

# Ordinary Meeting of Council

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

9 May 2022

## ATTACHMENTS

### 3.1 Inclusive Banyule draft

Attachment 1.	Draft IAE Framework Achievements Report 2017-2021 .....	3
Attachment 2.	Draft Inclusive Banyule 2022-2026 .....	29

### 3.2 Audit & Risk Committee Meeting Minutes - 25 March 2022

Attachment 1.	Unconfirmed Minutes Audit & Risk Committee - 25 March 2022 .....	43
---------------	--	----

### 3.3 Advisory Committees Report - Quarter Three, 2021/22

Attachment 1.	Inclusive Banyule Advisory Committee - Minutes - February 11 2022 .....	61
Attachment 2.	Minutes - RAP Advisory Committee Meeting - 13 April 2022.....	69
Attachment 3.	Banyule Arts and Cultural Advisory Committee - BACAC - Minutes - 3 Feb 2022.....	75
Attachment 4.	BECAAC Meeting minutes March 2022 .....	81
Attachment 5.	Multicultural Committee - Minutes - 8 December 2021 .....	89
Attachment 6.	Multicultural Committee - Minutes- 16 February 2022 .....	97
Attachment 7.	BDIAC - Meeting Minutes - 23 February 2022.....	101
Attachment 8.	FINAL LGBTIQA+ Committee Minutes 17.02.22 .....	107
Attachment 9.	Age Friendly Advisory Committee Meeting 10 February 2022.docx ..	113

### 4.1 Elevating ESD Targets Project - Stage 2

Attachment 1.	Draft Letter to Ministers for co-signing.....	119
Attachment 2.	Part A. Technical ESD and Development Feasibility Report .....	123
Attachment 3.	Part B. Planning Advice Report.....	205
Attachment 4.	Part C. Economic Benefit Cost Analysis Report .....	257
Attachment 5.	Elevating ESD Targets - Draft Particular Provision.....	339

### 4.2 Draft Banyule Residential Parking Permit Policy

Attachment 1.	Draft Banyule Residential Parking Permit Policy .....	353
---------------	---	-----

### 5.1 Amendment C165 - Proposed Heritage Overlay - Consideration of Submissions

Attachment 1.	Amendment C165 Summary of Submissions and Response .....	369
---------------	--	-----

### 5.2 2A Moola Close, Yallambie - Sports Pavilion Additions (P152/2022)

Attachment 1.	Application Plans .....	381
---------------	-------------------------	-----

### 5.3 7 Dunstan Street, MACLEOD - Development of Three Dwellings (P762/2021)

Attachment 1.	Technical Consideration.....	391
Attachment 2.	Advertised Plans .....	395
Attachment 3.	Amended Post-Advertising Plans.....	407

### 5.4 Translating the Banyule Planning Scheme into a New Framework

Attachment 1.	Final Draft Banyule Planning Scheme Translation .....	411
---------------	---	-----

---

Attachment 2.	The New Planning Policy Framework.....	695
<b>7.1 Notice of Intention to Declare a Special Charge - Watsonia Shopping Centre</b>		
Attachment 1.	Proposed Declaration of a Special Charge for the Watsonia Shopping Centre.....	697
Attachment 2.	Key Statutory Processes.....	703
Attachment 3.	Watsonia Special Charge Flier.....	707
<b>7.2 Notice of Intention to Declare a Special Charge - Macleod Village Shopping Centre</b>		
Attachment 1.	Proposed Declaration for the Macleod Village Shopping Centre .....	709
Attachment 2.	Key Stages of the Statutory Process.....	715
Attachment 3.	Macleod Village Shopping Centre Flier .....	719
<b>7.3 Notice of Intention to declare Special Charge – Eaglemont Village</b>		
Attachment 1.	Proposed Declaration of Special Charge - Eaglemont Village.....	721
Attachment 2.	The Statutory Process Key Stages .....	727
Attachment 3.	Eaglemont Village Flyer .....	731
<b>7.4 Notice of Intention to declare Special Rate and Charge – Greensborough Town Centre</b>		
Attachment 1.	Proposed Declaration of Intention Greensborough Town Square.....	733
Attachment 2.	The Statutory Process .....	745
Attachment 3.	Greensborough Town Square Key Achievement Flyer.....	749
<b>8.3 Quarterly Financial Management Report - March 2022</b>		
Attachment 1.	Quarterly Financial Management Report - March 2022.....	757
Attachment 2.	Capital Works Project Monthly Update - March 2022 .....	779

# Achievement Report

Disability Action Plan

Multicultural Action Plan

LGBTIQ+ Action Plan

# Contents

---

## Contents

<b>1.0 Executive Summary .....</b>	<b>3</b>
<b>2.0 Background .....</b>	<b>4</b>
<b>2.0 Purpose .....</b>	<b>4</b>
<b>3.0 Action Plan Achievements .....</b>	<b>5</b>
3.1. Organisational Inclusion Achievements .....	5
3.2 Goal 1: Ensure Council facilities, activities and services are accessible, inclusive and equitable.....	7
3.3 Goal 2: Work in partnership with local service providers to increase inclusion and address service gaps.....	9
3.4 Goal 3: Work in partnership to build the capacity of disadvantaged groups to be involved in community life .....	11
3.5 Goal 4: Education, celebration and awareness raising contributing to building inclusive and equitable communities.....	13
3.6 Goal 5: Advocate on behalf of and with our community to reduce discrimination and disadvantage .....	15
Status.....	15
<b>4.0 Case studies.....</b>	<b>17</b>
Case study 1: International Day of People with Disability.....	17
Case study 2: African Women’s Action Group.....	18
Case study 3: Inclusive Employment Program.....	19
Case study 4: Apprentice Adventures Association Program.....	20
Case study 5: Art on the Walk .....	21
<b>5.0 Partner Feedback.....</b>	<b>22</b>
<b>6.0 Reflections .....</b>	<b>24</b>

## 1.0 Executive Summary

---

At Banyule Council, we are proud of our achievements in creating cultural shifts towards a more inclusive organisation and community. Over the past four-years, the Disability, LGBTIQ+ and Multicultural population action plans have created and fostered momentum in driving inclusion guided by the five action areas of the Banyule Inclusion, Access and Equity Framework. Over the four years of implementation, we deepened our understanding of diversity and inclusion in Banyule, the needs of our community, and harnessed community voice through our Disability, LGBTIQ+ and Multicultural population advisory committees to support the development and implementation of inclusive practices and programs to raise awareness, recognise and celebrate diversity and inclusion in Banyule.



## 3.0 Action Plan Achievements

---

The Disability Action Plan, Multicultural Action Plan and LGBTIQ+ Action Plan were all established under five key goals of the Inclusion, Access and Equity Framework. Actions were delivered in partnership with other areas across Council and with many community stakeholders. The actions were guided by the relevant population advisory committee and reported upon on regularly.

In the tables below, a summary of key achievements from each action plan is presented, as well as some key organisational changes, which have fostered cultural shifts across Council.

It is also important to note that the global pandemic (COVID-19) had a direct impact on the implementation of the Action Plans, with many actions having to be deferred or redirected into alternative formats. Also, as with most organisations, ensuring the wellbeing and safety of our community became paramount during this time, which resulted in the introduction of new and more pertinent initiatives to best meet these changing circumstances.

For each achievement identified, a rating scale has been developed to outline:

- **Status**
  - Completed – No further action is required.
  - Ongoing - Council Officers recommend that more can be done or project can be built upon to create further community benefit.
  
- **Level of Impact**
  - Low – One off or actions addressing single issues with minimum broader community impact
  - Medium – Actions address factors such as community attitudes and behaviours
  - High – Actions address determinants or systemic barriers that support population level change

### 3.1. Organisational Inclusion Achievements

A series of organisational change achievement were implemented across Banyule Council which aimed to elevate the profile of inclusion and diversity along with addressing systems that can have a long term positive impact. Some of these include:

		Status		Level of Impact		
		Completed	Ongoing	Low	Medium	High
<b>Inclusion Achievements: Organisational Change</b>						
1	Council adoption of Diversity Statement that is now embedded in all organisational communication, meetings and events.	x				x
2	Organisation is supported to embed the importance of inclusion in all Council work into the new staff induction program.	x			x	
3	Establishment of the Inclusive Banyule Advisory Committee to support inclusive practices and advocacy across the municipality.		x			x
4	Development of population data sets to inform planning based on evidence and community need.		x			x
5	Enhancing community voice through the development of population advisory committee's representative of diverse community. Committees provided opportunity to input into Council Plan, Vision and key organisational strategies and plans.		x			x
6	Social Procurement target measures adopted and changes being made to Council's purchasing practices so that social enterprises benefit from Council's expenditure		x			x
7	Strengthened Council commitment to Gender Equity, Diversity and Inclusion with the agreed development of Organisational Action Plans.		x			x
8	Commitment to diverse employment opportunities with the implementation and ongoing championing of Inclusive Employment Program		x			x
9	Organisational recognition and celebration of key days of significance in the diversity calendar		x		x	
10	Advocacy to and participation in peak body groups to elevate the needs of diversity groups in Banyule		x			x
11	Ensuring the wellbeing and safety of our diverse community were addressed during COVID 19 and lockdowns by delivering services, partnering and advocating for local support.		x			x



## 3.2 Goal 1: Ensure Council facilities, activities and services are accessible, inclusive and equitable.

This strategy focused on how Council and its services to respond to the needs of the diverse communities. Outcome: People do not face barriers in using Council services facilities and activities.

		Status		Level of Impact		
Goal 1 Achievements : Disability Action Plan		Completed	Ongoing	Low	Medium	High
1	Council embedded the Liveable Housing Guidelines to improve accessible housing in developments of 3+ dwellings		x			x
2	Funding partnership with Whittlesea and Nillumbik Council for the building of a Marveloo (Changing Places Facility) to be used at festivals and events across the three LGAs	x			x	
3	Access audit of all of Council Facilities including the prioritisation of works to address existing access issues.		x			x
4	Development and implementation of inclusive jobs program enhancing employment opportunities for people with disabilities at Council		x		x	
5	Good Access Good Business Guides promoting inclusion of people with disabilities and seniors	x		x		
		Status		Level of Impact		
Goal 1 Achievements : Multicultural Action Plan		Completed	Ongoing	Low	Medium	High
1	Partnered with Montmorency Asylum Seeker Support Group to delivery the Right Track project, a facilitated discussion about refugees and asylum seekers. Council's Executive Management Team also participated in the project	x			x	
2	Developed promotional postcards advertising that key Council information is available in 6 key languages. The factsheets translated but not put online.		x	x		
3	Trial a Women's Only Slide Night at WaterMarc Run weekly Women's Only Swimming at Olympic Leisure until COVID	x		x		
4	Utilize the Shop 48 window space to promote significant events such as Ramadan and World Refugee Week	x		x		
5	Banyule Council signed up to Welcoming Cities	x			x	

		Status		Level of Impact		
		Completed	Ongoing	Low	Medium	High
<b>Goal 1 Achievements : LGBTIQ+ Action Plan</b>						
<b>1</b>	Pronouns included on all Banyule Council staff email signatures on a voluntary basis		x	x		
<b>2</b>	LGBTIQ+ events and days of recognition commemorated internally across the organisation and across the community.		x	x		
<b>3</b>	Supported opportunities to upgrade to gender neutral toilets and signage in Council rebuild and redevelopment projects across the municipality		x		x	
<b>4</b>	Rainbow Tick accreditation successfully retained for Aged and Disability services	x				x
<b>5</b>	Banyule tops the Victorian Local Councils Equality Index as voted by the Victorian Pride Council in 2020, as the <b>only</b> Council who met all 5 of their criteria: <ol style="list-style-type: none"> <li>1. Rainbow Tick Accreditation,</li> <li>2. LGBTIQ Advisory committee</li> <li>3. LGBTIQ action plan,</li> <li>4. flying of the Rainbow flag on council buildings</li> <li>5. participation in the Pride or Midsumma Pride events.</li> </ol>					

INSERT PICTURE

### 3.3 Goal 2: Work in partnership with local service providers to increase inclusion and address service gaps

This strategy focused on partnership and how Council works with other stakeholders to ensure our diverse community has access to relevant services that are inclusive.

