procedures for all Procurements undertaken by the Council irrespective of value or complexity. It applies to all Council staff and any person undertaking Procurement on behalf of the Council.

This policy applies to the whole life cycle, from initial concept through to the delivery or completion of the procurement.

This Procurement Policy is made under Section 186A of the *Local Government Act 1989* and The Act and the Procurement Policy of Council are the primary reference points for how all procurement should be performed.

## 1.3 Objectives

The objectives of this policy is to:

- Provide clear guidelines to the Council to allow consistency and control over Procurement activities
- Demonstrate accountability to the community
- Provide guidance on ethical behaviours in public sector purchasing
- Demonstrate the application of best practice in purchasing
- Demonstrate the consideration of sustainability in procurement in respect to social, economic and environmental factors
- Increase the probability of obtaining the right outcome when procuring goods and services.

## 2. Effective Legislative and Policy Compliance and Control

### 2.1 Ethics and Probity

#### 2.1.1 Requirement

Council's procurement activities shall be performed with unquestionable integrity and in a manner able to withstand the closest possible scrutiny.

#### 2.1.2 Conduct of Councillors and Council Staff

Councillors and Council Staff shall at all times conduct themselves in ways that are in accordance with the Councillor Code of Conduct or the Staff Code of Conduct, and are seen to be, ethical and of the highest integrity and will:

- treat potential and existing suppliers with equality and fairness

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 8 of 32
-------------	--------------------	---------	--------------------------------	--------------

- not seek or receive personal gain
- maintain confidentiality of Commercial in Confidence information such as contract prices and other sensitive information
- present the highest standards of professionalism and probity
- deal with suppliers in an honest and impartial manner that does not allow conflicts of interest
- provide all suppliers and tenderers with the same information and equal opportunity; and
- be able to account for all decisions and provide feedback on them.
- be responsible for managing or supervising contracts and are prohibited from performing any works under the contract they are supervising i.e. staff cannot also work for the supplier or contractor
- Query incidents or directions that appear to contradict ethics, probity or policies and procedures.

### 2.1.3 Tender Processes

All tender processes shall be conducted in accordance with the requirements of this policy and any associated procedures, relevant legislation, relevant Australian Standards and the Act.

### 2.1.4 Conflict of Interest

Councillors and Council Staff shall at all times avoid situations in which private interests conflict, or might reasonably be thought to conflict, or have the potential to conflict, with their Council duties.

It applies to all staff, officers, contractors, consultants and volunteers and any individuals or groups undertaking activity for or on behalf of the of Banyule City Council.

Councillors shall not participate in selection panels for tenders. Council staff involved in the procurement process, in particular preparing tender documentation, writing tender specifications, opening tenders, participating in tender evaluation panels, etc and Councillors and Council staff awarding tenders must:

- Avoid conflicts, whether actual, potential or perceived, arising between their official duties and their private interest. Private interests include the financial and other interests of Councillors, Council Staff and their family members;
- Declare that there is no conflict of interest. Where future conflicts or relevant private interests arise, Council staff must declare any conflicts to their Supervisor or Manager and complete the Staff Disclosure of Interest form and submit to the CEO;
- All Council Staff participating in tender evaluation panels must complete the [Conflict of Interest Declaration & Confidentiality Form - Tenders \(CDI7038\)](#) prior to receiving tender submissions;
- All declared conflicts must be added to the Conflicts of Interest Register maintained by Governance;
- Where actual conflict of interest is confirmed, the relevant staff must be removed from decision making in the procurement process;
- Observe prevailing Council and Government guidelines on how to prevent or deal with conflict of interest situations; and not take advantage of any tender related information whether or not for personal gain; and

Procurement	Procurement Policy	CDI3843	Last Amended: February 2020	Page 9 of 32
-------------	--------------------	---------	--------------------------------	--------------

- An employee's failure to avoid wherever possible or identify, declare and manage a conflict of interest in accordance with this policy could lead to disciplinary action including dismissal (consistent with the relevant industrial instrument and legislation) and/or criminal charges. Contractors may be subject to contract re-negotiation, including termination.
- Additionally, actions inconsistent with this policy may constitute misconduct under the *Public Interest Disclosures Act 2014*.

Refer to the [Conflict of Interest Policy \(CDI7511\)](#) which sets out the Council's standards, position and reporting process on conflicts of interest. The policy applies to all staff, officers, contractors, consultants and volunteers and any individuals or groups undertaking activity for or on behalf of the of Banyule City Council.

### 2.1.5 Fair and Honest Dealing

All prospective contractors, consultants and suppliers must be afforded an equal opportunity to submit a tender or quotation (to the extent that the minimum required number of quotes has been obtained as per section 2.3.2).

Impartiality must be maintained throughout the procurement process, so that it can withstand public scrutiny.

The commercial interests of existing and potential suppliers must be protected. Confidentiality of information provided by existing and prospective suppliers must be maintained at all times, particularly commercially sensitive material such as, but not limited to prices, discounts, rebates, profit, manufacturing and product information.

Councillors, council staff or suppliers and members of the public must raise matters of improper conduct, including suspected fraud, corruption, substantial mismanagement of public resources, risk to public health and safety, risk to the environment, or detrimental action in line with Council's [Public Interest Disclosure Procedures](#).

### 2.1.6 Accountability and Transparency

Accountability in procurement means being able to explain and provide evidence on the process followed. The test of accountability is that an independent third party must be able to see clearly that a process has been followed and that the process is fair and reasonable.

Therefore the processes by which all procurement activities are conducted will be in accordance with the Council's Procurement policies and procedures as set out in this policy and related Council policies and procedures.

Additionally:

- all Council Staff must be able to account for all Procurement decisions made over the lifecycle of all goods, services and works purchased by the Council and provide feedback on them
- all procurement activities are to leave an audit trail for monitoring and reporting purposes.

Procurement	Procurement Policy	CDI3843	Last Amended: February 2020	Page 10 of 32
-------------	--------------------	---------	--------------------------------	---------------

### 2.1.7 Gifts, Benefits and Hospitality

As per Council's Gifts, and Hospitality Policy, a Councillor or member of Council Staff shall not, either directly or indirectly solicit or accept gifts or benefits from any member of the public who is involved, either directly or indirectly, with any matter that is connected with the duties of the officer, or in which the Council is interested.

Councillors and Staff are required to refuse all offers of gifts or benefits that could be perceived as influencing them or undermining integrity.

Councillors and Staff must not accept any gifts, benefits and hospitality from a current or prospective supplier. Where gifts are received or there are irregular approaches from suppliers, staff must notify their supervisor (or CEO in the case of a Councillor) and lodge a gift declaration form, so their refusal/approach can be properly recorded.

All gifts declined must be declared, this protects the officer and the organisation from any criticism or allegations of improper conduct.

Councillors and Staff, particularly Contract Supervisors, must not knowingly visit a current supplier's premises without invitation and when not on official business.

### 2.1.8 Disclosure of Information

Information received by the Council that is Commercial in Confidence must not be disclosed and is to be stored in a secure location.

Councillors and Council Staff will protect information, by refusing to release or discuss the following:

- allocated Council budgets for proposed tenders
- information disclosed by organisations in tenders, quotation or during tender negotiations
- all information that is Commercial in Confidence
- pre-contract information including but not limited to information provided in quotes and tenders or subsequently provided in pre-contract negotiations
- references to current or proposed contracts in discussion with acquaintances or outside interests

Councillors and Council staff are to avoid references to current or proposed contracts in discussion with acquaintances or outside interests.

Discussion with potential suppliers during tender evaluations should not go beyond the extent necessary to resolve doubt on what is being offered by that supplier.

At no stage should any discussion be entered into which could have potential contractual implications prior to the contract approval process being finalized, other than authorized pre-contract negotiations.

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 11 of 32
-------------	--------------------	---------	--------------------------------	---------------

### 2.1.9 Complaints & Reporting suspicious activities

#### **Complaints Handling**

Members of the public, suppliers, employees, staff and Councillors are encouraged to report known or suspected incidences of improper conduct. Complaints will be handled in accordance with the Council's Complaints Handling Policy.

#### **Reporting Suspicious Activities**

Banyule City Council requires all Council employees, Councillors, contractors and other service providers at all times to act honestly and with integrity and to safeguard the public resources for which they are responsible. Banyule City Council is committed to protecting all revenue, expenditure and assets from any attempt to gain illegal financial or other benefits.

Council will take all reasonable steps to protect those who assist Council by providing information about suspected fraud. This will include confidentiality of identity and protection from harassment.

Offers of bribes, commissions or other irregular approaches from organisations or individuals will be investigated and reported in accordance with Council Fraud and Corruption Control Policy.

The CEO must notify IBAC of any matter they suspect on reasonable grounds to involve corrupt conduct occurring or having occurred under mandatory reporting requirements.

Where improper conduct is suspected the following procedures should be followed:

- Report the matter to the CEO or Public Interest Disclosure Co-ordinator (Manager Governance & Communication) (who are required to report any criminal or corrupt conduct to Victoria Police or the Independent Broad-based Anti-corruption Commission)
- A Councillor, officer or contractor who believes another person within the Council may have solicited or been offered a bribe which they have not reported, must notify their supervisor or report the matter as a public interest disclosure in accordance with Councils [Public Interest Disclosure Procedures](#).

## 2.2 Governance

### 2.2.1 Structure

Council has:

- established a Procurement management responsibility structure and delegations ensuring accountability, traceability and auditability of all Procurement decisions made over the lifecycle of all goods, services and works purchased by the Council;
- ensured that the Council's Procurement structure:
  - is flexible enough to purchase in a timely manner the diverse range of materials, goods, works and services required by Council
  - that prospective contractors and suppliers are afforded an equal opportunity to tender/quote
  - encourages competition
  - policies that impinge on the purchasing policies and practices are communicated and implemented.



### 2.2.2 Standards

The Council's procurement activities shall be carried out to the professional standards required by best practice and in compliance with the:

- *Local Government Act 1989*
- Council's policies
- Codes of Conduct for Councillors, Staff and Others
- Local Government Procurement Best Practice Guidelines
- other relevant legislative requirements such as but not limited to the Competition and Consumer Act 2010, Goods Act, Fair Work Act 2009 , Working with Children Act 2005, Working with Children Regulation 2016 and the Environmental Protection Act
- relevant Australian Standards.

### 2.2.3 Methods

The Council's standard methods for purchasing goods, services and works shall be by:

- requisition and purchase order following a quotation process from suppliers of goods and services that represent best value for money under directed quotation thresholds. An approved purchase order must be created prior to committing expenditure on behalf of Council for the provision of services, goods or works.
- contract following a tender process and in accordance with S186 of the Act, or
- using aggregated purchasing arrangements with other Councils, Victorian Government, and commercial schemes such as Procurement Australia, MAV Procurement and other government bodies
- purchasing credit card
- via the petty cash and other reimbursement systems
- other arrangements authorised by the Council or the CEO on a needs basis as required by abnormal circumstances such as emergencies.

Council may, at its discretion and based on the complexity and cost of the project, conduct one stage or multi-stage tenders.