Outcome: People do not face barriers to accessing local services and opportunities.

Goal 2 Achievements : Disability Action Plan		Status		Level of Impact		
		Completed	Ongoing	Low	Medium	High
1	Transition support for HACC clients to NDIS for 30 eligible people allowing them to have greater choice in servicing.	x		x		
2	Convening the Disability Services Network on a quarterly basis to promote partnership, information sharing and collaboration.		x		x	
3	Deliver the Carers Week Programs in partnership with Merri Health and North East Partnership to build awareness of local programs for carers	x		x		
4	Partnership with Brotherhood of St Lawrence and LGA's in North to plan and deliver joint advocacy efforts to address local needs		x		x	
5	Research into the impact of COVID -19 on people with disabilities in collaboration with Brotherhood of St Lawrence.	x			x	

		Status		Level of Impact		
Goal 2 Achievements : Multicultural Action Plan		Completed	Ongoing	Low	Medium	High
1	Delivered cultural diversity grants round which provided opportunities for local organisations to deliver events or activities that foster cross cultural learning	x		x		
2	Support the Brotherhood of St Laurence program 'Stepping Stones' providing small business support for recently arrived female refugees, migrants and asylum seekers	x			x	
3	Facilitated the distribution of material aid grants during COVID with Banyule Community Health	x		x		
4	Partnerships with Banyule's Libraries to deliver events and activities for Cultural Diversity Week. Also assisted with a collaboration for Eid with Colours event and Holi Festival. Liaised with and provided support for the Northern Region Indian Seniors Association (NRISA).	x		x		
5	The management of Shop 48 in The Mall in Heidelberg West including developing and strengthening partnerships with key agencies operating from there		x		x	

		Status		Level of Impact		
Goal 2 Achievements : LGBTIQ Action Plan		Completed	Ongoing	Low	Medium	High
1	Promote grant programs and support community stakeholders to design and deliver local initiatives		x		x	
2	Supported Neighbourhood Houses and Libraries to complete training in inclusion and diversity	x			x	
3	Four Inclusive Traders Guides published to provide free training and build capacity in inclusion and diversity of local traders in Banyule		x		x	

INSERT PICTURE

### 3.4 Goal 3: Work in partnership to build the capacity of disadvantaged groups to be involved in community life

This strategy focused on building the capacity of individual community members and communities to assist them to lead local solutions

Outcome: Diverse communities are resilient and engaged in community life.

		Status		Level of Impact		
		Completed	Ongoing	Low	Medium	High
<b>Goal 3 Achievements : Disability Action Plan</b>						
<b>1</b>	Delivery of Active Engagement Project to encourage people with disabilities and disadvantaged groups to utilise leisure facilities to improve their health and wellbeing	x		x		
<b>2</b>	Delivery of event to promote 16 days of activism profiling the impact of violence against women with disabilities.	x			x	
<b>3</b>	Delivery of local jobs forum for people with disabilities to build their understanding of the pathways for work and local options to gain support.	x		x		
<b>4</b>	Engage and support peer community groups to seek and apply for funding to introduce new programs for people with disabilities	x			x	
<b>5</b>	Work experience program "Work Inspirations" delivered to local students with disabilities to support pathways to employment	x			x	

		Status		Level of Impact		
		Completed	Ongoing	Low	Medium	High
<b>Goal 3 Achievements : Multicultural Action Plan</b>						
1	Continued to support Shop 48 – the Harmony Centre facility and connect essential support for services for Heidelberg West community		x		x	
2	Convene the African Women’s Action Group (AWAG) for local young women		x		x	
3	Supported Montmorency Asylum Seekers Support Group by attending meetings, promoting events		x	x		
4	Form partnerships with local traders associations to support the delivery of events for the community. Examples include the Community Iftar for Ramadan in Bell St Mall, and Chinese New Year at Greensborough.		x	x		
5	Participate in the Victorian Local Government Local Government Multicultural Issues Network (VLGMIN) .		x		x	

		Status		Level of Impact		
		Completed	Ongoing	Low	Medium	High
<b>Goal 3 Achievements : LGBTIQ Action Plan</b>						
1	Silver Rainbow working group developed to build capacity across the organisation and in the community to provide culturally safe and sensitive services and awareness of the needs of older LGBTIQ+ residents	x			x	
2	Engaged and supported Alphabet Soup Heidelberg (ASH) to address the needs of trans and gender diverse people	x		x		
3	Participate in the Northern Council’s LGBTIQ+ Network and advocate for shared priorities		x		x	
4	Codesign research project focusing on cohousing for trans and gender diverse, and non-binary youth in partnership with Darebin and Moreland Council and Cohousing Australia		x			x
5	Encouraged stakeholders to engage LGBTIQ+ peak bodies including Asexuals Australia, Intersex Human Rights Australia		x	x		

INSERT PICTURE

### 3.5 Goal 4: Education, celebration and awareness raising contributing to building inclusive and equitable communities.

This strategy focused on how Council works to increase support and develop wider community understanding, appreciation and pride regarding diversity.

Outcomes: The community values diversity and there is reduced prejudice

		Status		Level of Impact		
Goal 4 Achievements : Disability Action Plan		Completed	Ongoing	Low	Medium	High
1	Development and implementation of online disability awareness program for Council staff		x		x	
2	Communication access training and accreditation delivered with Banyule Staff and Leisure Staff	x			x	
3	Annual delivery of International Day of People with Disability events for staff and community including a video and panel discussion on "you cant ask that".	x		x		
4	Members of BDIAC finalists in the Disability Awards with one member awarded outstanding commitment for people with mental illness	x		x		
5	Promotion of Accessible Homes at School Sites Redevelopment Project on Channel 31 Program "Community Designs"	x			x	

		Status		Level of Impact		
Goal 4 Achievements : Multicultural Action Plan		Completed	Ongoing	Low	Medium	High
1	Celebrated World Refugee Day in collaboration with the Montmorency Asylum Seekers Support Group and the Greenhills Neighbourhood House.	x		x		
2	Supported the planning and delivery of the Malahang festival annually		x	x		
3	Provide Advice and Support to the Arts and Culture Team in their planning of key Banyule festivals and events to include Multicultural inclusive practices		x		x	
4	Refugee Welcome Zone promoted through Journey Through Life exhibition, Shop 48, social media and Banner	x		x		
5	Support local events linked to the Muslim community such as the Mosque Open Day, Ramadan and Iftar dinner		x	x		

		Status		Level of Impact		
Goal 4 Achievements : LGBTIQ Action Plan		Completed	Ongoing	Low	Medium	High
1	Acknowledged IDAHOBIT with events and a flagraising ceremony promoted to Council staff and community to attend.	x				
2	Partnered with Alphabet Soup Heidelberg and Sycamore Tree Café to deliver Trans Day of Visibility events	x		x		
3	Partnered with other Northern Council's to host Midsumma stall, and participate in the Pride March.		x			
4	Launched Inclusive Traders' Guide LGBTIQ+.	x			x	
5	Partnered with the Montmorency Traders Association to transform Were Street into the <i>Qwere Street Party</i> as a part of the Midsumma Festival.	<b>X</b>		<b>X</b>		
6	Panel discussions and major art and photographic exhibition from the Australian Queen Archives delivered as part of IDAHOBIT at ILCH.	<b>X</b>		<b>X</b>		

**INSERT PICTURE**



### 3.6 Goal 5: Advocate on behalf of and with our community to reduce discrimination and disadvantage

This strategy focused on Council's advocacy on issues that impact the local community but are beyond Council or community's direct control.

Outcome: People's rights are protected and promoted.

		Status		Level of Impact		
		Completed	Ongoing	Low	Medium	High
<b>Goal 5 Achievements : Disability Action Plan</b>						
<b>1</b>	Ernst and Young Research into the role and potential activities of Aged Care in Banyule and its impact on people with disabilities. Formed advocacy piece to determine priorities at a local level.	x			x	
<b>2</b>	Advocacy to NDIA and housing providers to explore more housing options to meet the needs of people with disability.		x		x	
<b>3</b>	Delivery bi-monthly of the Banyule Disability and Inclusion Advisory Committee to ensure community voice is heard and to advocate for key local priorities including transport and aged care reforms.		x		x	
<b>4</b>	Facilitated Session of "Every Australian Counts" to inform NDIA Report going to local member	x		x		
<b>5</b>	Advocating for local needs in the development of the State Access Transport Strategy in collaboration with the MAV	x			x	

		Status		Level of Impact		
		Completed	Ongoing	Low	Medium	High
<b>Goal 5 Achievements : Multicultural Action Plan</b>						
1	Accepted as a member of the Regional Advisory Council for the metro north region, run by the multicultural Commission, to provide advice and feedback on local issues affecting the CaLD community in Banyule	x			x	
2	Became a member of the Mayoral Taskforce Support Asylum Seekers and supported the advocacy campaign 'Back Your Neighbour' to lobby the Australian Government to reserve funding cuts to the Status Resolution Support Service (SRSS) program.	x			x	
3	Continue to support the Mayoral Taksforce by actively participating in the joint advocacy campaigns		x		x	
4	With feedback from the Committee, draft and submit a letter in response to the Religious Discrimination Bill	x				x
5	Seek advice and feedback on emerging advocacy issues from members of the Multicultural Advisory Committee		x		x	

		Status		Level of Impact		
		Completed	Ongoing	Low	Medium	High
<b>Goal 5 Achievements : LGBTIQ Action Plan</b>						
1	Advocated in favour of the 'Yes' campaign during the Marriage Equality debate. This included flying the rainbow pride flag out the front of Council	x			x	
2	Draft and submit a letter in response to the Religious Discrimination Bill. Advocacy was led by the LGBTIQ+ Committee	x				x
3	Advocacy to ABS Census to include transgender and non-binary categories in census data collection		x			x
4	Seek advice and feedback on emerging advocacy issues from members of the LGBTIQ+ Advisory Committee		x		x	
5	Topped the Pride Lobby's Equalities Index for LGBTIQ+ Inclusion in 2020 for Victoria	x			x	

## 4.0 Case studies

### Case study 1: International Day of People with Disability



On an annual basis, Council delivered a program to celebrate International Day of People with Disability. In December 2018 and 2021, there were external facing programs that engaged community stakeholders to deliver events where community members could participate and celebrate. In 2019 and 2020, Council Officers used the day to build organisational competency by delivering a program that invited questions from staff under the model of “You can’t ask that?” and launched a video on mental health.

In 2021, the program was themed “Let’s Celebrate and Connect Together”. The initiative was seen as important to encourage community to reconnect after two years of lockdowns and di-engagement. The program invited community groups to submit an expression of interest to council outlining their activity, ensuring it was accessible and inclusive of all.

A Program of 15 activities was established and included Auslan Basics, All Abilities Football, Art Installations and Programs, Presentations from Paralympians, All Bodies Clothes Swaps, Stretch and Relaxation Classes, Barrbunin Beek Celebration Lunch, All Abilities Dance, Consultation Sessions, AquaFit Classes, Inclusive Education Seminar, Chat, Connect and Celebrate @ Shop 48, Slide and Women’s Only Slide Night.

The program was well received by the community with over 500 people attending across the programs and activities.

Feedback: Partnership approach worked well. Council coordinating all activities and a centralised promotion allowed for integrated promotion and consistent community messaging. Still some reluctance for community to get involved due to fear of COVID despite safe practices being taken.



## Case study 2: African Women's Action Group

The African Women's Action Group (AWAG) was established in 2014 by a group of ambitious Somali Australian young women. These women identified there was nothing available for young women in their area, so they came together to inspire and empower their community to achieve success through promoting leadership and engagement.

The group is youth driven and supported by the Youth Services team. The women met weekly to identify issues and support the development of their ideas. AWAG achievements include:

**Dance:** Members of AWAG wanted to learn and show traditional dances. The knowledge and skills of these dances are passed through generations. The dances were performed at a number of local events in Banyule.

**I Am Not My Hijab:** This portrait series which aimed to show young African Australian Muslim women for who they are, rather than just being viewed based on what they wear. The theme of the pieces were to show 'the real me' and challenge misconceptions of young people who wear a hijab. A group of Somali Australian young women took part in a 3 week Photography Program and learnt the basics of camera function, portrait taking and editing.

**Ask a Muslim:** Member of AWAG attended community festivals and created opportunities for the community to ask questions of a Muslim person that they might have otherwise been too scared to ask. Community members were invited to sit down, enjoy Somali tea and ask questions.

Due to restrictions resulting from COVID-19 and founding members moving on from the group, AWAG is currently being refreshed. The vision is to re-establish the committee the aim to make AWAG a sustainable community group with the support of Banyule Youth Services.



## Case study 3: Inclusive Employment Program

The first-of-its-kind within local government, the Inclusive Employment Program supports local people experiencing barriers to employment by providing a 6-month job opportunity at Banyule City Council. The roles are tailored to an individual's areas of interest, goals, strengths and ability. While they gain local government experience, participants also have access to tailored coaching and development opportunities to help build their core skills for work and networks.

The program was co-designed with people experiencing barriers to employment, to unpack each touchpoint of the employment journey and identify ways to remove or reduce any barriers. The program has a tailored approach that is accessible and meets the needs, challenges and opportunities for community members.

This program continues to have a significant impact on the lives of many Banyule residents, and our Council benefits too. We have increased access to diverse talent that enhances the diversity and inclusion of our workplace. This allows us to more accurately reflect and meet the needs of Banyule's diverse communities, and it also helps us to experience higher performance by increasing job satisfaction, enhancing innovation and improving customer service.

Within the first few years of the program running, these are some of the outcomes achieved:

- 52 local residents secured a position at Council
- 23 alumni secured ongoing employment at Banyule Council, with a further 10 alumni obtaining casual roles
- 10 alumni secured external employment opportunities
- Increased confidence in workplace skills
- Increased understanding of local government
- Increased motivation to work in local government long-term
- Growth in social and professional networks
- Renewed job satisfaction and engagement among Council staff
- Program has been acknowledged with state and national awards:
  - LG Pro Diversity & Inclusion Award for Excellence 2020;
  - DHHS Award for Excellence in Employment Outcomes; and
  - LG Pro Australia Award for Community Service Delivery 2020.



## Case study 4: Apprentice Adventures Association Program

Apprentice Adventurers Association was a 10-week tabletop roleplaying game workshop for young people in Banyule (aged 12-24) with a disability and/or who are neurodivergent. The program was funded by a VicHealth grant and aimed at provide an opportunity for the attendees to have fun experiences, build social connections, promote confidence and skill development, and offer an entryway into a hobby with unique advantages for combatting loneliness. The program was created in conjunction with A\_Tistic Theatre and guided by a veteran tabletop roleplaying facilitator with lived experience of disability and neurodivergence. Attendees had the chance to sample different games, experimenting with imaginative worlds of fantasy, sci fi, superheroes and even Greek mythology.

As a result of the program the participants were provided an immersive experience and members gained new skills and built new connections as evidenced in the qualitative post-program survey answers from participants. The survey also showed there was significant impact in participants confidence, personal expression and social interaction skills.



## Case study 5: Art on the Walk

Art on the Walk celebrates young artists with a disability and was created to reorient services and projects for young people during the pandemic. Art on the Walk is a strength-based and outcome focused project that uses codesign to elevate young people's voices and experiences and provide an opportunity for young people with a disability to grow and develop their skills.

Art on the Walk was a collaboration of programs and people from the Youth Services team, Jets and young people that provided resources, support and engagement to enable young people to participate and create their designs for Art on the Walk and celebrate young people with a disability. As part of the project the Access Key was launched; Access Key is a document that ensures people of all abilities accessing a service or activity understand what they will see, hear and smell.

The Art on the Walk exhibit was launched on International Day of People with a Disability and continues to have a profound impact on those involved. Outcomes from the project have included:

- Reaffirmed skills and feeling of importance and value in the community for young people



- A sense of pride and an element of surprise when the young people all experienced having 'seen' their art and music in a public place. After 2 years in and out of lock downs and experiencing making art online, conceptually this was very difficult for young people to 'imagine'
- Ongoing advertising for our programs and what Council does for young people in the creative arts by having a QR code on all artworks

**Banyule Youth Services Art on the Walk**  
Friday December 3<sup>rd</sup> to Friday December 17<sup>th</sup>  
Where: The Flintoff walk, Greensborough

The Flintoff Walk is impossible to miss, it includes:

- An enormous modern white building
- Interactive sound/ music scape
- Visual art installation on walls/ planters
- Accessible toilets and walkways

Seating is scattered around the walk including wooden bench seats with back rests

Free Wi-Fi is available

For opening hours and more information on the café refer to:  
<https://www.watermarkbanyule.com.au/>  
Contact info  
[www.banyuleyouth.com](http://www.banyuleyouth.com) or phone: 9457 9855

The walk is used as a public walking space, And community open space

Water fountains are available inside the building and At the café inside

**Sensory Guide**

- Touch**: Open air, Shared space
- Sounds**: Fast music, Fastbeats, People, Echo
- Sights**: Flickering lights, Glare, Art
- Smells**: Food/ Drink, Pool chlorine, Cars





## 5.0 Partner Feedback

Partnerships and positive relationships with external stakeholders has been invaluable in the implementation of each of the Action Plans. Below outlines some of the key feedback points by a selection of stakeholders.

### External Partners

Questions	External Disability:	External Multicultural:	External: LGBTIQ
Partner	<p>Brotherhood of St Laurence – Prepared by Alison Stanyer (Senior Manager) :</p> <p>The Brotherhood of St Laurence provides Local Area Coordination services across a large portion of metropolitan Melbourne. In particular, our office in Greensborough provides services to individuals residing in Banyule and Nillumbik. The role of the Local Area Coordinator (LAC) is to assist people to navigate the NDIS. As part of this, we provide planning and coordination for people with disability to maximise the choice and control over the services they use. This includes supporting people with disability to navigate mainstream services and increase their capability to be an active part of their community.</p>	<p>Victoria Police – Prepared by Albert Fatileh (Leading Senior Constable 30634 Multicultural Liaison NWM Region Div 5) and Ansam Sadik (New &amp; Emerging Community Liaison officer - Community Engagement/ Victoria Police/ North West Metro).</p> <p>Through these dedicated role, Victoria Police build relationships between the community and police. They work to build trust with the community, provide information about policing issues and break down barriers. These role work across Banyule, Darebin, Whittlesea and Nillumbik and provide insight into issues across the region.</p>	<p>Victorian Pride Lobby – Prepared by Nevena Spirovska (Co-convener):</p>
What worked well?	<p>The NDIS was rolled out across the North East Metropolitan Area (NEMA) in 2016. Since this time, our Banyule and Nillumbik Team have had a close relationship with Banyule Council and meet on a regular basis to share information and to determine how to support the work of one another. This has included supporting the implementation of the Banyule Council DAP.</p> <p>BSL greatly values the relationship we have held with Banyule Council over this time. We have attended the</p>	<p>Reaching out to CALD community for support, food and advice.</p> <p>Ability to connect with respected CALD community leaders.</p> <p>Ability to extend reach of CALD community via door knocking, social media and other.</p> <p>Established partnerships helped deal with community issues.</p>	<p>The Committee's representation of Banyule's LGBTIQ+ community is commendable and reflects the diversity of people living in the area. The Committee is engaged and welcoming, allowing participants to actively contribute to discussions and activities. Banyule Council staff always ensures that the space is culturally safe and responsive to the needs of the community.</p>

	<p>Banyule Disability Services Network and have been invited on a number of occasions to present to the Banyule Disability Advisory Committee regarding the NDIS and our services and support we can provide individuals within the local community. Our team has also appreciated the opportunity to be consulted as part of the development of the DAP.</p>	<p>Ongoing on-line meetings of Multicultural Advisory Committee. Preparedness to listen. On going support, grants and advice for Multicultural groups. Promotion of Diversity week events through schools and work places. Keeping open Shop 48 Harmony Centre when able. Support and extension of Himilo Project.</p>	
Challenges?	<p>With regards to assisting the implementation of the DAP, we have found that some of the challenges for our team in supporting this has been managing the demands of our planning workload alongside our community engagement commitments, particularly in the early stages of the rollout of the scheme. Unfortunately, just as we entered a phase where our team had intentions to increase our community capacity building connections, we then struggled to do this in a meaningful way due to the Coronavirus pandemic.</p>	<p>COVID Communication to Elder CALD community. Family conflict, mental health, insecurity, isolation. Alcohol and drug abuse. Prioritisation of support.</p>	<p>Didn't experience any challenges in supporting the implementation of the LGBTIQ+ Plan. The LGBTIQ+ Committee supported the plan well with strong community connections that helped support achieving outcomes and goals, recognising and celebrating the LGBTIQ+ community.</p>
Improvement Opportunities?	<p>Given restrictions have now eased, we are excited to reinvigorate our work in this area. As Senior Manager of the Banyule and Nillumbik Team, I have had a number of recent discussions with Banyule Council on our desire to collate community voice to identify priority areas for future project work. There have also been some great discussions on how to reinvigorate the BDSN with the idea to expand this to include representatives from Nillumbik. We are looking forward to continuing our strong relationship with Banyule Council and to create successful outcomes for community members.</p>	<p>Identifying the key and well connected to CALD community groups. How to communicate best to various CALD groups. More CALD initiatives that bring different CALD groups together such as Multi-Faith events, Ramadan Iftars, Church event</p>	<p>There is scope to build in more active participation from committee members and community alike. This could support boosting understanding and connectivity across the LGBTIQ+ community and also provide Banyule City Council with a snapshot of what is happening in their community and the needs of the community.</p>

## 6.0 Reflections

Officers considered the actions delivered over the last four years and reflected on what worked well, what were some of the challenges and what could be considered in future planning. Some of these include:

Strengths (What worked well in the implementation of the Plans?)	Challenges (What were some of the barriers in implementing the plans or actions?)
<ul style="list-style-type: none"> <li>The Advisory Committees provided for a strong community and population voice. Their insights were invaluable and their feedback influenced cross organisational policy and practice.</li> </ul>	<ul style="list-style-type: none"> <li>COVID -19 – impacted many programs and initiatives with many either being suspended or having to be revised and delivered in different ways.</li> </ul>
<ul style="list-style-type: none"> <li>Having specialist officer with a focus on a population group helped drive, lead change and advocate for a specific needs.</li> </ul>	<ul style="list-style-type: none"> <li>Evaluation and measuring impact was difficult. Effectiveness was more process driven than determining population level change.</li> </ul>
<ul style="list-style-type: none"> <li>Organisational commitment to inclusion exists with many units already delivering initiatives or applying an inclusion lens to their work.</li> </ul>	<ul style="list-style-type: none"> <li>Having three separate plans presented a siloed implementation process which sometimes resulted in duplication.</li> </ul>
<ul style="list-style-type: none"> <li>Solid partnerships with key agencies across the population groups to achieve outcomes.</li> </ul>	<ul style="list-style-type: none"> <li>Overall actions focused on mid to downstream deliverables (events/celebrations/ promotion etc) resulting in less systemic change.</li> </ul>
<ul style="list-style-type: none"> <li>Enabled external organisations to apply an inclusion lens across their work.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion, access and equity did not overlay planning of key projects of Council. Often population groups were considered to late in the implementation process to support greater change.</li> </ul>
What are some of the key learnings?	What are some of the opportunities for improving?
<ul style="list-style-type: none"> <li>That there is often duplication in issues impacting different population groups which could be addressed in an integrated way.</li> </ul>	<ul style="list-style-type: none"> <li>Taking an intersectional approach. Community is not homogenous and considering inclusion as a whole allows for a more rounded perspective</li> </ul>
<ul style="list-style-type: none"> <li>There is a need for more localised data and intel on local issues to support future planning and service provision</li> </ul>	<ul style="list-style-type: none"> <li>Strengthen the evidence base including research and mapping gaps, measures and outcome indicators and evaluation to determine community impact and public value.</li> </ul>
<ul style="list-style-type: none"> <li>There are many areas across Council Services, policy and processes that need to continue to apply an inclusion lens to ensure long term change.</li> </ul>	<ul style="list-style-type: none"> <li>Taking a more integrated approach to planning, implementation and evaluation.</li> </ul>
<ul style="list-style-type: none"> <li>Actions need to be evaluated to determine impact but also lead to continuous improvement</li> </ul>	<ul style="list-style-type: none"> <li>Conduct an organisational inclusion audit to unpack opportunities for improvement in inclusive practices</li> <li>Officers to play a more advisory role from the initial planning stages of key organisational projects.</li> </ul>
<ul style="list-style-type: none"> <li>Actions need to be evaluated to determine impact but also lead to continuous improvement</li> </ul>	<ul style="list-style-type: none"> <li>Evaluation plans and indicators are embedded during the planning process.</li> </ul>