Typically a multi-stage tender process will commence with an Expression of Interest (EOI) stage followed by a tender process involving the organisations selected as a consequence of the registration of interest stage.

Additionally, for highly complex projects the Council may run sequential tenders, the first to solicit solutions, the second to compete to provide the solution selected by Council. Such sequential tenders may or may not be preceded by the EOI phase as required by the Council based on the actual needs of the project.

### 2.2.4 Responsible Financial Management

The principle of responsible financial management shall be applied to all procurement activities.

Accordingly, to give effect to this principle, the availability of existing funds within an approved budget, or source of funds, shall be established prior to the commencement of any Procurement action for the supply of goods, services or works. Council Staff must not disclose allocated tender budgets to suppliers.

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 13 of 32
-------------	--------------------	---------	--------------------------------	---------------

Council Staff must not authorise the expenditure of funds in excess of their authorised limits.

Council staff must create a purchase order prior to committing expenditure on behalf of Council for the provision of services, goods or works. Payments that are of statutory, utilities or grants nature, or are staff reimbursements are exempt from requiring purchase orders.

Council funds must be used efficiently and effectively to procure goods, services and works, and every attempt must be made to contain the costs of the procurement process without compromising any of the procurement principles set out in this Policy. Efficient and effective procurement of goods can be achieved by careful forecasting of requirements and optimising stock levels by determining the economic order quantity.

### **2.2.5 Reporting**

Council will report annually on contracts awarded which should have been subject to a public tender process but were not. Such reporting will be included in the Annual Report and on Council's web site.

## **2.3 Procurement Thresholds and Competition**

### **2.3.1 Process**

Council procurement processes are based on a number of principles:

#### **Best Value**

The benefits of the purchase are weighted against the costs necessary for the optimum result for the Council and its community. The Council is not required to accept the lowest tender. Instead, the Council is required to take into account issues of quality, cost, the accessibility of the service, sustainable procurement outcomes and other factors relevant to both the overall objectives of the Local Government Act.

Best Value is often mistaken for meaning the lowest price, however, in terms of the contracting process, Best Value requires us to balance quality, sustainable objectives and price with as much transparency as is reasonably achievable. In this context price should take into account the whole life cost of the provision as far as is practicable. It follows that the delivery of Best Value is dependent upon Council priorities.

Achieving Best Value for money must be the basis of all procurement decisions within the Council.

#### **Open and Fair Competition**

All suppliers are treated fairly in an open and transparent manner and have access to the same information.

#### **Accountability**

The Council maintains consistency in the approach to procurement across the whole organisation through coherent frameworks, policies and procedures. Accountability in

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 14 of 32
-------------	--------------------	---------	--------------------------------	---------------

procurement means being able to explain and provide evidence on the process followed. The test of accountability is that an independent third party must be able to see clearly that a process has been followed and that the process is fair and reasonable.

Therefore, the processes by which all procurement activities are conducted will be in accordance with the Council's Procurement Policies and Procedures as set out in this policy and related, relevant Council policies and procedures.

Additionally:

- All Council staff must be able to account for all procurement decisions made over the lifecycle of all goods, services and works purchased by the Council and provide feedback on them
- All procurement activities are to provide for an audit trail for monitoring and reporting purposes.

### **Risk Management**

Strategies for managing risks associated with all procurement processes are in place and consistent.

### **Probity and Transparency**

All Council procurement processes must be conducted in a fair, honest and open manner, with the highest levels of integrity and in the public interest.

#### **2.3.2 Minimum Spend Competition Thresholds**

Any Council procurement under the tender threshold must comply with the Council's own policy and procedures.

Council will from time to time decide and publish in this policy, clear guidelines for minimum spend competition thresholds. These will be decided based on the size and complexity of the proposed Procurement activities.

### **Tenders**

Unless *exempt*, the purchase of all goods and services for which the estimated expenditure exceeds \$150,000, and building and construction works for which the estimated expenditure exceeds \$200,000, must be undertaken by public tender as per thresholds contained in the Local Government Act. Such expenditure value should be based on the anticipated aggregated expenditure value over the period of engagement.

However, should it be considered that the nature of the requirement and the characteristics of the market are such that the public tender process would lead to a better result for the Council, public tenders may be called for purchase of goods, services and works for which the estimated expenditure is below these thresholds.

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 15 of 32
-------------	--------------------	---------	--------------------------------	---------------

**Exemption from Public Tendering**

Council may enter into a contract without first undertaking a public tender in some circumstances. These are:

- where Council has resolved that the contract must be entered into because of an emergency (e.g. to provide immediate response to a natural disaster)
- where the contract is entered into with an agent acting on behalf of Council and has complied with the Act. The agent may be another Council or a third party agent (e.g. local government group purchasing scheme, Municipal Association of Victoria (MAV), Procurement Australia (PA))
- where the contract is entered into accordance with arrangements approved by the Minister where Council must demonstrate to the Minister for Local Government that it is not a viable option to undertake a public tender
- where the contract is a type that has been exempted. At this time only contracts for legal services have been exempted novated contracts where the initial contract was entered into in compliance with the Act and, due diligence has been undertaken in respect to the new party.

### Quotations

Purchase of goods and services for which the estimated expenditure is less than \$150,000, and building and construction works having a total valuation of less than \$200,000, may be undertaken using the procurement by quotation method as described below:

Value of items	Request for quotation
<\$1,000	One verbal quotation
\$1,001 to \$10,000	A minimum of one email or written quotation or supporting catalogue price must be obtained and the details recorded on the appropriate file.
\$10,001 to \$30,000	A minimum of two email/written quotations must be obtained and the details recorded on the appropriate file.
\$30,001 to \$100,000	A minimum of three email/written quotations must be obtained and the details recorded on the appropriate file.
\$100,001 to < \$150,000 (Goods & Services) and <\$200,000 (Building & Construction Works)	<p>A minimum of three written quotations must be obtained via a formal Request for Quotation document with Contract No. allocated and a set Closing Date (incorporating Conditions of Quotation, Conditions of Contract, and a detailed Specification / Brief), and the details recorded and retained on the appropriate file.</p> <p>These quotations should be issued to Tenderers via Council's eTender Portal.</p>

All prospective contractors and suppliers must be afforded an equal opportunity to submit a tender or quotation (to the extent that the minimum required number of quotes has been obtained).

Orders must be placed with the supplier offering the best value for money price for acceptable goods or services.

### Public Advertising

Request for quotations may be advertised in the media at the Council Staff member's discretion.

### Insufficient Quotations

The situation may arise where insufficient quotations are received to satisfy the above requirements. This may occasionally occur where there are few suppliers for the goods, services

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 17 of 32
-------------	--------------------	---------	--------------------------------	---------------

or works being sought or the work is highly specialised. In this case, the details of the contacted suppliers must be recorded and an appropriate comment recorded.

Where a quotation/price has been obtained from a supplier under a Standing Offer Arrangement or under an aggregated purchasing arrangement (Panel Contract), then it is optional whether to seek other quotations, as the purchase has already been subjected to a public tendering process.

### **Variations**

Where a variation occurs the delegation is not defined by the value of the variation, but by the value of the whole contract. An officer with a sub-delegation from the Chief Executive Officer or Council may vary a contract to the limit in the delegation.

## **2.4 Delegation of Authority**

### **2.4.1 Requirement**

Delegations define the limitations within which Council Staff are permitted to work. The Instrument of Delegation (Expenditure and Contracts Limits Delegation) allows specified Council Staff to undertake certain purchases, quotation, tender and contractual processes without prior referral to the Council. This enables the Council to conduct procurement activities in an efficient and timely manner whilst maintaining transparency and integrity.

Expenditure and Contract Limits ensure accountability and provide confidence to Council and the public that purchasing activities are dealt with at the appropriate level.

As such, Council has delegated responsibilities as detailed below relating to the expenditure of funds for the purchase of goods, services and works, the acceptance of quotes and tenders and for Contract Management activities.

### **2.4.2 Delegations**

#### **Council Staff**

Certain council staff have the appropriate authority (delegation) to make procurement commitments in respect of goods, services and works on behalf of Council, including but not necessarily limited to the following:

- Authorise expenditure (including invoices) and award contracts (based on anticipated expenditure level)
- Contract term extensions and variations (within authorised budget)
- Sign Letters of Acceptance on behalf of Council to enter into contracts
- Issue Council Purchase Orders
- Credit Card purchases.

These delegations are documented and available for public inspection through the Register of Delegations.

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 18 of 32
-------------	--------------------	---------	--------------------------------	---------------

### Decisions reserved for Council

Commitments and processes which exceed the CEO's authorised limit and which must be approved by the Council are:

- Award of tenders
- awarding, signing and sealing of contract documents
- Contract term extensions not covered by the initial Council Report.

### Training

All Council Officers holding delegation will be provided with appropriate training / information on the exercise of their delegation.

## 2.5 Internal Controls

The CEO will maintain a framework of internal controls over procurement processes that will endeavour to ensure:

- that more than one person is involved in and responsible for a transaction end to end
- transparency in the procurement process
- a clearly documented audit trail exists for procurement activities
- appropriate authorisations are obtained and documented
- systems are in place for appropriate monitoring and performance measurement
- members of staff, regardless of their expenditure delegation cannot approve expenditure where they are the beneficiary of the services provided
- A process is in place for escalation of procurement matters (including procedural non-compliance) to the Executive Management Team, the Audit and Risk Advisory Committee and Council.

## 2.6 Commercial Information

Procurement activities will be carried out in a way that supports Council staff in meeting their obligations - to ensure information of a commercially sensitive or confidential nature is obtained, stored, processed, published (where applicable) in an appropriate manner in accordance with the relevant Council guidelines.

## 2.7 Risk Management

### 2.7.1 General

Risk Management is to be appropriately applied at all stages of Procurement activities which will be properly planned and carried out in a manner that will protect and enhance the Council's capability to prevent, withstand and recover from interruption to the supply of goods services and works and, to mitigate Council's exposure to the risks associated with the procurement activity.

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 19 of 32
-------------	--------------------	---------	--------------------------------	---------------

Procurement risk factors include, but are not limited to, fraud, waste, abuse, vendor performance, contract security, poor specification of need, public relations and administrative burden.

All staff have a responsibility to manage risk associated with procurement as documented in Council's Procurement and Contract Management Guidelines.

### 2.7.2 Supply by Contract

The procurement of goods, services and works by contract potentially exposes the Council to risk. The Council will minimise its risk exposure by measures such as:

- Utilising standard contracts that include current, relevant clauses and specific requirements (such as relevant insurances, OH&S Compliance & accredited systems, etc.)
- requiring security deposits where appropriate
- Council Officers preparing Specifications / Briefs are appropriately trained or, referring Specifications / Briefs to relevant experts where appropriate
- Ensuring Specifications/Briefs and drawings are written in a manner that ensures impartiality and objectivity, clearly defining Council's requirements, and include:
  - contract objectives
  - scope and location of services or works
  - statement of requirements and outputs
  - performance measures and targets
  - management of contract
  - quality requirements.
- requiring contractual agreement before allowing the commencement of work
- use of or reference to relevant Australian Standards (or equivalent)
- Council Officers managing contracts and contractors are appropriately trained
- effectively managing the contract including monitoring, enforcing performance and providing regular feedback on contract performance to contractors.