- Low to medium impact activities do not address the long term barriers for people of diverse backgrounds



- New actions need to address and advocate for greater change in system barriers and the determinants where the greatest levels of inequity exist eg housing, employment etc

# Inclusive Banyule

A plan for uplifting social equity for all



# 1.0 Message from the Mayor

---

## INCLUSIVE BANYULE

Since we released our *Inclusion, Access and Equity Framework 2017 –2021* four years ago, Banyule, like many places across the world, has faced significant challenges with the COVID-19 pandemic. As we launch this reimagined *Inclusion Access and Equity Framework* as 'Inclusive Banyule', the pandemic continues to impact the diverse community of people who live, learn, visit or work in Banyule.

With increased economic and health risks, the importance of local connection and social inclusion have never felt closer to home. People survive and thrive more when they are connected not only by place, but by shared values and a sense of belonging to a community.

Throughout this pandemic, we have seen incredible achievements at the community level, with important initiatives, such as food banks to support residents experiencing disadvantage, and a proliferation of informal networks of connection, support and neighbourliness, including those in digital spaces. Council has also continued to provide local jobs and services, including our award-winning Inclusive Employment Program, to support those who are vulnerable or experiencing disadvantage.

Under Victorian, federal and international laws, Council has a mandate to ensure that the services we provide, the culture of our organisation and the culture we support locally, is one of fairness, equality and inclusion. Core to our role as a leading local stakeholder is to ensure we embed and enact principles of good access, equity, participation and basic human rights for everyone in our community.

Inclusive Banyule uses four simple levers to drive an inclusive and connected local community. We will do this by tackling barriers to access, by driving equity for groups vulnerable to disadvantage, such as First Nations people, people living with disability, older people, and multicultural and LGBTIQ+ communities living in Banyule. In addition to fostering change through our community action plans, Council recognises that every one of us has a right to social justice and community inclusion.

Understanding this, we hope to drive participation in the civic, cultural and economic life of our municipality, with a focus on meeting everyone's basic human right to social justice and to individual and community wellbeing – aspirations echoed in our Community Vision 2041 developed by you:

***“We in Banyule are a thriving, sustainable, inclusive and connected community. We are engaged, we belong, and we value and protect our environment.”***

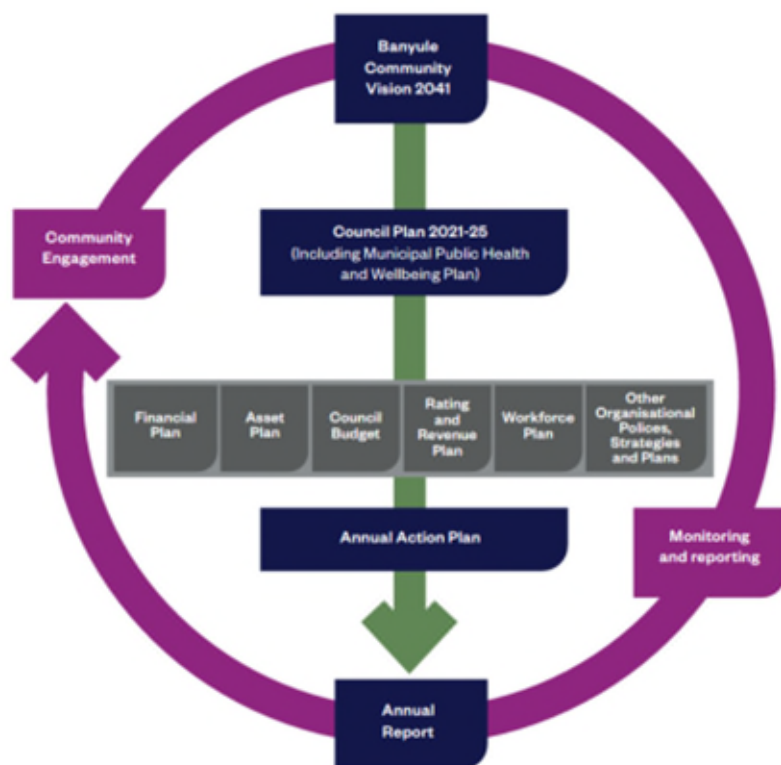
## 2.0 Policy Context in Banyule

Inclusive Banyule represents the next step in maturing Council's approach to inclusion. It re-iterates our commitment to Banyule's diverse communities and guides the ways that Council works to promote and foster diversity and inclusion across our organisation and the municipality. It will support our community to take one step closer to achieving the Banyule Community Vision 2041.

*A safe, healthy, vibrant and connected community where people of all ages and life stages love to live, work and stay; diversity and inclusion are valued and encouraged.*

"An inclusive society is defined as a society for all, in which every individual has an active role to play. Such a society is based on fundamental values of equity, equality, social justice, human rights and freedoms, as well as on the principles of tolerance and embracing diversity" UNESCO 2012

Uplifting inclusion across communities and neighbourhoods, and within our own organisation is a Council priority and embedded in the *Council Plan 2021-2025*. Whilst inclusion is an integral part of Priority Theme 1: *Our Inclusive and Connected Community*, an inclusive lens is applied across all six priority themes. Figure 1 indicates the relationship of Inclusive Banyule with Council's planning frameworks. It represents as an organisational plan in his hierarchy.



Across Australia and the world, there is a commitment to the elevation of human rights and social inclusion for everyone. The United Nations Sustainable Development Goals provide a global call to action that informs Inclusive Banyule. Council plays a leading role in local efforts to improve society, support people and pursue economic prosperity for all. Inclusive Banyule addresses inclusion in alignment with these global goals.



Inclusive Banyule also aligns to and upholds responsibilities under Federal and State policy and legislation that ensures everyone can participate in society and that conditions are created to ensure equal opportunity for all. Legislation include, but is not limited to:

- Disability Act 2006- requires Council to reduce barriers to accessing goods, services and facilities; and obtaining and maintain employment. Promote inclusion and participation in the community and achieve tangible change in attitudes and practices that discriminate.
- Gender Equality Act 2020- requires Council to consider and promote gender equality; and take necessary and proportionate action towards achieving gender equality.
- Public Health and Wellbeing Act 2008- requires Council to create an environment which supports the health of community members and strengthen the capacity of people to achieve better health.
- Child Wellbeing and Safety Act 2005- requires Council to support all children to reach their full potential and participate in society irrespective of their family circumstances and background.
- Local Government Act 2020- requires Council to achieve the best outcomes for the community and future generations.
- Charter of Human Rights and Responsibilities Act 2006- imposes an obligation on Council to act in a way that is compatible with human rights.
- Multicultural Victoria Act 2011- in alignment with this Act, all Banyule residents are equally entitled to access opportunities and participate in and contribute to the social, cultural, economic and political life.
- Racial and Religious Tolerance Act 2001- in alignment with this Act, Council promotes the full and equal participation of every person in a society that values freedom of expression and is an open and multicultural democracy.

Inclusive Banyule is our localised commitment to our diverse community. We come from different cultures, with different languages, diverse abilities and our own sexual and gender identities. As a community, we recognise and support people through different ages and life stages; we take pride in our Aboriginal and Torres Strait Islander heritage and our broader cultural and environmental legacy.

Council also acknowledges that diverse identities, attributes or characteristics, can increase an individual's vulnerability to discrimination and social exclusion, and evidence shows that this can be extended to include identified community groups. There are protections against discrimination under Australian and Victorian Equalities and Human Rights legislation for people with disabilities and their carers, for First Nations People, the LGBTIQ+ community, on grounds of race or religion, gender or age. Any intersection between these protected identity factors, or combination with circumstances such as financial disadvantage can leave individuals particularly vulnerable to social exclusion.

Council has long recognised the richness that a diverse community brings to Banyule and the importance of working with communities to address inequities. In 2014, we were one of the first Melbourne Councils to develop and implement an Inclusion, Access and Equity Framework. From here, we worked with our more marginalised communities to develop population Action Plans.

Our community Advisory Committees, whose members past and present, have helped us drive positive change across Banyule for groups more vulnerable discrimination and social inclusion.



## 3.0 Social Inclusion in Banyule

---

Inclusive Banyule seeks to be inclusive of everyone. This Inclusive Banyule Statement represents our commitment to inclusion:

*Banyule's Inclusive Banyule Statement: Our community is made up of diverse cultures, beliefs, abilities, bodies, sexualities, ages and genders. Council is committed to access, equity, participation and rights for everyone; principles which empower, foster harmony and increase the wellbeing of an inclusive community.*

Council seeks to create communities and neighbourhoods where everyone has equitable access to opportunities and resources.

Over the next four years, we will make progress towards achieving the Banyule Community Vision 2041 by embedding the pillars of social justice, access, equity, participation and rights into our daily work. If we succeed, we believe people will experience these outcomes:

**Access** - Everyone can access places, spaces, services and programs that meet their needs.

**Equity** - Everyone is ensured equal opportunity and has their difference recognised and valued.

**Participation** - Everyone has the opportunity for real participation in the decisions that govern their lives.

**Rights** - Everyone's difference is celebrated, ensuring we live in harmony and without risk of discrimination or violence.

### Inclusive Banyule goals

Over the life of this Inclusive Banyule Plan, we hope to create change by achieving these goals:

1. Being an equitable and inclusive workplace and increasingly diverse workforce as outlined in Council's Our People Strategy 2024 and workplace Gender Equality Action Plan 2021-2025
2. Delivering equitable and inclusive services, places and spaces; and
3. Recognising and strengthening diverse communities and neighbourhoods.

### Inclusive Banyule priority issues

Understanding the needs and aspirations of our communities and neighbourhoods supports Council to identify and prioritise issues and opportunities. Over the next four years, Council will collaborate to address priority inclusion issues.

By focusing on these issues, Council believes people will experience improved outcomes as it relates to the social justice pillars of access, equity, participation and rights:

- Gender equity and family violence
- Accessible and diverse housing and infrastructure
- Connected communities and liveability
- Employment pathways and workplace conditions
- Social and mental health supports
- Environment and sustainability

## 4.0 Inclusion benefits everyone

Everyone benefits when we consider the needs of all people, and offer additional focus to communities who experience greater levels of disadvantage and social inequities .

The outcomes of adopting a social justice approach to inclusion is compelling. Deloitte Access Economics (2019) modelling and analysis indicates that a more inclusive society increases the Australian economic dividend by \$12.7 billion annually. Vic Health (2005) states that inclusion has a ‘powerful and protective effect on public health’ .