### 2.7.3 Asset Protection

Council safeguards its portable and attractive assets, where appropriate by:

- securing in a restricted area
- restricting access to appropriate staff
- recording movements of the assets via a booking system.

## 2.8 Contract Terms

All contractual relationships (either under Purchase Order or Contract) must be documented in writing based on standard terms and conditions.

Where this is not possible, approval must be obtained from an appropriate/authorised member of Council Staff. A request for such an approval should be supported with procurement and legal advice as relevant.

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 20 of 32
-------------	--------------------	---------	--------------------------------	---------------



To protect the best interests of Council, terms and conditions must be settled in advance of any commitment being made with a supplier.

## 2.9 Endorsement

Council Staff must not commercially endorse any products or services. Individual requests received for endorsement must be referred to Director Level or above.

## 2.10 Dispute Resolution

All Council contracts shall incorporate dispute management and alternative dispute resolution provisions to minimise the chance of disputes getting out of hand and leading to legal action.

## 2.11 Collaborative Procurement

Banyule City Council is a member council of the Northern Regional Group of Councils, comprising of 6 other Councils including the metropolitan Councils of Darebin, Hume, Moreland, Nillumbik, Whittlesea, and Mitchell Shire Council. When collaborating The seven Northern Region Group of Councils will establish a Heads of Agreement that gives authority for the Lead Council to act as each Council's Procuring Agent. Each of the members of this group is able to enter into a contract with the preferred service provider identified through the collaborative competitive process. Alternatively, the members of the group may choose to enter into a contract with the council which conducted the public tender.

Each participating council must be involved in:

- the initial decision to undertake the procurement
- preparation of, and agreement to, the specifications
- ensuring probity for the procurement (see Section 5 Probity in procurement)
- deciding which tenders to accept or reject.

The Northern Region Group of Councils have a Category Management approach to procurement which brings together expertise from across Councils to identify the most appropriate and effective approach to deliver the Council's outcomes through sourcing and supply arrangements. The Group of Councils will develop a consolidated contracts register to identify joint procurement projects on an annual basis.

Furthermore Council may collaborate with other Councils to procure goods or services, or utilise MAV Procurement, State Government and Procurement Australia contracts for the procurement of goods, services or works established through a public tender process.

## 2.12 Contract Management

The purpose of contract management is to ensure that Council, and where applicable its clients, receive the goods, services or works provided to the required standards of quality, quantity and timeliness as intended by the contract by:

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 21 of 32
-------------	--------------------	---------	--------------------------------	---------------

- establishing a system for monitoring and achieving the responsibilities and obligations for both parties under the contract
- providing a means for the early recognition of issues and performance problems and the identification of solutions
- adhering to Council's Risk Management framework and to relevant Occupational Health and Safety compliance procedures.

All Council contracts are to include contract management requirements. Furthermore, contracts are to be proactively managed and documented by a qualified/trained member of Council staff or external Contract Superintendent, responsible for the delivery of the contracted goods, services or works to ensure the Council receives best value for money. All attempts will be made to ensure staff have the necessary qualifications and training to manage the contract effectively.

## 2.13 e-Procurement

e-Procurement is integral to the overall development of procurement processes and involves the use of an electronic system/s to acquire and pay for supplies, services and works.

By utilising e-procurement the Council aims to:

- reduce transaction costs
- achieve greater leverage
- make processes more efficient
- improve management information and visibility of spend
- increase control and consistency of processes
- improve spend compliance.

## 3. Demonstrate Sustainable Value

Sustainable procurement involves using procurement processes and purchasing power to generate positive non-cost outcomes in addition to the delivery of efficient goods, works and services.

The Council procurement direction shall support its corporate strategy, objectives and key priorities as per the Council Plan, including but not limited to those related to corporate social responsibility and meeting the needs of the local community such as:

- feeling safe
- living in a clean and pleasant environment
- receiving good quality well managed Council services that are best value for money.

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 22 of 32
-------------	--------------------	---------	--------------------------------	---------------

## 3.1 Achieving Best Value

### 3.1.1 Requirement

Council's procurement activities will be carried out primarily on the basis of obtaining Best Value.

This means minimising the total cost of ownership over the lifetime of the requirement consistent with acceptable quality, reliability and delivery considerations. Lowest price is not the sole determinant of best value.

### 3.1.2 Approach

This will be facilitated by:

- developing, implementing and managing procurement strategies that support the co-ordination and streamlining of activities throughout the life cycle
- effective use of competition
- identifying supplier aggregate spend over a rolling 3 year period so as to enable Council to proceed to entering into aggregated contracts for the services provided
- using aggregated contracts (Panel Contracts) and Standing Offer Arrangements (SOA) where appropriate;
- identifying and rectifying inefficiencies in procurement processes and developing a cost efficient tender process including appropriate use of e-Tendering solutions
- ensuring Specifications/Briefs and drawings used in quotations, tenders and contracts support and contribute to the Council's Best Value objectives
- working with suppliers to create relationships that are professional and productive, and are appropriate to the value and importance of the goods, services and works being acquired.

## 3.2 Performance Measure and Continuous Improvement

Appropriate performance measures are to be established and reporting systems will be used to monitor performance and compliance with procurement policies, procedures and controls.

Procurement procedures, practices and costs will be benchmarked externally where practical. Internal service standards will be agreed within the Council and performance against these targets will be measured and reviewed regularly to support continuous improvement.

The performance measurements developed will be used to:

- highlight trend and exceptions where necessary to enhance performance
- improve the internal efficiency of the procurement process and where relevant the performance of suppliers
- facilitate programmes to drive improvement in procurement to eliminate waste and inefficiencies across key spend categories.

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 23 of 32
-------------	--------------------	---------	--------------------------------	---------------

## 4. Sustainable Procurement Framework (Social, Economic and Environmental)

Sustainable procurement involves using procurement processes and purchasing power to generate positive non-cost outcomes in addition to the delivery of efficient goods, works and services. Sustainable procurement builds on initiatives already undertaken by the Council in enhancing conventional strategic procurement practice, enabling procurement to effectively contribute to building stronger and safer communities and meeting social, environmental and economic objectives of the Council.

Banyule City Council is committed to serving the social, economic development and environmental needs of our community. In a way that is analogous to Corporate Social Responsibility (CSR) the Council pursues social, economic and environmental sustainability in all its activities and takes positive actions that demonstrate our commitment to our community and environment.

Council requires the consideration of sustainability in all its procurement activities and opportunities will be taken to generate economic, social and environmental benefits whenever it is practicable and achieves value for money.

To deliver sustainable procurement benefits Council has developed a 'Sustainable Procurement Framework' which encompasses and considers social, economic and environmental factors when dealing with suppliers and aligns with the Council Plan strategic objectives of People and Planet.

### 4.1 Sustainable Procurement Framework Benefits

- Building stronger communities with greater social inclusion and greater equality of opportunity and access, particularly for disadvantaged and vulnerable persons
- Supporting local businesses and economic development
- Reducing adverse impacts on ecosystems and the natural environment

### 4.2 Sustainable Procurement Methodology and Principles

The Council values social inclusion and development; environmental protection and enhancement; and local employment and economic growth and will pursue these outcomes within procurement processes. Sustainability will be embedded in the organisation's work. All employees will have a clear and shared understanding about what it means and how they can apply it to their daily tasks. The Council commits to applying the principles of sustainability to all of our decision-making and activities.

Tenderers will be required to complete a Sustainability Statement that sets out how the tenderer would generate social, economic and/or environmental benefits for the people of Banyule and Victorians more generally.

The completion of the Sustainability Statement is a mandatory requirement of the public tender process but Council may also apply similar principles to one off lower value purchases. The

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 24 of 32
-------------	--------------------	---------	--------------------------------	---------------

Council will encourage innovation and alternative proposals that deliver best value as well as contributing to Council's sustainability goals.

The Council may also for example:

- Set minimum requirements for prospective suppliers of goods and services relating to ethical and environmental conduct, labour laws compliance and fair trade supply chains.
- Apply sustainability evaluation criteria relating to social, economic and environmental costs and benefits, complementing and in addition to best value criteria of price, risk and quality. Submissions which include these benefits to the local community would naturally score higher than those submissions that do not.
- Partner or contract on an ongoing basis, with suppliers who can deliver goods and services on a best value basis, coupled with social, economic and environmental benefits.
- Provide opportunities to a variety of suppliers including community organisations, social enterprises, small businesses and volunteer groups.

Council will develop a list of performance indicators to measure sustainable and social procurement benefits delivered through procurement arrangements, as well as implement reporting mechanisms to monitor, measure and report on progress against targets.

#### 4.2.1 Economic Sustainability

Council is committed to procurement that supports local business and economic diversity in the Northern Region municipalities. Where practicable Banyule City Council will give preference to contracts for the purchase of goods, machinery or material manufactured or produced in Australia and will actively seek quotes and tenders from local businesses in the Northern Region.

Council is committed to buying from local businesses where such purchases may be justified on Value for Money grounds.

Council considers the economic benefits on spend on goods and service that are retained within the local economy and therefore consider Economic Sustainability in the form of;

- increased local employment
- increased activity and spend in the local economy with identifiable benefits to the community and for the Northern Region
- improvements in choice and local access to goods and services
- taking into account the life cycle impacts of products purchased
- building relationships with local businesses and encouraging purchasing from local suppliers to help build their capacity
- fostering innovation and emerging sectors.

#### 4.2.2 Social Sustainability

Council considers social impacts when purchasing goods, services and works. Social sustainability focuses on the social (or people) aspects of sustainability and in particular social equity. Council is committed to building stronger communities and meeting social objectives which benefit the

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 25 of 32
-------------	--------------------	---------	--------------------------------	---------------

community and commits to integration of measures in its procurement processes and documentation which promote improved social outcomes.

Actions on social equity address disadvantage and are underpinned by principles of diversity, acceptance, fairness, compassion, inclusiveness and access for people of all abilities. Council will place a focus on people who are underrepresented and people with less opportunity. Council's socially sustainable procurement will generate positive outcomes for people and contribute towards building stronger communities by:

- Improving the overall quality of life of the local community;
- Improving equity of access to services;
- Improving equity of access to opportunities, training and jobs; and
- Increasing purchases of ethical and fair trade goods (or equivalent).

When establishing procurement projects, the associated documentation (tender evaluation plan, evaluation criteria and specifications where applicable) will clearly articulate the requirements to achieve social outcomes for the Banyule and wider Northern Region community.

Banyule City Council will seek to procure from organisations that implement social procurement programs that provide positive social outcomes such as

- creation of training and employment opportunities for unemployed and/or disadvantaged municipal residents;
- addressing complex local challenges such as intergeneration employment, crime, vandalism and economic decline;
- encouragement of economic development and growth;
- promotion of fair and ethical trade;
- social inclusion, particularly for vulnerable groups;
- engagement of small to medium enterprises, social enterprise organisations, Aboriginal enterprises and disability employment enterprises; and
- any other initiatives that enhance council's reputation and leadership in implementing corporate social responsibility in the public sector.