When we focus on access, equity, participation and human rights, we can influence significant, measurable impacts:

**We see an uplift in:**

- Positive health behaviours and self esteem
- Improved mental and physical health
- Employment outcomes and access to wider talent pool
- Increased productivity in the workplace
- Boost to inclusive economic growth
- Improved quality of life
- Stronger sense of social identity and social cohesion
- Perceptions of safety

**We see a decrease in:**

- Cost of delivering social services
- Rates of loneliness
- Rates of mortality, cognitive & functional decline
- Rates of depressive symptoms
- Dependencies on social welfare
- Levels of poverty
- Rates of crime and engagement with the justice system

### Inclusion starts with addressing inequities

There are groups within Banyule that experience structural disadvantage, occurring as a result of mainstream policies and programs not meeting everyone’s needs or offering equal opportunities, and this can lead to poorer social, health and economic outcomes. To address inequities, Banyule recognises and seeks to support a range of identified groups including but are not limited to:

- |  |                                    |                             |
|--|------------------------------------|-----------------------------|
| First Nations people                     | Multicultural communities          | Women and girls             |
| Children in out-of-home care             | Young people aged 12 to 25         | Older adults                |
| Faith communities                        | LGBTQIA+ communities               | People with disability      |
| People working in the sex industry       | People experiencing homelessness   | Victim survivors            |
| People experiencing mental health issues | Refugees and people seeking asylum | People experiencing poverty |

### Intersectionality

Intersectionality refers to the ways in which different aspects of a person’s identity can expose them to overlapping forms of discrimination and marginalisation. Council recognises that individual characteristics that inform our social identity do not exist independently from each other. Rather they often intersect to create complex forms of inequities as a result of systems and structures that disadvantage certain population groups or people with specific characteristics. Intersectionality is considered a fundamental approach and embedded in Council’s approach to inclusion.

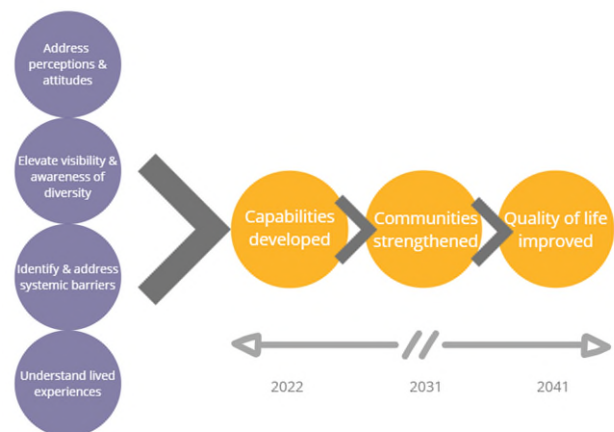


Figure 1 Projected long-term impact

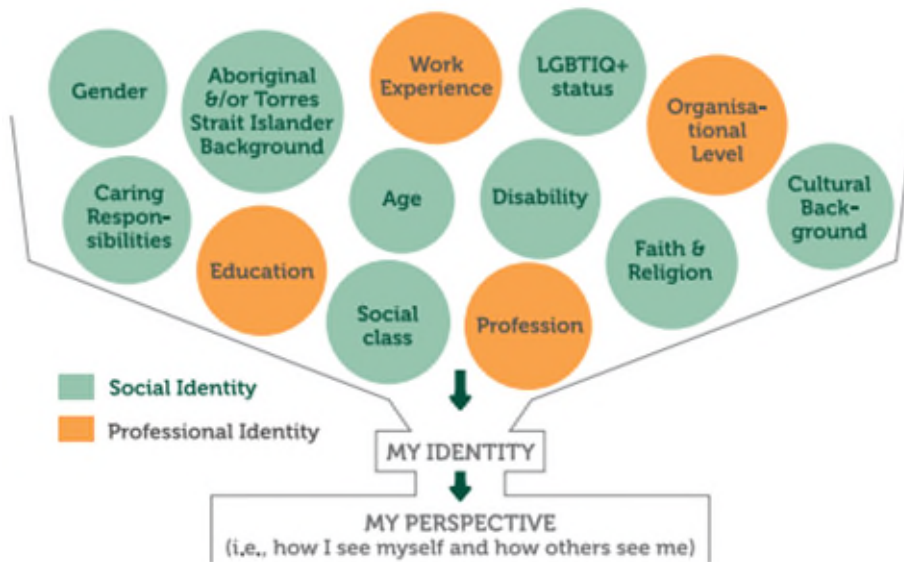


Figure 2 Intersectionality

## 5.0 Diversity in Banyule

Banyule residents identify with incredibly diverse backgrounds and differ across a number of dimensions such as age, religion, culture, gender, LGBTIQ+, experience of physical and mental disability and socio-economic background. Given the diversity of the Banyule population, achieving social inclusion is even more important.

### Population

- Estimated Resident Population for 2020 is 131,940
- 51% female
- 706 First Nations people

Population growth between 2022 – 2026 is 5,516 people.

### Age

- Median age 39 years (higher compared to Greater Melbourne - 36 years)
- Children aged 0 – 11 years represent 15% of Banyule Population
- Youth aged 12-25 years represent 16% of Banyule's total population.
- Increasing population of older residents. By 2026 there will be an increase by 23% of people over 60 years old.
- 64% of elderly (aged 85+ years) are female (or nearly 2 in 3).

### Disability

- More than 22,000 residents (or 17%) are estimated to have a disability.
- 6,077 residents (or 5%) have a need of assistance in their daily core activities due to disability (i.e. severe disability).
- Females are more likely than males to have a need for assistance with daily core activities due to a disability (i.e. Of the total number of residents in need of assistance, 56% are female while 44% are male.)
- 72% of people over the age of 65 have a disability or significant impairment

- In Banyule, there is a greater concentration of people with disability in Heidelberg West (8.1%), Watsonia (6%) and Lower Plenty (6%).
- 13% of people provide unpaid assistance to a person with disability, long term illness or old age.
- 34% of people with a disability and 27% of people with a profound disability over 20 years have completed year 12.
- In 2019, 53% of people with disability and 27% of people with profound disability participated in the labour force.
- 38% of households with a person with disability have a low level of household weekly income compared to households that do not.

## Cultural and linguistic diversity

- 23% of residents are born overseas and residents come from over 140 countries.
- Main overseas countries of birth: UK, China, Italy, India.
- 22% of residents speak a language other than English at home, around 120 different languages.
- Main non-English languages spoken at home: Mandarin, Italian, Greek, Cantonese, Arabic.
- 3% of residents have difficulty speaking English.
- The suburb of Heidelberg West has the largest Somali population in Australia.
- Religion (51% Christianity, 35% No religion, 2% Islam, 2% Buddhism).
- From 2014 to 2020, there was a 25% increase in the number of people who settled in Banyule with a Bridging E Visa.

## LGBTIQA+

- Estimated up to 11% of Australian population.
- 221 couples living in a same-sex relationship (123 female same-sex couples and 98 male same-sex couples).

## Income

- 15% low income households (less than \$650 per week).
- 27% low income households in Heidelberg West / Bellfield.
- Lower median income for females compared to males.

## Social housing

- Heidelberg West has the highest concentration of social housing across Greater Melbourne (34%).

## SEIFA index of disadvantage

- Overall Banyule SEIFA index of disadvantage is 1055 with the highest level of disadvantage being Heidelberg West/ Bellfield 864.1 with the least disadvantage being Eaglemont at 1125.
- Suburbs in Banyule's West Precinct have the lowest SEIFA scores across the municipality and score below the state and national average.

## Households

- 34.3% of households are couples with children
- 81% of sole parents are female.
- Among older adults aged 50+ years, females are more likely than males to live alone.
- 10% older lone person households (aged 65+ years).
- Macleod has the greatest number of older living on their own (13.7%).
- 10% single parent families.
- 14% of Heidelberg West / Bellfield households without a car (compared to 6% for Banyule).

## Employment

- Overall unemployment rate is 5.5%

- 14% youth unemployment rate (25% or 1 in 4 in Heidelberg West / Bellfield).
- 6% disengaged youth (13% in Heidelberg West / Bellfield).
- Females are less likely to be in the labour force than males (58% compared to males 67%).
- Females are more likely to work part-time than males (51% compared to 22%).
- Main local industries are Health Care and Social Assistance (15.1%), Education and Training (11.3%) and Professionals, Scientific Technical Services (9.3%)

## Unpaid work

Females are more likely than males to;

- provide unpaid childcare (32.5%)
- provide unpaid care (15.2%)
- do unpaid domestic work (77.4%)
- volunteer (22.2%).

## Homelessness

- Estimated 326 persons.

## Family violence (crime stats in Banyule)

- Females more likely to be victims of family violence than males.

# 6.0 How we create change

---

Inclusion is an integral feature within the Banyule Community Vision 2041 and embedded in the Banyule Council Plan 2021-2025 and Council's organisational values.

In alignment with the Local Government Act 2020, Council adopts an integrated strategic approach to planning, delivering and reporting. Applying a social justice lens to all our work will position Council to accelerate progress to achieve the Banyule Community Vision 2041.

The Inclusive Banyule Plan will guide Council's actions over the next four years and will bring Council closer to achieving the Banyule Community Vision 2041. Our change approach acknowledges that progress is driven by thinking, learning and adapting. We will take a systems thinking view, underpinned by actions that:

- Elevate the visibility and awareness of diversity
- Address perceptions and attitudes
- Build understanding of lived experiences
- Identify and address systemic barriers.

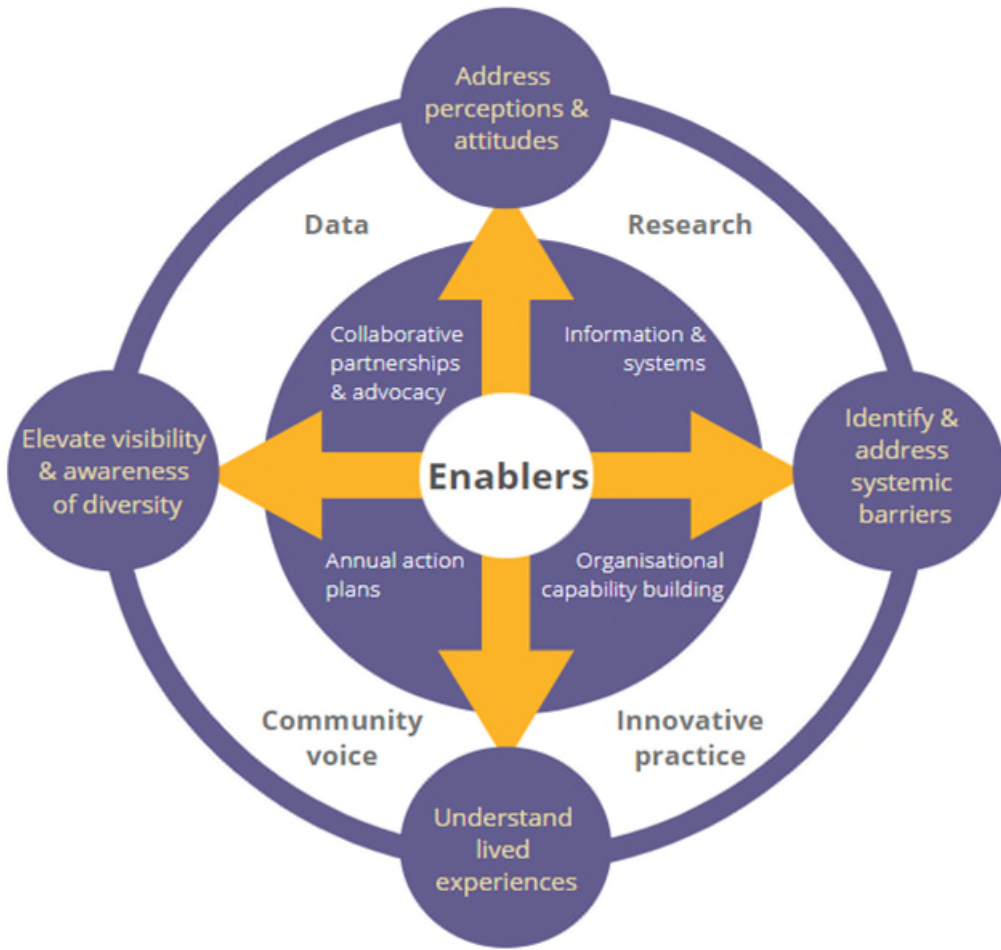


Figure 3 Enablers for change

Council will develop an annual Inclusive Banyule Implementation Plan and report on our progress yearly. Our actions will remain targeted and intentional and will feature a blend of planned and deliberately emergent activities that create multiple and sustainable community benefits. Figure 3 outlines the parameters defining this intersectional approach.



Figure 4 Integrated planning approach

## 7.0 Measuring success

---

To deliver the Banyule 2041 Community Vision and Strategic Objectives, Council needs to achieve positive change. We consider this a process that can be achieved by being accountable for our performance. We will use three methods to demonstrate accountability.

### Our Outputs

Defining and measuring our outputs is an important first step. Annually we will report on outputs including but not limited to:

1. # measurable progress against gender equality indicators per Gender Equality Action Plan 2021-2025
2. # of new policies, programs or services, which have a direct and significant impact on the community have undertaken a Gender Impact and Equality Assessment, this includes applying an intersectional approach. Reporting the impact biennial to the Gender Equality Commission and publishing the recommendations and findings on our Council's website
3. # of staff who completed Diversity and Inclusion training and demonstrate an understanding of knowledge of diverse communities can be applied to practices.
4. # initiatives supporting diverse workforce and community
5. # of Council's community buildings that fully or partially meet Universal Access standards
6. # community engagement activities that have specifically included identified community groups
7. # capability development programs or supports delivered to community groups
8. # of advocacy issues addressed that impact Council's new policy, programs and services.

### Quality improvements

Council is committed to improving the quality of our work. We will measure how well we delivered our projects using several tools, including:

- Customer satisfactions surveys
- Community satisfaction surveys
- Household surveys
- Self-assessment tools including internal Benefits Realisation Framework.
- Workforce diversity and inclusion surveys

### The impact

Ultimately, Council wants to work with the community to create positive impact. The benefits sometimes take many years to reflect in statistics. As we monitor and report on statistical trends over time, we will measure our impact by consulting with our identified community to determine these questions:

"Is anyone better off as a result of our actions?"

"Should we be continuing these actions?"





## 8.0 Governance of Inclusive Banyule

---

Council's Inclusive Banyule Advisory Committee will play a fundamental role in overseeing the delivery of this Plan, informing the annual Inclusive Banyule Plan actions and monitoring progress.

An annual action plan will be developed in consultation with our Inclusive Banyule Advisory and population committees, and through community consultation. Council is taking an integrated planning approach whereby responsibilities for uplifting inclusive practices are shared across the organisation. Council's Community Impact Team will lead a coordinated and integrated response, in partnership with People & Culture, who will lead change to create an inclusive Banyule workplace.

Implementation of Inclusive Banyule will be delivered through existing Council funding and new initiatives projects. External funding through grants and partnerships will be routinely sought to drive further investment.

For more information about the Inclusive Banyule Plan, please contact the Community Impact team on 03 9490 4222 or visit Council's website.



**Banyule  
Audit & Risk  
Committee**

**UNCONFIRMED  
Minutes**

**25 March 2022**

**commencing at 13:00**

***1 FLINTOFF STREET,  
GREENSBOROUGH***

## Banyule Audit & Risk Committee

### Minutes

#### Present Committee

Dr Irene Irvine - Chairperson  
Prof Stuart Kells – Independent Representative  
Mr Gregory Rimmer-Hollyman – Independent Representative  
Cr Mark Di Pasquale – Committee Delegate  
Cr Peter Dimarelos - Committee Delegate

#### Guest Councillors

Mayor, Cr Elizabeth Nealy

#### Officers

Allison Beckwith – Chief Executive Officer  
Darren Bennett - Director Assets & City Services  
Natasha Swan – Director City Development  
Marc Giglio - Director Corporate Services  
Kath Brackett – Director Community Programs  
Tania O'Reilly – Manager Finance & Procurement  
Toni Toaldo – Manager People & Culture  
Paul Wilson – Audit Support Officer (Minute Taker)

#### Guest Officers

Melissa Sammut – (Acting) Coordinator Risk & Insurance  
Armando Giaccotto - IT Infrastructure & Operations Coordinator

#### Internal Auditors

Lynda Cooper – Crowe Horwath

#### External Auditors

Nick Walker – HLB Mann Judd.

#### Apologies

Cr Peter Castaldo – Substitute  
Andrew Zavitsanos – Crowe Horwath  
Alison Stewart - HLB Mann Judd

#### Disclosure of Interests

- Mr Gregory Rimmer-Hollyman advised he is currently the Interim Chief Audit & Risk Officer for the Victorian Department of Health (DH). Whilst there are currently no reports where there could be a conflict of interest, the Committee noted this for future reporting.

#### Matters arising from the In-Camera meeting

- The internal auditor informed the Committee, in respect to recent audits Council is providing co-operation and is forthcoming on all information requested.

**MINUTES BANYULE AUDIT & RISK COMMITTEE****25 MARCH 2022****General Discussion**

- The Chairperson welcomed the new attendees to the meeting; Natasha Swan – Director City Development and Armando Giaccotto – IT Infrastructure & Operations Coordinator.
- The Committee informed management that all the reports in the agenda were extremely detailed and professional and asked Council to pass on their congratulations to all Council offices involved.
- The Committee requested items 1.12, 1.14, and 1.16 to be added to the reports for discussion.
- The Committee requested item 1.07 be discussed first and item 1.01 to be discussed once the external auditor was available to join the meeting remotely.

**Confirmation of Minutes**

*That the minutes of the Banyule Audit & Risk Committee held 10 December 2021 be confirmed.*

*Banyule Audit & Risk Committee held 10 December 2021*

Moved: Mr Greg Rimmer-Hollyman

Seconded: Cr Peter Dimarelos

CARRIED

**Reports****1. COMMITTEE REPORTS FOR DISCUSSION****1.7 CYBER SECURITY ESSENTIAL 8 - IMPLEMENTATION UPDATE****SUMMARY**

1. The ACSC's Essential 8 are the most effective mitigation strategies organisations can adopt to protect themselves against cyber threats. Banyule IT has been working on implementing these strategies.
2. In July 2021 the ACSC updated the Essential 8 maturity levels and strategies in a significant way that had a major impact on our implementation plan.
3. The Crowe audit was completed on the previous edition of the Essential 8 prior to the July 2021 update.
4. This report will focus on the new version of the strategies.
5. The Essential 8 is an ongoing commitment that spans over multiple years to implement and continue to enforce best practice in Security.
6. The estimate in budget that will be required is approx. \$100,000 which will cover any software and consulting that is needed to achieve any of the strategies. Existing budget and resources can cover these outcomes
7. VAGO and the Audit and Risk Committee has recommended to reach maturity level 2 for each strategy.

**MINUTES BANYULE AUDIT & RISK COMMITTEE****25 MARCH 2022****Commentary**

- The IT Infrastructure & Operations Coordinator informed the Committee there has been a lot of controls implemented around the Essential 8 process and believes Council can achieve most of them in the short term.
- Council has been progressing through the recommendations and implementing (and completing) quite a few already however, it will be another two years before Council is able to implement them all and achieve maturity level 2. There has been a large amount of work around compliance controls.
- The Committee congratulated Council on the work completed and asked if the progress (to date) required staff to upskill or work longer hours – how was Council able to achieve this with minimal spend?
- The Committee thanked the IT Infrastructure & Operations Coordinator on the progress made and acknowledged that this had been implemented whilst being the (acting) IT manager.
- The Mayor left the meeting at 1:20pm

**Resolution**

That the Committee endorse and support the ongoing work needed to achieve the Essential 8 strategies.

Moved: Dr Irene Irvine

Seconded: Cr Mark Di Pasquale

CARRIED

## **1.2 CROWE HORWATH - SUMMARY OF PROGRESS REPORT (DECEMBER TO FEBRUARY 2022)**

**SUMMARY**

1. This report provides the Banyule City Council's Audit and Risk Committee (ARC) with the status of internal audit activity as at 15 March 2022.
2. The Developer Contributions internal audit report is tabled at this meeting
3. Planning has commenced the following internal audits:
  - Business Continuity /IT Disaster Recovery
  - OHS Follow Up
4. The following draft MAP's have been prepared and are tabled at this meeting:
  - HR Management
  - Fraud and Corruption
5. Every quarter, Crowe (Melbourne) reviews recent reports and publications by government agencies and other sources that may impact on public sector agencies and local government.
6. A summary report titled 'Curious Eyes' is provided as a separate attachment.

**Commentary**

- The internal auditor advised the Committee that the internal audit plan for 2021 has now been completed and the internal audits planned for 2022 are progressing and on track.
- The Committee thanked the internal auditor for the progress update.

**Resolution**

That the Committee note and receive the Internal Audit Progress Report as at 15 March 2022.

**MINUTES BANYULE AUDIT & RISK COMMITTEE****25 MARCH 2022**

Moved: Mr Greg Rimmer-Hollyman  
Seconded: Prof Stuart Kells

CARRIED

**1.3 CROWE HORWATH - INTERNAL AUDIT - DEVELOPER CONTRIBUTIONS - SEPTEMBER 2021****SUMMARY**

1. Councils collect local infrastructure contributions from developers. The Developer Contributions can be cash payments or in-kind works, facilities or services that developers and landowners provide contribute towards the supply of infrastructure.
2. A Development Contribution Plan is a mechanism used to levy new developments for contributions towards planned infrastructure needed by the community.
3. The Banyule Development Contribution Plan (DCP) includes 321 infrastructure projects with a value of \$64 million to be delivered between years 2016 and 2036.
4. This internal audit focused on the management of governance, internal controls and transparency of information over the lifecycle of Developer contributions.
5. The Victorian Auditor General's Office has issued a performance audit to Parliament in March 2020. The report findings were considered as part of this internal audit.
6. Our report does not identify any high-risk issues.

**Commentary**

- The internal auditor informed the Committee the review on Councils developer contributions did not identify any high risk issues. The review was done on complex areas and recommendations were made around improvements and all timeframes set by management have been accepted.
- The internal auditor advised the Committee the upcoming internal audit on fraud will include conflict of interest and suggested this area be added to the scope for consideration.
- The Committee highlighted the high risk around developer contributions and asked for historical disclosure be completed on any previous major project. There is potential for exposure and suggested all existing staff should sign a blanket declaration form for any previous COI's.
- The Committee asked for a one page report come back to the next meeting on the last two major (DCP) contributions charged.
- The Committee said that whilst there are no identified high risks identified by the independent review conflict of interest should be considered high.
- The internal auditor clarified for the Committee that the developer contributions audit did not focus on the Statutory Planning part of the process.
- The Committee requested the scope for the upcoming audit on Fraud & Corruption should now include a review on the process of planning fees paid as a priority.
- The Committee recommended that moving forward Council should have an 'eyes on approach' to developer contributions. Council needs to maintain independence of inspectors.

**Resolution**

That the Committee:

1. The current controls in place to manage Developer Contributions need to be strengthened.
2. The internal audit identified a range of controls that should be implemented and/or improved to reduce the identified weaknesses and exposures.

5

**MINUTES BANYULE AUDIT & RISK COMMITTEE****25 MARCH 2022**

3. The report does not identify any high-risk issues.

Moved: Dr Irene Irvine  
Seconded: Prof Stuart Kells

CARRIED

**1.4 CROWE HORWATH - MEMORANDUM OF AUDIT PLAN - 01 MAY 2022 TO 30 JUNE 2022****SUMMARY**

1. The 12-month Strategic Internal Audit Plan for the period 1 October 2021 to 30 September 2022 was approved by the Committee at its meeting on 17 September 2021.
2. In accordance with this annual audit program, the following two internal audits are to be undertaken during the periods of 1 May 2022 to 30 June 2022 to assess whether the controls and procedures are operating satisfactorily:
  - Human Resources
  - Fraud and Corruption Practices
3. The proposed scope for each review is now submitted to the Committee for consideration and endorsement.

**Commentary**

- The Committee reaffirmed the Fraud and Corruption review should include COI management across Developer Contributions.