#### 4.2.3 Environmental Sustainability

Environmental Sustainability is a key objective for Banyule City Council. Council through its endorsed Council Plans, and [Climate Action Plan](#) is committed to environmentally sustainable outcomes and is taking a lead role for the community to deliver a range of initiatives to be carbon neutral by 2028 and protect and enhance our natural environment. Council will minimise its impact on the environment by purchasing goods and services which avoid air, water and soil pollution and minimize natural resource and biodiversity depletion.

Council recognises that recycling has become a major issue within Australia and will continue to explore opportunities to minimise waste and encourage sustainability practices to drive Council's goal to move towards zero waste.

Procurement policy, procedures and supporting guidelines provide all Council staff with instruction and guidance on the procurement decisions that support the implementation of Council's [Climate Action Plan](#) and Towards Zero Waste Management Plan. Council will provide

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 26 of 32
-------------	--------------------	---------	--------------------------------	---------------

instruction and guidance to all staff on how to embed the 5Rs - refuse, reduce, reuse, repurpose and recycle as core values in all future contracts, and ensure, where possible, that products purchased can be recycled at end of life.

To help promote environmental sustainability Banyule City Council will give preference to quotations and tender offers that deliver environmentally preferable outcomes and deliver strategies to avoid and reduce waste generation, and drive energy efficiency.

Council will ensure that all relevant procurement contracts and tenders contain sustainability specifications and criteria as appropriate to the product or service being sourced. Procurement priorities include:

- Climate change, mitigation and adaptation – maximising energy efficiency and reducing greenhouse gas emissions
- Waste and Recycling – avoiding unnecessary waste to landfill, increasing recycling, selecting products and services that have minimal effect on the depletion of natural resources – for example using only 100% recycled paper and driving “paperless” initiatives across the organisation
- Implementing the Corporate Emissions Reduction Plan priorities through:
  - Zero net emissions buildings – reduce energy use by establishing a sustainable buildings policy to embed best practice environmentally sustainable design into Banyule’s capital works and and deliver a building energy efficiency update program
  - Green Fleet - Replacing all light and heavy fleet with electric vehicles or other zero emission vehicles by 2028
  - Low carbon lighting - replace open space, sports field and street lighting with energy efficient LEDs
  - Electric leisure centres - upgrade pool pumps and filtration systems with more efficient systems
  - Maximising renewable energy – pursue opportunities for renewable energy generation through a roll out program on Council sites and power purchasing agreements; and
  - Green Suppliers – embedding sustainable procurement in Council processes and support our suppliers to reduce emissions from procured goods and services.

Environmentally preferred goods and services will be purchased whenever they present an acceptable Value for Money outcome and/or Social benefit.

## 4.3 Legal Considerations

### Compulsory Tendering Thresholds

Councils may determine their own policies for procurement of goods, works and services below the threshold values outlined by the Act, but must undertake a competitive process for procuring goods, services and works above these specified amounts unless approval obtained by the Minister for Local Government.

### Best Value Principles

Procurement is subject to the Best Value principles which sets out how the Council determines the most effective means of providing services to the community. This applies to the whole

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 27 of 32
-------------	--------------------	---------	--------------------------------	---------------

process of delivering services, therefore the principles also inform procurement of goods, services and works.

## 5. Apply a Consistent and Standard Approach

Council will provide effective and efficient commercial arrangements for the procurement of goods and services.

### 5.1 Standard Processes

Council will provide effective commercial arrangements covering standard products and standard service provisions across the Council via a Council Contracted Supplier List to enable employees to source requirements in an efficient manner.

This will be achieved by establishing the following:

- pricing where relevant
- processes, procedures and techniques
- tools and business systems (e.g. implementing the appropriate e-Tendering, e-Evaluation, e-Catalogue or e-Sourcing arrangements )
- reporting requirements
- application of standard contract terms and conditions.

### 5.2 Performance Indicators

A list of performance indicators will be used to measure procurement performance and initiatives.

They will include criteria such as:

- the proportion of spend against corporate panel contracts
- user and supplier satisfaction levels
- quarterly reporting to business units on requisitions raised; and
- contractor performance reporting

### 5.3 Management Information

Council will capture procurement management information in a variety of areas, such as:

- volume of spend
- number of transactions per supplier
- supplier performance and user satisfaction
- category management (grouping of purchases by spend categories).

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 28 of 32
-------------	--------------------	---------	--------------------------------	---------------



Council will also use external sources of management information to assist with the procurement decision making process including:

- benchmarking data
- information from professional bodies
- supplier reports.

## 6. Build and Maintain Supply Relationships

Council recognises that in order to achieve sustainable value, a strategic assessment of the appropriate 'channel to market' should be undertaken - whether to go the market on its own, participate in regional or sector reporting projects, to access State Government panel agreements, or other means. Council will consider supply arrangements that deliver the best value outcomes for council in terms of time, cost, value and outcome.

### 6.1 Developing and Managing Suppliers

Council recognises the importance of effective and open working relationships with its suppliers, and is committed to the following:

- managing existing suppliers, via the appropriate development programmes and performance measurements to ensure the benefits are delivered
- maintaining approved/preferred supplier lists
- developing new suppliers and improving the capability of existing suppliers where appropriate.

### 6.2 Supply Market Development

A wide range of suppliers are encouraged to compete for Council work. The focus for new work need not always be with the larger more familiar businesses. Other types of organisations offering business diversity include:

- local businesses;
- green (environmentally sustainable) suppliers
- small to medium sized enterprises (SME's)
- voluntary and community organisations.

*\*Suppliers considering doing business with Banyule City Council may like to refer to the MAV Procurement web site and the document titled Doing Business With Local Government.*

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 29 of 32
-------------	--------------------	---------	--------------------------------	---------------

## 6.3 Relationship Management

Council is committed to developing constructive long-term relationships with suppliers. It is important that the Council identifies its key suppliers so that its efforts are focused to best effect. Such areas may include:

- size of spend across the Council
- criticality of goods / services to the delivery of the Council's services
- availability of substitutes
- market share and strategic share of suppliers.

## 6.4 Communication

External communication is very important in ensuring a healthy interest from potential suppliers and partners to the Council.

The external website will provide:

- a list of existing and forthcoming contract opportunities
- guidelines for tendering and doing business with Council
- links to tender documentation available to prospective suppliers to download free of charge
- Council's current Procurement Policy.

## 7. Policy Review

Council is committed to continuous improvement and will review the procurement policy on an annual basis, to ensure that it continues to meet its wider strategic objectives.

## 8. Policy Contact Details

The Manager, Finance and Procurement, Banyule City Council is the contact for this Policy.

For further information on the policy, please contact via email: [enquiries@banyule.vic.gov.au](mailto:enquiries@banyule.vic.gov.au) or phone 9490 4222.

Procurement	Procurement Policy	CD13843	Last Amended: February 2020	Page 30 of 32
-------------	--------------------	---------	--------------------------------	---------------

**APPENDIX I****HUMAN RIGHTS CHARTER – ASSESSMENT OF COMPATIBILITY**

In accordance with section 28 of the Charter of Human Rights and Responsibilities, this statement of compatibility is made with respect to Banyule City Council's Procurement Policy. The Banyule City Council's Procurement Policy is compatible with the human rights protected by the Charter.

**Objectives**

As required under S186 of the Victorian Local Government Act, Council must review and amend and have such amendments to the Procurement Policy approved annually. The Procurement Policy must be available for public inspection at the Council office and on Council's Internet website.

**Human Rights Assessment**

<b>What human rights are impacted?</b> List each right - refer to Appendix A – Your Rights Explained for a detailed explanation of rights.	<b>Will any person feel their rights are limited and why?</b> Refer to 'Limiting Rights' on page 2 of the Human Rights Guidelines for advice.	<b>What are the interests you have to balance?</b> List any other interests of the community that need to be considered.	<b>Is the limitation reasonable?</b> Against each right limited, state why the limitation is reasonable.	<b>What practical solutions are available to reduce the limitation?</b> If a limited right is not reasonable, ensure comment made that the document was amended so the right is either not limited or reasonably limited.
<b>1 Section 8 - Right to recognition and equality before the law</b>	No, Council's procurement policy updated to include Sustainable Procurement and Environmental factors.	Providing opportunity to the disadvantaged, unemployed and indigenous members of the community in relation to supplying Council with goods and services. RFT documentation and the evaluation criteria will capture those tenderers that do or do not meet the criteria who will be scored accordingly under the tender evaluation process. All tenderers will have the same opportunities.	No limitation identified	

Procurement	Procurement Policy	CDJ 3843	Last Amended: May 2019	Page 31 of 32
-------------	--------------------	----------	---------------------------	---------------

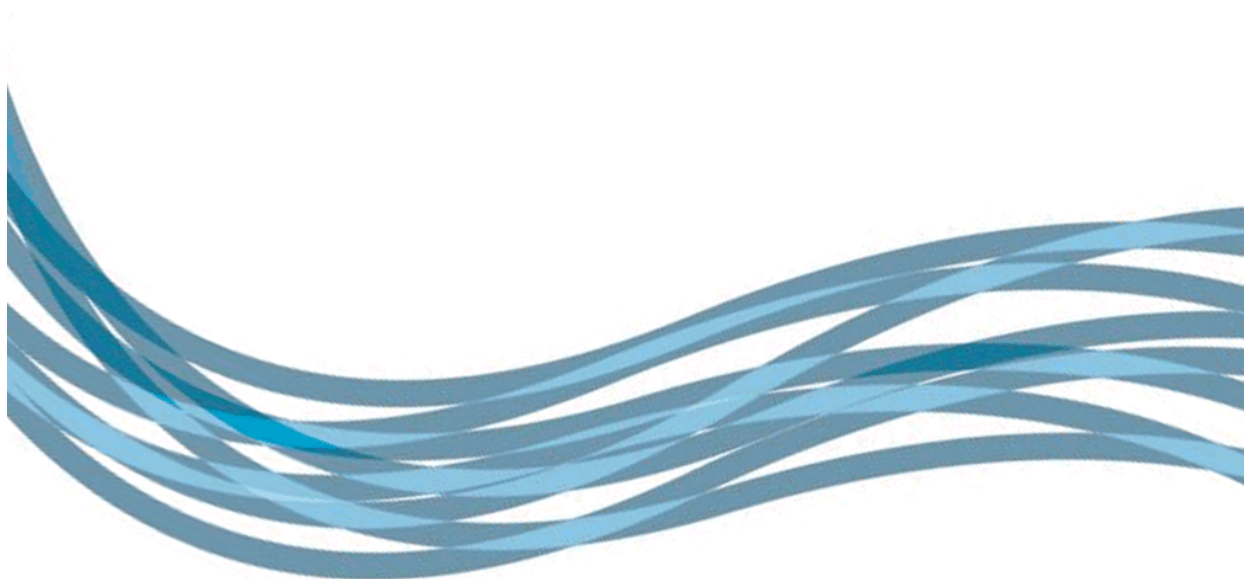
<b>What human rights are impacted?</b> List each right - refer to Appendix A – Your Rights Explained for a detailed explanation of rights.	<b>Will any person feel their rights are limited and why?</b> Refer to 'Limiting Rights' on page 2 of the Human Rights Guidelines for advice.	<b>What are the interests you have to balance?</b> List any other interests of the community that need to be considered.	<b>Is the limitation reasonable?</b> Against each right limited, state why the limitation is reasonable.	<b>What practical solutions are available to reduce the limitation?</b> If a limited right is not reasonable, ensure comment made that the document was amended so the right is either not limited or reasonably limited.
<b>2 Sections 12, 15 &amp; 16 - Freedom of movement, expression, assembly and association</b>	Yes, Council requires tender submissions to be lodged electronically and does not accept hard copy submissions	Nil.	Limitation is reasonable.	Majority of businesses have direct access to computers and internet. Failing this it is assumed that tenderers will have access through friends or relatives.
<b>3 Section 13 - Protection of privacy and reputation</b>	No. Council policy requires that commercially sensitive information is not disclosed and that such information is maintained accordingly.	Nil	No limitation identified	
<b>4 Section 24 - A fair hearing</b>	No, Council policy states that all procurement activities should be undertaken ethically and with integrity and that all prospective contractors be afforded an equal opportunity.	Nil.	No limitation identified	

Procurement	Procurement Policy	CDJ 3843	Last Amended: May 2019	Page 32 of 32
-------------	--------------------	----------	------------------------	---------------



## **2020/2021 Rating Strategy**

March 2020



## Contents

Rating Strategy .....	4
Introduction .....	4
What is a Rating Strategy? .....	4
Objectives of the Strategic Resource Plan .....	5
Rating – The Legislative Framework .....	6
Purpose .....	6
Objectives.....	6
Equity 6	
Efficiency .....	8
Anomalies with Property Taxation .....	8
Fair Go Rates System.....	8
What Rates And Charges May A Council Declare? .....	10
Determining Which Valuation Base To Use .....	11
Purpose .....	11
Introduction .....	11
Site Value (SV) .....	12
Net Annual Value (NAV) .....	12
Capital Improved Value (CIV) .....	12
Determining The Rating System – Uniform Or Differential .....	13
Purpose .....	13
Uniform Rate .....	13
Differential Rates .....	14
Advantages of a differential rating system .....	14
Disadvantages of a differential rating system .....	14
Objectives of the Rates and Characteristics.....	14
Residential/Commercial/Industrial Vacant Land .....	14
Commercial/Industrial Improved Land .....	15
Residential Improved Land.....	16
Cultural And Recreational Lands .....	17
The Impacts Of Revaluations And Supplementary Valuations .....	18
Purpose .....	18
Introduction .....	18
No Windfall Gain .....	18
How does this affect my rates? .....	18
Supplementary Valuation.....	18
Municipal Charge .....	18
Purpose .....	19
Introduction .....	19
Advantages of a Municipal Charge.....	19
Disadvantages of a Municipal Charge .....	19
Service Charge.....	19
Purpose .....	19
Advantages of a Service Charge .....	19

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 2 of 25
----------------------	-----------------------------------	-------------------------	--------------

Disadvantages of a Service Charge.....	20
Current Use of Service Charge .....	20
Annual Charges for Non Rateable Land .....	20
Annual Charges for Rateable Land .....	20
Special Rate Or Charge.....	20
Purpose .....	20
Introduction .....	20
Special Rates Schemes .....	20
Promotional Schemes .....	21
Constructional Schemes.....	21
Aged Services Solar Scheme.....	21
Rebates And Concessions .....	21
Purpose .....	21
Introduction .....	21
State Government Pensioner Rebate.....	22
Council Pensioner Rebate .....	22
Properties Exempt From Rates .....	22
Purpose .....	22
Introduction .....	22
Department of Human Services Housing .....	22
Collections.....	23
Purpose .....	23
Liability to Pay Rates .....	23
Payment Dates for Rates.....	23
Payment Methods.....	23
Incentives for Prompt Payment .....	24
Late Payment of Rates .....	24
Debt Recovery – Collection of Overdue Rates .....	24
Waiver/Deferment of Interest, Rates and Charges under Financial Hardship.....	24
Special Circumstances Waiver.....	25
Fire Services Property Levy .....	25

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 3 of 25
----------------------	-----------------------------------	-------------------------	--------------

# Rating Strategy

## Introduction

To ensure the Local Government Act rating objectives of equity and efficiency are achieved, it is important that Banyule City Council has a rating strategy in place that is transparent to the community and reviewed annually as part of the budget process.

The important matters to be considered in relation to the Rating Strategy include:

- The legislative framework (Part 2)
- What rates and charges can be declared (Part 3)
- The rate base (Part 4)
- Uniform or Differential rates (Part 5)
- Differential Rates (Part 6)
- Cultural and Recreational Lands (Part 7)
- Impact of Council revaluations and supplementary valuations (Part 8)
- The municipal charge (Part 9)
- Service rates and charges (Part 10)
- Special rates (Part 11)
- Rebates and concessions (Part 12)
- Exempt Properties (Part 13)
- Collections (Part 14)
- Fire Services Property Levy (Part 15)

## What is a Rating Strategy?

A rating strategy is the method by which council systematically considers factors of importance that informs its decisions about the rating system. The rating system determines how Council will raise money from properties within the municipality. It does not influence the total amount to be raised, only the share of revenue contributed by each property. The rating system comprises the valuation base and actual rating instruments allowed under the *Local Government Act 1989* (The Act) to calculate property owners' liability for rates.

The Act requires Councils to exercise sound financial management. In particular, The Act states that the principles of sound financial management are to:

- a) manage financial risks faced by Council prudently having regard to economic circumstances;
- b) pursue spending and rating policies that are consistent with a reasonable degree of stability of the rates burden;
- c) ensure that decisions are made and actions are taken having regard to their financial effects on future generations;
- d) ensure full, accurate and timely disclosure of financial information relating to the Council

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 4 of 25
----------------------	-----------------------------------	-------------------------	--------------



The Council articulates its objectives, strategies and activities through community consultation and the development of key documents such as:

- the Council Plan, and
- the Strategic Resource Plan, and
- the Council Budget

Generally, Councils can fund their activities through revenue (including rates), capital grants and borrowing. As rates are a significant part of Council's revenue, a rating strategy is a key element in the Council exercising sound financial management.

#### **Objectives of the Strategic Resource Plan**

When considering the rating strategy, Council needs to meet the objectives set out in the Strategic Resource Plan (Council's 4 year financial plan).

Council's commitment to managing resources wisely will be achieved by the following key directions as outlined in the Strategic Resource Plan:

- Provide exceptional customer service
- Deliver best value services and facilities
- Provide responsible financial management and business planning
- Provide good governance and be accountable
- Promote an engaged and productive organisation
- Manage the systems and assets that support service delivery

Council's focus areas and initiatives are wide ranging and include:

- Improving preschools infrastructure
- Maintaining and upgrading of roads, drains and footpaths
- Ensuring our natural environment and tree assets are appropriately maintained
- Responding to land use planning issues in consistent, fair and timely manner
- Delivering social and economic benefits for our community
- Producing quality community festivals and events across the municipality

The following table lists the Strategic Objectives as described in the Banyule Council Plan 2017-2021.

<b>Strategic Objective</b>	<b>Description</b>
People: Strong, healthy and inclusive communities	Support and strengthen the health and wellbeing of the Banyule community.
Planet: Environmental sustainability	Protect and care for the natural environment.
Place: Great places and spaces	Maintain and enhance our public spaces, buildings and infrastructure
Participation: Engagement and advocacy	Engage meaningfully and advocate for the broader interest of the community
Performance: Efficiency and good governance	Manage our resources wisely to achieve Council's strategic objectives.

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 5 of 25
----------------------	-----------------------------------	-------------------------	--------------

## Rating – The Legislative Framework

### Purpose

The purpose of this section is to outline the legislative framework in which Council has to operate in constructing its rating system and the various issues that Council must consider in making its decision on the rating objectives

### Objectives

The legislation specifies a number of major objectives for the rating system:

- the equitable imposition of rates and charges
- a reasonable degree of stability in the level of the rates effort
- contribute to the equitable and efficient carrying out of its functions
- apply principles of financial management, simplicity and transparency.

It must be acknowledged from the start that these objectives can conflict.

The two objectives which the rating system must have the greatest regard to are the achievement of equity and efficiency.

### Equity

Having determined that Council must review its rating strategy in terms of the equitable imposition of rates and charges, it is a much more vexed question in terms of how to define and determine what is in fact equitable in the view of the Council.

Horizontal equity refers to justice or fairness in the treatment of like properties - in other words, that similar rates are paid by similar properties. Obviously, there is a fundamental importance on which characteristics define similarity. On the assumption that Council valuations fairly reflect the true valuation of like properties, horizontal equity will be achieved.

Vertical equity refers to justice or fairness in the treatment of properties in different circumstances (e.g. different property types – residential/commercial/ vacant land). It implies a "relativity" dimension to the fairness of the tax burden.

In the case of property taxation it may be considered equitable for one type of property to have to bear more or less of the rates effort than another type of property. Clearly, however, affordability criteria may be a significant concern that influences views about vertical equity.

Rates are essentially a wealth tax, determined on the value of property. A pure "wealth tax" approach implies that the rates paid relate directly to the value of a ratepayer's real property. The tests of horizontal and vertical equity are solely based on property value.

There is some debate surrounding the characteristics of property owners that may impinge on the application of an equity principle.

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 6 of 25
----------------------	-----------------------------------	-------------------------	--------------

The three main ways in which positions can vary are:

- the benefit or user pays principle – some groups have more access to, make more use of, and benefit from more, specific council services;
- the capacity to pay principle – some ratepayers have more ability to pay rates than do others with similarly valued properties;
- the incentive or encouragement principle – some ratepayers may be doing more towards achieving council goals than others in areas such as environmental or heritage protection.

#### *The Benefit Principle*

A popular complaint levelled at councils is that “the rates I pay have no correlation with the services I consume or the benefits I receive”. This argument is based on the benefit principle (the opposite of the wealth tax principle) that argues there should be a nexus between consumption/benefit and the rate effort.

Application of the benefit principle is difficult in practice because of the complexity and, in some cases, impossibility, of measuring the relative levels of access and consumption across the full range of council services. In some ways the arguing of the benefit principle with respect to council rates is like trying to do the same for the income tax that is used to fund a wide range of universally accessed services.

It is likely to be quite costly to regularly undertake in-depth analyses on service access, consumption patterns and costs in order to attempt to review the level of benefit. In any event many subjective assumptions will have to be introduced. Other pricing instruments such as user charges, special rates and charges and service rates and charges better lend themselves to dealing with the issue of benefit.