**Resolution**

That the Committee:

1. Review the objectives of the Human Resources and Fraud and Corruption Practices Internal Audits
2. Provide feedback on the scope of these audits.

Moved: Dr Irene Irvine  
Seconded: Cr Peter Dimarelos

CARRIED

**1.5 COMPUTER ASSISTED AUDIT TECHNIQUES (CAAT'S) - QUARTERLY REPORT****SUMMARY**

1. In line with the Computer Assisted Audit Techniques (CAATs) works program for 2021/22, planned quarterly tests were undertaken internally by Banyule City Council officers and the results reported to Audit and Risk Committee.
2. The primary objective of the tests is to ensure that the relevant controls, processes, and practices are adequate, accurate, and complete.
3. Overall, Rates, Accounts Payable, and Procurement processes, and practices are operating effectively.
4. Detailed findings and actions are provided in the report.

**Commentary**

- The Manager of Finance & Procurement said that council are making reasonable progress to manage purchase order compliance within the procurement policy.



**MINUTES BANYULE AUDIT & RISK COMMITTEE****25 MARCH 2022**

- Over the past 18 months Council officers have been further educated and have a greater understanding of acceptable procurement practices, evidenced through a continual reduction of non-compliance being reported across the period.
- The Committee said it was a very detailed report and the percentage of non-compliance has significantly reduced.
- The Committee passed its congratulations on to Council on the work that has been done so far and agreed that, following a verbal update to come back to the Committee in December, Council can then return to annual reporting on non-compliance of purchase orders.

**Resolution**

That the Committee note:

1. That the CAAT's Quarterly Report covers the review of controls, processes, and practices related specifically to:
  - a) Rates (Section 1)
  - b) Accounts Payable (Section 2)
  - c) Procurement (Section 3 & 4)
2. Officers have been educated and training provided to eliminate future non-compliance.
3. The Senior Management Team will continue to monitor staff non-compliance activities directly within their teams for 'purchase order after invoice'.
4. The 'No PO, No Pay' policy will be fully implemented on 1 July 2022.
5. The direct invoice limit (increased from \$500 to \$1,000) will be reported as excluded transactions in the procurement non-compliance reporting from 1 April 2022.
6. Future CAAT's testing for Procurement transactions, included purchase order after invoice compliance, will revert to the annual CAAT's plan from 1 July 2022.

Moved: Dr Irene Irvine  
Seconded: Cr Peter Dimarelos

CARRIED

**1.6 ENTERPRISE RISK REPORT****SUMMARY**

1. This report provides the Audit and Risk Committee with an overview of Council's Enterprise Risk Profile, including the full Enterprise Risk Register (**attachment 1**) and further explanations of the scoring, controls and actions associated with current key risks (**attachment 2**).
2. Council has 124 Enterprise Risks in its profile, which are separated amongst 10 overarching parent risks. To assist the Committee in effectively scrutinising Council's vast risk profile, this report highlights the key risks that require management focus and oversight.
3. In line with Council's Enterprise Risk Framework, key risks are determined by their consequence. That is, those risks that, if they occurred, would see major or severe

7

**MINUTES BANYULE AUDIT & RISK COMMITTEE****25 MARCH 2022**

impacts for Council. Council has 38 high-consequence risks in its profile, each with varying degrees of likelihood.

4. This report also highlights the risk scrutiny undertaken by the Assurance Committee, including the crucial areas of operational focus that, when embedded, will see a significant improvement in the effectiveness of Council's control environment, these are:
  - Safety Management Framework
  - Human Resource Information System
5. Risk Management at Council is an iterative process that must be relevant and continuously evolving. The Committee is invited to consider this report and its appendices and provide feedback/comment on key risks that require management focus and oversight.

**Commentary**

- The (Acting) Coordinator Risk & Insurance Informed the Committee that this is the first full report with controls and actions noting controls around feedback received at the December meeting. The report draws attention to both 'Risks of Concern' and 'Risks of Interest'
- The Committee raised their concerns around the 'possibility' rating of Parent Risk 5.
- The Committee questioned the assessment on control effectiveness
- The (Acting) Coordinator Risk & Insurance said that control effectiveness assessment has a separate (larger) report where KPI's sit under each control.
- The (Acting) Coordinator Risk & Insurance agreed that a review of Parent Risk 5 ratings should take place.
- The Committee suggested an extra column be added to the action plan to state what Council is doing for any controls currently not in place as it needs to know that some of the high risks are being actioned. Council should also link these back to the risk appetite.
- The Committee requested a report on how management are going to address the high risk areas identified and timelines. The Committee recommends a report to go to Council as soon as possible and not wait until the next Committee meeting.
- The CEO added that this piece of work has highlighted gaps that had been in place in over previous years.
- The Committee would like this report to be:
  - linked with 'tolerance' – Councils tolerance is going to be a lot lower when it comes to safety.
  - look at extreme risks and high risks (and report back on what's going on)
  - Parent Risk 5 and Parent Risk 1 and subsequent Child Risks where the risk and tolerance do not align.

**Resolution**

That the Committee review this report and its appendices, and:

1. Comment upon the key risks and the treatment actions taking place to address the risks of concern and provide comment.
2. Consider the risks of interest in the context of the current assurance mechanisms and comment upon whether these are sufficient to provide the Committee with assurance that the control environment is operating effectively.

Moved: Dr Irene Irvine  
Seconded: Cr Peter Dimarelos

CARRIED

**MINUTES BANYULE AUDIT & RISK COMMITTEE****25 MARCH 2022****1.1 VICTORIAN AUDITOR GENERAL'S OFFICE: RESULTS OF 2020-21 LOCAL GOVERNMENT AUDITS****EXECUTIVE SUMMARY**

1. On 2 December 2021 the Victorian Auditor-General (VAGO) tabled in Parliament an audit titled **Results of 2020-21 Audits: Local Government** which is relevant to the local government sector and summarises the findings of the most recent round of local government financial audits.
2. VAGO has reported that they provided clear audit opinions for the financial and performance reports of all 79 Victorian Councils and that Parliament and the community can use these reports with confidence.
3. The audit found that the sector has a low-risk financial profile and that in relation to Council funding options collectively there are significant cash holdings, low debt levels and a strong capacity to repay financial obligations when they fall due. It also noted that the financial position of the local government sector remained resilient despite the uncertain environment caused by the pandemic.
4. The report includes two recommendations addressed to all Victorian Councils. The details of both recommendations and Banyule's responses are included in this report.

**Commentary**

- Mann Judd informed the Committee that in terms of strategy it is a relatively normal year. The FinPro account is now available and has been approved by VAGO. In terms of significant risks it is consistent with previous years however Council needs to be mindful of increased costs.
- Mann Judd advised that across the sector in other Councils there is a fair amount of work that needs to go into fixed assets and particularly infrastructure which is not inconsistent with prior years.
- A sector update from VAGO stated that IT and general controls are a focus as well as the reliability and accuracy of reports. Mann Judd will continue to focus on this especially with regards to controls around privileged users and how this is monitored.
- The Manager of Finance & Procurement said that Banyule is comfortable with the review and Council will continue to assess impacts relating to COVID-19.
- The Committee requested the audit strategy which has just been released be distributed with the minutes of this meeting.

**Resolution**

That the Committee note the report and the self-assessment undertaken against the two audit recommendations.

Moved: Dr Irene Irvine  
Seconded: Prof Stuart Kells

**CARRIED**

**MINUTES BANYULE AUDIT & RISK COMMITTEE****25 MARCH 2022****1.12 STRATEGIC RISK UPDATE****SUMMARY**

1. This report provides the Audit and Risk Committee with an overview of Council Strategic risk profile, including the full Strategic Risk Register and further explanations of the scoring, controls and mitigations of key strategic risks.
2. Unlike Enterprise Risk, Council has little to no control in relation to its Strategic Risks materialising and therefore must keep abreast of any changes to the context in which it is operating.
3. This report provides context as to the risk environment (see section two of this report) in which Council is operating, and information about how that context impacts upon our risk profile. Key areas are:
  - State Government Social Housing rates reform
  - Waste reforms
  - Planning reforms
  - Covid
  - Upcoming State and Federal Elections
  - North East Link Project (NELP)

**Commentary**

- The Committee requested a higher level summary with more detail (in the report) for future reporting.

**Resolution**

That the Committee consider the Strategic Risk Register and the risks more fully described in Appendices 2-3, and:

1. Comment upon whether the Strategic Risk Register takes appropriate account of the current risk context
2. Provide feedback as necessary to risk owners regarding their actions and controls, with a view to informing any further amendments to the Strategic Risk Register before its consideration by Council in April
3. Provide feedback on any risks or risk-related matters that ought to be flagged for the attention of Council in April.

Moved: Mr Greg Rimmer-Hollyman  
Seconded: Prof Stuart Kells

**CARRIED**

**MINUTES BANYULE AUDIT & RISK COMMITTEE****25 MARCH 2022****1.14 STATUS REPORT - INTERNAL AUDIT AND SELF-ASSESSMENT  
RECOMMENDATIONS - MARCH 2022****SUMMARY**

1. The purpose of this report is to provide the status and summary of outstanding issues arising from the following reviews which have been previously reported to the Audit & Risk Committee (ARC):
  - a) 2017 - 2020 Internal Audit Recommendations (Completed)
  - b) 2020 - 2022 Internal Audit Recommendations
  - c) Integrity Agency Self-Assessments (IBAC, VAGO, Ombudsman)
2. The Status Report lists the management actions that are currently in progress, outstanding and completed from each review and provides a control mechanism to ensure that issues raised are addressed.

**Commentary**

- The Committee would like a higher level summary with more detail (in the report) for future reporting which includes how many times have these recommendations have been delayed.

**Resolution**

That the Committee:

1. Note the following completed actions:

Local Laws	Internal Audit
Cyber Security – Essential 8	Internal Audit
Grants Management - Outgoing	Internal Audit
Grants Management – SLA's	Internal Audit
Statutory Building	Internal Audit
Leases and Licences	Internal Audit
Sexual Harassment in Local Government	VAGO Self-Assessment

2. Note the following updates for:

Statutory Building	Internal Audit
Sexual Harassment in Local Government	VAGO Self-Assessment

Moved: Mr Greg Rimmer-Hollyman  
 Seconded: Dr Irene Irvine

**CARRIED****1.16 SAFETY WELLBEING QUARTERLY REPORT 1 DECEMBER 2021 TO 28  
FEBRUARY 2022****SUMMARY**

1. The following report details information from across Council for the period of December 2021 to February 2022 and is presented to the Committee for noting.
2. The last three months has resulted in zero near misses, 15 hazards and 29 incidents across all directorates.
3. Within the same period, there has been 127 positive COVID-19 incidents. Note not all COVID-19 related stats are calibrated in the included statistics.

11

**MINUTES BANYULE AUDIT & RISK COMMITTEE****25 MARCH 2022**

4. The top causes of incidents reported were aggressive events in Leisure & Cultural Services, Waste Management as well as a driving related incident and the discovery of needles in the Parks - Bushland Management.
5. There are currently 40 open WorkCover claims, with a total of 2 claims received between the months of December 2021 to February 2022. This is a significant decrease for the last quarter and reflects the proactive work that is occurring in this space.
6. The Safety and Wellbeing Committee meetings in the all the divisions have occurred and there has been a process whereby leading the meeting schedule cascades of the meetings to the Organisational Safety & Wellbeing Committee

**Commentary**

- The Committee congratulated management on the report and said that as it is a more detailed report than had been presented previously and asked if the numbers of increased incidences have caused Council to review its controls.
- The Manager of People and Culture said there has been a big push on reporting and this is one area where the report show increased numbers. COVID-19 notifications are also now reported and the significant surge in these numbers has also increased the reporting.
- The Committee ask for this to be highlighted in future reports.

**Resolution**

That the Committee note:

1. The progress in closing out WorkCover claims during this period which is a significant achievement noting COVID restrictions and vaccination requirements.
2. The quarterly safety metrics and trend data.