#### *Capacity to Pay*

Notwithstanding the practical limitations, council can make choices about the tax treatment of classes of real property in so much as they believe that a class of property will reflect the financial position of a household or business and its capacity to pay. However, the most vexed issue related to capacity to pay is assessing it across different classes of property.

While personal income tax is more reflective of the capacity to pay, it is not possible to expect a property tax system to deal practically with all aspects of capacity to pay based on individual households and businesses. It is also not practical or acceptable to shift, modify or manipulate the existing system to the benefit of one group of ratepayers at the expense of another unless such shift is widely accepted and for a proper purpose.

In fact, Local Government has no mandate or ability to universally apply a “capacity to pay” test.

Council has the option of introducing a Council rebate to certain groups to reduce that property’s rate effort. Presently pensioners within the municipality are able to access the State Government Rebate.

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 7 of 25
----------------------	-----------------------------------	-------------------------	--------------

### Efficiency

Efficiency can be defined as the ratio of ends produced (output) to means used (inputs). In other words it can be considered directly related to the cost of administering the rates system. Administration costs include the issuing of assessments, collection of rates, including maintaining and improving collection systems, monitoring outcomes, educating and informing ratepayers, and enforcement and debt recovery. It also includes the maximization of additional rate income through supplementary valuations by ensuring the timeliness and accuracy of amended rate notices.

A simple rating system is more transparent, meaning that the underlying purpose and principles behind the design of a rate are clearer - who is liable for a particular rate and how rate liability is calculated. However, it is also possible for a simple rate system to be costly if it is unpopular and results in increased appeals and higher collection costs.

### Anomalies with Property Taxation

Property taxes do not recognise the situation where ratepayers are “asset rich” and “income poor”. In these cases, ratepayers may have considerable wealth reflected in the property they own but have a low level of income. Examples include pensioners, businesses subject to cyclical downturn, and households with large families and property owners with little equity. In a commercial sense the argument has also been expressed in terms of the ability of property to generate a reasonable return.

### Fair Go Rates System

The State Government’s Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. The prescribed rates caps were set at:

Financial Year	Rate Cap
2016/2017	2.50%
2017/2018	2.00%
2018/2019	2.25%
2019/2020	2.50%
2020/2021	2.00%

The cap applies to both general rates and municipal charges and is calculated on the basis of council’s average rates and charges.

The formulae provided by the Essential Services Commission (ESC) and agreed to by the State Government is:

$$\frac{\text{Adopted General Rate and Municipal Charge Income} + \text{Annualised Supplementary Rate and Municipal Charge Income}}{\text{Number of Assessments as at 30 June}} = \text{Base Average Rate}$$

$$\text{Base Average Rate} \times (1 + \text{Prescribed Rate Cap}) = \text{Maximum allowable Capped Average Rate}$$

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 Banyule community.

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 8 of 25
----------------------	-----------------------------------	-------------------------	--------------

In situations where the rate cap is not sufficient for Council's needs, Council can apply to the Essential Services Commission for a higher cap; this is known as a variation.

Banyule City Council will not apply for a variation to the rate cap for 2020/2021.

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 9 of 25
----------------------	-----------------------------------	-------------------------	--------------

## What Rates And Charges May A Council Declare?

Section 155 of The Act provides that Council may declare the following rates and charges on rateable land:

Rating option	Description	Banyule structure
General rate	A general rate is applied to all properties and can be set as either a uniform rate or a number of differential rates	Banyule applies the differential rates listed below.
Uniform rate	A uniform rate is a single rate in the dollar that is applied to the value of all properties in the municipality.	Banyule does not apply a uniform rate.
Differential Rates	Differential rates are different rates in the dollar that are applied to different classes of properties and are permitted if the Council uses Capital Improved Value as the rating valuation base.  The Act allows the use of differential rates if the Council considers that this will contribute to the equitable and efficient carrying out of its functions.	The following differential rates are levied: <ul style="list-style-type: none"> <li>• Residential Improved</li> <li>• Commercial/Industrial Improved (set at 1.25 times the residential improved rate)</li> <li>• Residential Vacant Land (set at 1.5 times the residential improved rate)</li> <li>• Commercial/Industrial Vacant Land (set at 2 times the residential improved rate)</li> </ul>
Municipal Charge	A municipal charge to cover some of the administrative costs of the Council. This is a flat-rate charge applied to all properties excluding cultural and recreational properties.	Banyule does not levy a municipal charge.
Service rates and charges	Service rates or annual service charges (or a combination of both) can be levied for provision of a water supply, collection and disposal or waste, and sewerage services as outlined in The Act.	Banyule does not levy any annual service charges to rateable properties for a standard service.  Banyule does charge for the collection and disposal of refuse from non-rateable properties and for the collection of non-standard refuse from rateable properties. These charges are declared in the Schedule of Fees and Charges.

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 10 of 25
----------------------	-----------------------------------	-------------------------	---------------

Rebates and Concessions	The Act allows Councils to grant a rebate or concession in relation to any rate or charge to assist the proper development of all or part of the municipal district, preserve buildings or places that are of historical or environmental interest, or to restore or maintain buildings or places of historical, environmental, architectural or scientific interest.	Banyule does not offer any general council rebates.
Special Rates and charges	A special rate or charge may be declared for purposes of: <ul style="list-style-type: none"> <li>• Defraying any expenses or</li> <li>• Repaying with interest any advance made or debt incurred or loan raised by Council.</li> </ul>	Banyule levies special rates and charges for promotional and marketing activities to assist retail associations, for street and drainage construction and to install solar panels for older ratepayers.
Cultural and Recreational Lands	In accordance with the <i>Cultural and Recreational Lands Act 1963</i> Council may levy an amount in lieu of rates on properties that meet the definition of cultural and recreational lands.	Banyule does levy an amount in lieu of rates for cultural & recreational using the following methodology: In Use Value X (Residential Improved rate X Questionnaire Weighting) X 45% (cost of Council Services available to the entity).
Electricity Generation Lands	An amount payable in lieu of rates may be levied under the <i>Electricity Industry Act 2000</i> . This amount is agreed upon between the generator and the council	There are no lands where electricity is generated in a manner and volume where this provision currently applies in Banyule.
Cladding rectification charge	A Council may enter into a cladding rectification agreement in respect of rateable land with an existing building on it, to fund works that rectify fire-prone cladding. The costs are then recovered through a charge on the land.	Council has not received any requests for a cladding rectification agreement.

## Determining Which Valuation Base To Use

### Purpose

The purpose of this section is to outline the different methods that Council can utilise to value land and the issues that Council must consider in making its decision on the valuation method.

### Introduction

Three methods of valuing land are allowed under The Act:

- Site Value (SV) – Value of land only
- Net Annual Value (NAV) – rental valuation based on Capital improvement Value (CIV). For residential and farm properties, NAV is calculated at 5 per cent of the CIV. For commercial properties NAV is calculated as the greater of the estimated annual rental value or 5 per cent of the CIV.
- CIV – value of land and improvements upon the land

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 11 of 25
----------------------	-----------------------------------	-------------------------	---------------

Banyule uses CIV for rating valuation purposes, along with the majority of other Victorian Councils.

#### **Site Value (SV)**

This method places a value on the land only and does not consider any value of any buildings constructed on the land. It is not considered to result in the most equitable distribution of the rate effort.

With valuations based simply on the valuation of the land and with only very limited ability to apply differential rates, the implementation of site value in Banyule would cause a significant shift in rate effort from the business sector into the residential sector. In addition, there would be further rating movements away from modern townhouse style developments on relatively small land parcels to older established homes on the more typical quarter acre residential block.

There is no Victorian Council that currently uses this valuation base.

#### **Net Annual Value (NAV)**

NAV, in concept, represents the annual rental value of a property. However, in practice, NAV is closely linked to capital improved value. For residential properties Valuers derive the NAV directly as 5 per cent of the CIV.

In contrast to the treatment of residential, NAV for business properties are assessed with regard to the actual market rental. This differing treatment of business versus residential has led to some suggestions that all properties should be valued on a rental basis. There is currently no legislation that supports this suggestion.

Where a Council utilises NAV, it may only apply three differential rates. For example, City of Melbourne utilises NAV, applying a differential rate for residential and non-residential land only.

#### **Capital Improved Value (CIV)**

CIV is the most commonly used valuation method by Victorian Local Government with most Councils applying this methodology. Based on the value of both land and all improvements on the land, it is relatively easy to understand by ratepayers as it equates to the market value of the property.

For CIV, business properties are valued primarily by the capitalisation method of valuation. This method of valuation is the industry standard for assessing the value of business properties and has as its base sale price and market rent of the property. For this reason, rental details are sought by rating Valuers every 2 years. When analysed on a per square metre basis, rents provide a means of establishing the rental market in a location.

The advantages of using CIV include:

- CIV includes all improvements and hence is often supported on the basis that it more closely reflects 'capacity to pay'. The CIV rating method takes into account the full development value of the property, and hence better meets the equity criteria than site value or NAV.
- The concept of the market value of property is far more easily understood with CIV rather than NAV or Site Value.
- The use of CIV allows Council to apply differential rates which greatly adds to Council's ability to equitably distribute the rating effort based on ability to afford Council rates.

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 12 of 25
----------------------	-----------------------------------	-------------------------	---------------



The major disadvantage with CIV, and indeed all the other rating methods, is that rates are based on the property value which may not necessarily reflect the income level of the property owner as with pensioners and low income earners.

## Determining The Rating System – Uniform Or Differential

### Purpose

The purpose of this section is to outline the two rating systems (uniform or differential) that Council can utilise to apply rates and the issues that Council must consider in making its decision on the rating system.

### Uniform Rate

If a Council declares that general rates will be raised by application of a uniform rate, the Council must specify a percentage as a uniform rate. A uniform rate will apply to the value of every rateable property within the municipality.

Rates will be determined by multiplying the percentage (the rate in the dollar) by the value of the land.

Banyule believes that a uniform rate should not be applied to all properties because it is not equitable. In particular, such a rate does not reflect the use of Council services and infrastructure nor does it create incentive for best use of property in the municipality.

Banyule has adopted differential rating as it considers that differential rating contributes to the equitable distribution of the rating effort. Differential rating allows particular classes of properties to be assessed at different levels from the general rate set for the municipality. Differential rating allows Council to shift part of the rate effort from some groups of ratepayers to others, through different 'rates in the dollar' for each class of property.

Council is entitled to apply many differential rates provided it used CIV as its base for rating.

Section 161 of The Act outlines the regulations relating to differential rates. This section is outlined below:

- 1) A Council must raise any general rates by application of a differential rate, if it uses the CIV system of valuing rates,
  - a) Council considers that the differential rate will contribute to the equitable and efficient carrying out of its functions.
- 2) If a Council declares a differential rate for any land, the Council must:
  - a) Specify the objectives of the differential rate, which must be consistent with the equitable and efficient carrying out of the Councils functions and must include the following:
    - i. A definition of the types of classes of land which are subject to the rate and a statement of the reasons for the use of that rate.
    - ii. An identification of the type or classes of land which are subject to the rate in respect of the uses, geographical location (other than location on the basis of whether or not the land is within a specific ward in Councils district) and planning scheme zoning of the land, and
    - iii. If there has been a change in the valuation system, any provision for relief from a rate to ease the transition for that land, and

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 13 of 25
----------------------	-----------------------------------	-------------------------	---------------

- b) Specify the characteristics of the land which are the criteria for declaring the differential rate.

The maximum differential allowed is no more than 4 times the lowest differential rate. For Banyule, the lowest rate is the Residential Improved rate.

Council has the option of increasing each respective differential rate in order to influence the behaviour of landowners.

There is no theoretical limit on the number or type of differentials which can be levied.

## Differential Rates

### Advantages of a differential rating system

The perceived advantages of utilising a differential rating system are:

- There is a greater flexibility to distribute the rate effort between all classes of property and therefore link rates with the ability to pay and reflecting the tax deductibility of rates for businesses;
- Differential rates allow Council to better reflect the investment required by Council to establish infrastructure to meet the needs to the commercial and industrial sector; and
- Enables Council to encourage particular developments through its' rating approach e.g. encourage building on vacant land.

### Disadvantages of a differential rating system

The perceived disadvantages of utilising a differential rating system are:

- The justification of the differential rate can at times be difficult for the various rating groups to understand, giving rise to queries, objections and complaints.
- Differential rating involves a degree of administrative complexity, as properties can change from one classification to another (e.g. vacant land to residential) requiring Council to process supplementary valuations.

### Objectives of the Rates and Characteristics

Council considers that each differential rate will contribute to the equitable and efficient carrying out of Council functions.

Details of the objectives of each differential rate are set out below.

### Residential/Commercial/Industrial Vacant Land

*Objective:*

To encourage the development of land and to ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:

- 1) Implementation of good governance and sound financial stewardship; and
- 2) Construction, renewal, upgrade, expansion and maintenance of infrastructure assets; and
- 3) Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services; and
- 4) Provision of strategic and economic management, town planning and general support services; and
- 5) Promotion of cultural, heritage and tourism aspects of Council's municipal district.

*Types and Classes*

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 14 of 25
----------------------	-----------------------------------	-------------------------	---------------

Any rateable land on which no dwelling is erected.

*Use and Level of Differential Rate:*

The differential rate will be used to fund some of those items of expenditure and Capital Works described in the Budget adopted by Council.

The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

*Geographic Location:*

Wherever located within the municipal district.

*Use of Land:*

Any use permitted under the Banyule Planning Scheme.

*Planning Scheme Zoning:*

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Banyule Planning Scheme.

### **Commercial/Industrial Improved Land**

*Objective:*

To ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council having regard to the capacity of such land to be used to yield income and the demands such land makes on Council's infrastructure.

Those functions include the:

- 1) Implementation of good governance and sound financial stewardship; and
- 2) Construction, renewal, upgrade, expansion and maintenance of infrastructure assets; and
- 3) Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services; and
- 4) Provision of strategic and economic management, town planning and general support services; and
- 5) Promotion of cultural, heritage and tourism aspects of Council's municipal district.

*Types and Classes:*

Any rateable land which is used, or designed or adapted to be used, primarily for commercial or industrial purposes.

*Use and Level of Differential Rate:*

The differential rate will be used to fund some of those items of expenditure and Capital Works described in the Budget adopted by Council.

The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

*Geographic Location:*

Wherever located within the municipal district.

*Use of Land:*

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 15 of 25
----------------------	-----------------------------------	-------------------------	---------------

Any use permitted under the Banyule Planning Scheme.

*Planning Scheme Zoning:*

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Banyule Planning Scheme.

*Types of Buildings:*

The types of buildings on the land within a differential rate are all buildings that are now constructed on the land.

**Residential Improved Land**

*Objective:*

To ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, having regard to the relative benefits derived from the carrying out of such functions.

Those functions include the:

- 1) Implementation of good governance and sound financial stewardship; and
- 2) Construction, renewal, upgrade, expansion and maintenance of infrastructure assets; and
- 3) Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services; and
- 4) Provision of strategic and economic management, town planning and general support services; and
- 5) Promotion of cultural, heritage and tourism aspects of Council's municipal district.

*Types and Classes:*

Any rateable land which is not Vacant Land, Commercial / Industrial Vacant Land or Commercial / Industrial Improved Land.

*Use and Level of Differential Rate:*

The differential rate will be used to fund some of those items of expenditure and Capital Works described in the Budget adopted by Council.

The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

*Geographic Location:*

Wherever located within the municipal district.

*Use of Land:*

Any use permitted under the Banyule Planning Scheme.

*Planning Scheme Zoning:*

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Banyule Planning Scheme.

*Types of Buildings:*

The types of buildings on the land within a differential rate are all buildings that are now constructed on the land.

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 16 of 25
----------------------	-----------------------------------	-------------------------	---------------

### Cultural And Recreational Lands

*Objective:*

To ensure that the promotion of cultural, heritage and recreational activity occurs within Council's municipal district and that this is supported in a way that encourages appropriate activity and development.

Council has considered the service utilised by the lands and the benefit these lands provide to the community by consideration of their cultural or recreational land use, as required under The Act.

*Types and Classes:*

Under the provisions of the Cultural and Recreational Land Act 1963, the Council levies an amount in lieu of rates payable in respect of recreational lands that have the following characteristics:

Any land which is not Residential Vacant Land, Commercial / Industrial Vacant Land or Commercial / Industrial Improved Land, which is specifically set aside for the use of cultural and recreational pursuits whereby the members do not derive a financial benefit or profit from the activities.

The Act effectively provides for properties used for outdoor activities to be differentially rated unless it involves land that is being leased from a private landowner. The discretion of whether to provide a cultural and recreational lands rate rests with Council.

The amount in lieu of rates payable in respect of each rateable land to which the Cultural and Recreations Land rate applies is determined by the following methodology:

$$\text{In Use Value X (Residential Improved rate X Community Benefit Criteria Discount) X 36\%} \\ \text{(Cost of Council Services available to the entity).}$$

In Use Value has been determined as being 70% of the Capital Improved Value.

The Questionnaire weighting determines the level of benefit these lands provide to the community.

Currently Council has the following properties that are currently defined as Cultural and Recreational properties in accordance with the Cultural and Recreational Lands Act:

1. Ivanhoe Golf Course
2. Rosanna Golf Club
3. Heidelberg Golf Club
4. Yarraman Riders
5. Heidelberg Bowling Club

The Community Benefit Criteria Discount is assessed, based on:

Community Benefit Criteria	Maximum Discount
Social Interaction	20%
Culturally and Linguistically Diverse participation	20%
Access all abilities	20%
Environmental Programs	20%
Employment Opportunities / Volunteer Participation	20%
<b>TOTAL POSSIBLE DISCOUNT</b>	<b>100%</b>

Community Benefit is re-assessed each year as part of the budget preparation process.

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 17 of 25
----------------------	-----------------------------------	-------------------------	---------------

# The Impacts Of Revaluations And Supplementary Valuations

## Purpose

The purpose of this section is to provide an overview of the rate revaluation and supplementary valuation processes.

## Introduction

Revaluations carried out in accordance with the *Valuations of Land Act 1960* are conducted annually and will be conducted by the Valuer-General.

Property values are determined by qualified Valuers comparing each property to the recent sales figures of similar properties in the neighbourhood. The key factors are location, land size, type of house and condition.

The Valuer General of Victoria is responsible for reviewing the total valuation of each municipality for accuracy before certifying that the valuations are true and correct. Valuations are conducted using Best Practice Guidelines formulated and published by the Valuer General Victoria.

## No Windfall Gain

There is a common misconception that if a property's valuation rises then Council receives a "windfall gain" with additional income. This is not so as the revaluation process results in a redistribution of the rate effort across all properties in the municipality. Any increase to total valuations of the municipality is offset by a reduction to the rate in dollar (ad valorem rate) used to calculate the rate for each property. Total income is fixed each year as part of the budget process.

## How does this affect my rates?

The general revaluation process enables Council to re-apportion the rate income across the municipality in accordance with movements in property values. Properties which have increased in value by more than the average will receive a rate increase of more than the headline rate. Properties with an increase in value less than the average will receive a rate increase less than the headline rate.

## Supplementary Valuation

In accordance with the *Valuation of Land Act 1960* further Valuations are required to be carried out between General revaluations, these are known as Supplementary Valuations.

Supplementary Valuations are completed when properties are physically changed by buildings being erected, demolished or altered, when properties are amalgamated, subdivided, portions sold off, rezoned or roads constructed.

Supplementary Valuations are adopted to bring the value of properties into line with values assigned to other properties in the municipality. This is to ensure that as near as practicable the rating valuation reflects the current property condition at the date prescribed for the General revaluation.

# Municipal Charge

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 18 of 25
----------------------	-----------------------------------	-------------------------	---------------

**Purpose**

The purpose of this section is to outline the municipal charge that Council may utilise to apply rates and the issues that Council consider when applying a municipal charge.

**Introduction**

In addition to differential rates, Council may declare a municipal charge to cover some of the administrative costs of Council. Currently the total revenue from a municipal charge must not exceed 20% of the sum total of the general rates and municipal charge combined in a financial year.

The application of a municipal charge represents a choice to raise a portion of the rates by a flat fee for all properties, rather than sole use of the CIV valuation method.

Banyule does not levy a Municipal Charge.

**Advantages of a Municipal Charge**

The arguments in favour of a municipal charge are they apply equally to all properties and are based upon the recovery of fixed costs of providing administrative services irrespective of valuation. The same contribution amount per assessment to cover a portion of Councils administrative costs can be seen as a practical method of recovering these costs.

**Disadvantages of a Municipal Charge**

The argument against a municipal charge is that this charge is regressive in nature and would result in lower valued properties paying higher overall rates and charges than they do at present. The equity objective in levying rates against property values is lost in a municipal charge as it is levied uniformly across all assessments.

## Service Charge

**Purpose**

The purpose of this section is to outline the service rates and charges that Council currently applies and new charges that could be utilised and the issues that Council must consider in making its decision when reviewing these service rates and charges.

Section 162 of The Act allows Council to declare a service rate for specified services.

**Advantages of a Service Charge**

If a service charge is levied for collection and disposal of refuse it is easily understood by the residents as a user-pays system. There is also the ability to identify and apportion the costs of this service.

Service charges are also able to be levied on only those properties that actually receive a service, meaning that relief is provided to ratepayers who don't aren't able to use a particular service.

Service charges are also not subject to the Fair Go Rate Cap (as outlined in Section 2.3), other than in the year of their introduction. This means that as costs of a service move outside of inflation, these costs can be effectively quarantined from within the Rate Cap.

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 19 of 25
----------------------	-----------------------------------	-------------------------	---------------

### Disadvantages of a Service Charge

This charge is regressive in nature and would result in lower valued properties paying higher overall rates and charges. The equity objective in levying rates against property values is lost in a service charge as it is levied uniformly across all assessments.+

The impact of a service charge may also appear disproportionate to the users of the service as it is currently subsidised by the rates paid by owners of non-Residential Improved properties.

### Current Use of Service Charge

Banyule does not currently levy an annual service charge for the collection and disposal of waste to all ratepayers. A standard service is provided to residential rateable properties and is funded from general rates. A service charge for non-standard refuse from rateable properties is however charged (refer 10.6).

### Annual Charges for Non Rateable Land

Banyule charges for the collection and disposal of refuse from non-rateable properties. These charges are declared in the Schedule of Fees and Charges. The revenue received covers the costs of providing this service.

### Annual Charges for Rateable Land

Banyule charges for non-standard and additional collection and disposal of refuse from rateable properties. These charges are declared in the Schedule of Fees and Charges.

## Special Rate Or Charge

### Purpose

The purpose of this section is to outline the special rates and charges that Council currently applies and new charges that could be utilised.

### Introduction

Section 163 of The Act permits councils to declare a special rate in relation to the performance of a function where Council considers that the function is or will be of special benefit to the persons required to pay the special rate.

### Special Rates Schemes

Council currently has 13 Special Rate and or Charge schemes in operation, 11 are Promotional Schemes, one is a Construction Scheme and one is an Aged Services Solar Program

Scheme Name	Finish Date
Rosanna Special Charge	June-2020
Heidelberg Central Special Charge Scheme	June-2021
The Mall and Bell Street Mall Special Rate	June-2020
Montmorency Shopping Village Special Charge	June-2024
Watsonia Special Charge	June-2022
Macleod Village Special Charge Scheme	June-2022
Greensborough Town Centre Special Rate and Charge	June-2022
Eaglemont Village S/C Special Charge	June-2022
Ivanhoe Shopping Centre Special Rate	June-2023
East Ivanhoe Special Charge	June-2023

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 20 of 25
----------------------	-----------------------------------	-------------------------	---------------



Lower Plenty Special Charge	June-2025
Wattle Drive Road Construction	June-2021
Aged Services Solar Program Special Charge	December-2027

### Promotional Schemes

These schemes are declared for strip shopping centres within the City. They are primarily for the encouragement of commerce, retail activity and employment opportunities in and around the scheme area.

Council considers that there would be a special benefit to the area as the viability of the Precinct as a business, commercial, retail and professional area the value and the use, occupation and enjoyment of the properties and the businesses included in the scheme area will be maintained or enhanced through increased economic activity.

The amount collected from the scheme is matched by council (to declared capped amounts) and payments are made to the traders on a quarterly basis.

A decision to review Special Rates and or Charge Schemes occurs at the expiry of the current scheme, not during the budget discussions and is subject to extensive consultation with stakeholders and separate Council discussion and approval.

### Constructional Schemes

These schemes are declared when there is something constructed that would be of special benefit to the persons required to pay it. For example road, drain and car parking construction

The scheme that exists within Banyule is for road construction and it runs for a period of 10 years. Contributors have the option of paying the account in full at the commencement of the scheme and therefore avoiding the financing surcharge or paying it off over a 10 year period.

These schemes are declared as required following extensive consultation with stakeholders and do not form part of the budget process.

### Aged Services Solar Scheme

This scheme is declared for the purposes of assisting older ratepayers to purchase roof-top solar panels. The Aged Services Solar Program runs for 10 years however there is no financing surcharge applied.

## Rebates And Concessions

### Purpose

The purpose of this section is to outline the rebates and concessions that could be utilised and the issues that Council must consider in making its decision when reviewing these rebates and concessions.

### Introduction

Under The Act, Council has the power to grant a rebate or concession in relation to any rate or charge to assist 'proper' development and the preservation of buildings or places of historical, environmental, architectural or scientific importance within the municipality.

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 21 of 25
----------------------	-----------------------------------	-------------------------	---------------

While the original intent of the term 'proper' development has a land use perspective, Councils have been known to use the provision to assist economic development. Rebates and concessions should be used with respect to individual properties within a property class. The legislation intended that differential rates be used to achieve an outcome for a class of properties.

The granting of rebates and concessions results in a higher rating effort being applied to other properties to raise the same level of rate revenue.

#### **State Government Pensioner Rebate**

Pensioners may qualify for a maximum 50% State Government rate rebate (to a gazetted maximum) for the home in which they are living. A rebate will apply for the Fire Services Property Levy. To be eligible, a ratepayer must hold one of the following concession cards:

- Pensioner Concession Card from Centrelink or Veterans' Affairs
- Gold Card from Department of Veterans Affairs specifying War Widow (WW) or Totally and Permanently Incapacitated (TPI).

Other than administrative costs this State Government Rebate scheme is cost neutral to Council as this is fully funded by the State Government.

#### **Council Pensioner Rebate**

Council has the option of introducing a pensioner rebate to complement the existing State Government rebate. A Council Pensioner rate rebate redistributes the rate effort with other ratepayers bearing the cost by way of higher rates and charges. The rate effort for non-pensioners is likely to be greater as the number of pensioners increases.

Once a rebate has been introduced, it may be difficult to remove. Ratepayers receiving the benefit would not support the removal of this benefit.

Council does not grant any further rebates or concessions than those afforded by the State Government Pensioner Rebate scheme.

## **Properties Exempt From Rates**

### **Purpose**

The purpose of this section is to raise awareness of non-rateable properties.

### **Introduction**

The Act provides for properties where the use is charitable, to be non-rateable. Legal precedent has determined that charitable uses include those providing health services, education, religion and services to the needy.

Application for exemption from rating may be made at any time during the financial year and will be assessed based on the usage of the property. Council does not generally allow for any retrospective claims.

### **Department of Human Services Housing**

In relation to the Department of Human Services (DHS) owned housing, properties are rated if occupied. Properties are not rated if unoccupied or not habitable.

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 22 of 25
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There are a number of organisations providing housing for people with low-income, on a voluntary and not for profit basis. The provisions of The Act preclude such residential housing from being non-rateable, even though their use may be regarded as charitable, in the everyday sense of the word.

During 2009 The Act was amended to allow Council to grant a rebate or concession in relation to any rate or charge, to support the provision of affordable housing, to a registered agency.

Council does not provide a rate rebate to support the provision of affordable housing by registered agencies. Assistance for low income households is provided through the State Government pensioner rebate.

A pre-existing agreement is in place for the provision of a 50% rate rebate in relation to certain DHHS elderly persons units. This agreement has no sunset clause subject to the units remaining as housing for the elderly.

## Collections

### Purpose

The purpose of this section is to outline the rate payment options and processes that are in place in relation to payment of rates. It also includes the support provided to ratepayers facing hardship. Council must consider fairness, compassion, confidentiality and compliance with statutory requirements when reviewing these arrangements.

### Liability to Pay Rates

The owner of the land is liable to pay the rates and charges on that land. In certain cases, the occupier, mortgagee or licensee holder is liable to pay the rates.

The Act declares the unpaid rate or charge, interest and costs to be the first charge upon the land, when the land is sold; ensuring Council receives the outstanding monies prior to the discharge of any mortgage and or charges on the land.

### Payment Dates for Rates

Council, in accordance with The Act must allow for the payment of rates by four instalments per annum. The mandatory instalment payments are required at the end of September, November, February and May each year in accordance with the Gazetted dates. Council may allow a person to pay a rate or charge in a single lump sum payment.

Banyule City Council offers payment by instalments only.

### Payment Methods

Council offers a range of payment options including

- Weekly direct debit
- Fortnightly direct debit
- Monthly direct debit
- BPay
- BPayView
- Australia Post billpay (phone & internet)

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 23 of 25
----------------------	-----------------------------------	-------------------------	---------------

- Mail
- Over the counter services at Council Service Centres or Australia Post agencies.

#### **Incentives for Prompt Payment**

Section 168 of The Act provides that incentives may be offered by Council for payment of rates and charges before the due dates.

No incentives are offered by Council for the payment of rates and charges before the dates.

#### **Late Payment of Rates**

Council has determined that the application of penalty interest will be applied on the sixth business day from the gazetted due date. The grace period was adopted by Council July 2014 and will remain in place unless revoked and this will be declared as part of the annual Declaration of Rates and Charges.

Interest penalties will be in accordance with Section 172 (2) of The Act, which allows interest to be imposed on unpaid rates at the rate fixed under Section 2 of the Penalty Interest Rates Act 1983.

Council cannot apply an alternative rate but has the power to exempt any person from paying the whole or part of any interest amount generally or specifically payable.

#### **Debt Recovery – Collection of Overdue Rates**

Council makes every effort to contact ratepayers at their correct address but it is the ratepayers' responsibility to properly advise Council of their contact details. Amendments to The Act require the purchaser of property, or their agents to notify Council by way of notices of acquisition.

In the event that an account becomes overdue, Council has established procedures and guidelines for the collection of the debt. This creates a consistent approach to debt collection and ensures that all ratepayers are treated equally and fairly.

The purpose of the Collection guidelines is to act as a genuine deterrent to ratepayers who might otherwise fail to pay rates on time, to allow Council to recover the administrative cost of following up unpaid rates and to recover any interest cost the Council may incur due to lost investment opportunities. The principle in providing for such penalty is that ratepayers who pay within the required timeframe should not have to subsidise or bear any cost of ratepayers who default in payment.

#### **Waiver/Deferment of Interest, Rates and Charges under Financial Hardship**

Council acknowledges that some ratepayers will experience difficulty from time to time in meeting rate payments due to any number of reasons. Council further understands that relief measures have a cost to Council which must be borne by other ratepayers in either the short or long term.

Many Councils, like Banyule, do not waive rates, however provides support via deferment or payment arrangements for those experiencing financial hardship.

Council recognises there are cases of genuine financial hardship requiring respect and compassion in special circumstances. In accordance with The Act Council has established a policy which includes provisions for the waiver of interest or deferment of rates and charges.

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 24 of 25
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**Special Circumstances Waiver**

Council acknowledges that ratepayers will experience circumstances where they may fail to make payment of their instalment and that this failure to pay on time is a departure from their usual pattern. In these circumstances, upon receipt of a written request from the ratepayer Council may waive interest or associated charges as a “one-off” special circumstances waiver, once the overdue amount has been paid.

## Fire Services Property Levy

The Victorian Government introduced a property based levy to fund the Metropolitan Fire brigade (MFB) and the Country Fire Authority (CFA) from 1 July 2013.

The Fire Services Property Levy replaced the insurance-based funding model as recommended by the Victorian Bushfires Royal Commission.

Under the property-based levy:

- councils collect the levy through rates notices;
- the levy is calculated based on the capital improved value of a property;
- the levy consists of a fixed component plus a variable component calculated as a percentage of capital improved property values;
- the fixed component varies for residential properties and non-residential properties; and
- the levy rate varies for different property types such as residential, industrial, commercial and primary production.

The fire services property levy is shown separately on rate notices.

It is important to note that Council is not raising any additional revenue from the levy; it is merely acting as a collection agency on behalf of the State Government.

Banyule City Council	CD16138 Rating Strategy 2020/2021	Last Amended 27/02/2020	Page 25 of 25
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