Moved: Prof Stuart Kells  
Seconded: Dr Irene Irvine

CARRIED

**MINUTES BANYULE AUDIT & RISK COMMITTEE****25 MARCH 2022****PRESENTATION - DARREN BENNETT**

- The Director Assets & City Services gave the Committee an overview of Assets and City Services and the Assets and City Services Leadership Team.

**Topics of the presentation included:**

- Compliance and assurance
- Breadth of service and high risk activities - minimize harm to our community and team
- Contractor Management
- Service delivery during North East Link Project
- Service Model delivery – efficiencies
- Workforce planning and retention
- Sector Reforms
- Strategic Waste
- Potential Cost Impacts
- Incidents:
  - Minimize harm to community and to our teams
  - How we respond is important
  - What the team does affects what I do
  - Creating a safety and wellbeing culture
  - Creating a learning culture
- Key learnings
- How we use the Take 5 Data

**Commentary**

- The Committee thanked the Director for the in-depth update and asked how does Banyule create a culture of people calling out areas of concern? Have there been areas of improvement?
- The Manager of People & Culture advised the Committee that Council have been running safety culture sessions down at parks and the depot. The 'Take 5' initiative came out of the Green Cap report which was reported to the Committee last year.
- The Committee said it needs to know how Council notes progress of any risks that change and asked for a report back to the Committee in 6 months' time.

**The following reports were for noting and resolved in block.**

**1.8 FOLLOW UP ACTIONS ARISING FROM THE AUDIT & RISK COMMITTEE MEETING HELD FRIDAY 10 DECEMBER 2021****SUMMARY**

1. The Audit & Risk Committee meeting was held Friday 10 December 2021.
2. This report provides a summary of actions arising from that meeting.
3. Actions arise from Committee resolutions and on occasion commentary or observation.
4. This report covers any action or commentary that does not require separate reporting
5. The report provides a mechanism to ensure the actions are addressed.
6. Recommendations are made to the Audit & Risk Committee to note the updates and resolve to accept reports arising from the follow up actions requested at the meeting on Friday 10 December 2021.

**Resolution**

That the Audit & Risk Committee note the updates and accept the reports arising from the follow up actions requested at the meeting on Friday 10 December 2021.

**MINUTES BANYULE AUDIT & RISK COMMITTEE****25 MARCH 2022**

Moved: Dr Irene Irvine  
Seconded: Cr Peter Dimarelos

CARRIED

**1.9 INVESTMENT STRATEGY****SUMMARY**

1. The purpose of this report is to table Council's Investment Strategy which was adopted at the Ordinary Council Meeting on 9 August 2021 and requested to be tabled at the Audit & Risk Committee on 25 March 2022.
2. The main objective of the Investment Strategy is to achieve a strong financial return for the benefit of the Council and the wider community within an appropriate risk and investment framework, supported by the Investment Policy recently adopted at the Council meeting in February 2022.
3. The Investment Strategy and Investment Policy will assist Banyule to invest its investment capital (funds and capital) in a manner which meets the Council requirements.
4. The strategy is part of Banyule's overall governance and planning framework and specifically addresses the following:
  - Linkage to the Financial Sustainability Strategy
  - Sound financial management governance and principles
  - Current and projected level and use of capital
  - Council's risk appetite
  - Investment opportunities
  - The legislative framework.

**Resolution**

That the Committee note:

- 1) Council's Investment Strategy as adopted by Council 9 August 2021
- 2) Adoption of Council's Investment Policy at the Ordinary Council Meeting 7 February 2022 / reconvened 9 February 2022.

Moved: Dr Irene Irvine  
Seconded: Cr Peter Dimarelos

CARRIED

**1.10 ANNUAL WORK PLAN - MARCH 2022****SUMMARY**

1. An Annual Work Plan is developed that sets out the Audit and Risk work program for the year, it outlines the audits, work and the review of items including timing and frequency of reporting to the Audit and Risk Committee.
2. At Banyule the Annual Work Plan is grouped in the following sections:
  - Annual Financial Statements
  - Budget



**MINUTES BANYULE AUDIT & RISK COMMITTEE****25 MARCH 2022**

- Data Analytics
  - Financials
  - Governance
  - IBAC
  - Internal Audit
  - Risk Management
  - VAGO
  - Other
3. The *Local Government Act 2020* requires all Victorian Councils to adopt an Annual work program. The plan is mapped against the Functions and Responsibilities of the Audit and Risk Committee Charter approved by Council on 17 August 2020.
4. The following changes have been made to the Work Plan:
- An annual report on Council's Investments has been added to the Work Plan as requested at the 10 December 2021 Committee meeting.

**Resolution**

That the Audit & Risk Committee note:

1. The attached Annual Work Plan.
2. The update to the Annual Work Plan to include annual reporting on Councils Investments.

Moved: Dr Irene Irvine

Seconded: Cr Peter Dimarelos

CARRIED

**1.11 ORGANISATIONAL RESILIENCE POLICY & PLAN****SUMMARY**

1. Over the previous 2 years Council, like all organisations, has identified a need to refresh its approach to Organisational Resilience in order to be more adaptable and agile in its response to short term shocks and long-term challenges.
2. Organisational Resilience planning is the discipline of developing, testing and maintaining advance plans of action to enable Council to respond to an 'event' in such a manner that its critical business processes continue with minimal or no disruption and that the impact upon staff, customers, products and services is minimised.
3. The Committee should note the key changes from Council's previous approach, as described in the body of this report and its appendices:
  - Addition of an overarching Organisational Resilience Policy highlighting the purpose and key elements of Council's Organisational Resilience approach.
  - A further focused Organisational Resilience Plan outlining Council's approach to the different elements of Organisational Resilience.
  - Specific requirements in relation to membership (primary and secondary), roles and responsibilities, training requirements and testing frequency.
  - Detailed Incident/Crisis Management sub plans outlining response to previously agreed disruption scenarios.
  - Detailed training and testing regime providing guidance to test plans and build capability to ensure that teams are testing and training accordingly.
4. The intention of these changes is to ensure that Organisational Resilience is an iterative process frequently considered and continuously improved upon. The policy

**MINUTES BANYULE AUDIT & RISK COMMITTEE****25 MARCH 2022**

and supporting documents highlight the need for ongoing review, testing and training to ensure that Council is agile in responding to adverse events/circumstances.

**Resolution**

That the Committee note the work completed to refresh Council's Organisational Resilience approach and the next steps.

Moved: Dr Irene Irvine

Seconded: Cr Peter Dimarelos

CARRIED

**1.13 INTEGRITY AGENCIES - SELF ASSESSMENT STATUS REPORT AS AT 25 MARCH 2022****EXECUTIVE SUMMARY**

1. Integrity Agencies such as the Victorian Auditor General's Office (VAGO) and Independent Broad-Based Anti-Corruption Commission (IBAC), Local Government Inspectorate (LGI) and Victorian Ombudsman (VO) issue reports on Local Government and those relevant to the sector.
2. These reports include reviews of Councils' Integrity Frameworks, Fraud & Corruption Frameworks, Procurement Practices and Governance etc.
3. Self- Assessments are undertaken by Council against the recommendations of these reports and presented to the Audit & Risk Committee (ARC).
4. The report provides the Audit & Risk Committee with a list of self-assessment audits that Banyule has identified as opportunities to improve systems and controls relevant to Council operations.
5. VAGO has tabled three reports in the last reporting period:
  - Results of 2020-21 Audits: Local Government
  - Council Waste Management Services
  - Business Continuity During COVID-19
6. The status report as at 25 March 2022 is listed and provides an update of all self-assessments undertaken to date.

**Resolution**

That the Committee notes:

- 1) The status of the self-assessments and progress to date and approves the completed recommendations based on the management comments provided.
- 2) Following a review on Council Waste Management Services, VAGO did not make any recommendations.
- 3) A report on the Results of 2020–21 Audits: Local Government is reported to the 25 March 2022 Committee meeting.
- 4) Council will review recommendations made by VAGO into Business Continuity during COVID-19 and undertake a Self-Assessment with findings to be reported back to the Committee.

Moved: Dr Irene Irvine

Seconded: Cr Peter Dimarelos

CARRIED

**MINUTES BANYULE AUDIT & RISK COMMITTEE****25 MARCH 2022****1.15 LOCAL GOVERNMENT ACT 2020 - IMPLEMENTATION - PROGRESS REPORT  
MARCH 2022****SUMMARY**

1. The *Local Government Act 2020* came into effect on 25 March 2020.
2. A progress report on the Implementation of the *Local Government Act 2020* is provided and outlines Council's delivery on each requirement.
3. This is the seventh report presented to the Committee.
4. The new Act had a number of requirements to be implemented over four stages by 31 October 2021. Each stage was proclaimed at different times:
  - STAGE 1 – 6 April 2020 - completed
  - STAGE 2 – 1 May 2020 - completed
  - STAGE 3 – 24 Oct 2020 - completed
  - STAGE 4 – 1 July 2021 - completed
5. Progress on Council's delivery of the final requirements by the implementation dates of 31 December 2021 and 30 June 2022 are included in the report.

**Resolution**

That the Committee note

- a. Council's completion of all items within the required timelines to comply with the *Local Government Act 2020*.
- b. The progress of the draft Asset Plan as the final item required.

Moved: Dr Irene Irvine

Seconded: Cr Peter Dimarelos

CARRIED

**1.17 QUARTERLY FINANCIAL MANAGEMENT REPORT - DECEMBER 2021****SUMMARY**

1. This Quarterly Financial Management Report is for the period ended 31 December 2021 and provides assessment of the following:
  - a. Financial Performance - key income and expenditure actual operating results against budget, including COVID-19 financial impacts on operations and the 2021/22 Economic Support Package initiative.
  - b. Capital Works Expenditure – summary of actual spend, budget and forecast.
  - c. Investment activity – compliance against the current Investment Policy
  - d. Other key financial indicators – Rates Outstanding, Accounts Receivable, Balance Sheet and Cash Flow statements

**Financial Performance:**

2. The December forecast is projected to be a \$8.49m operating surplus compared to the adopted budget surplus of \$14.58m (\$6.09m unfavourable movement).
3. The key forecast variances are from:
  - a. the net business impact from COVID-19 lockdowns which is estimated to be \$3.68m.

**MINUTES BANYULE AUDIT & RISK COMMITTEE****25 MARCH 2022**

- b. Council endorsed, in August 2021, a further \$1.72m of funding of the 2021/22 Economic Support Package (initiative and operating budget) with the available provision now \$3.54m.
  - c. Expensed Capital Works project: FOGO \$1.05m and various IT projects \$0.62m (budgeted in capital works); partially offset by the savings from the temporary closure of Olympic Leisure due to the significant emergency works: \$0.35m and adjustments of departmental discretionary cost \$0.20m.
4. The 2021/22 underlying operating deficit is forecasted to be \$8.07m compared to a budgeted underlying deficit result of \$1.19m (\$6.88m unfavourable). The underlying result is determined after adjusting for non-recurrent capital grants and capital contributions which represent \$16.55m of Council's income.

**Capital Works Performance:**

5. As of 31 December 2021, a total of \$14.445m has been spent on capital works.
6. The capital works expenditure is forecast to be \$57.19m including \$10.31m of estimated carry forwards projects to the 2022/22 financial year (the adopted capital budget is \$66.75m).

**Resolution**

That the Committee:

1. The Quarterly Financial Management Report for December 2021
2. Council remains financially sustainable despite the financial impact from COVID-19 restrictions
3. Officers have complied with the *Local Government Act 2020* to provide a quarterly budget report to Council as soon as practical after the end of the quarter
4. This report is an extract from the Ordinary meeting of Council Meeting held on Monday 28 February 2022.

Moved: Dr Irene Irvine  
Seconded: Cr Peter Dimarelos

CARRIED

Professor Kells left the meeting prior to the Directors presentation at 2:55pm

**2. Verbal Updates***Nil***3. Other Business****Next Meeting**

17 June 2022 at 1pm

**Closure of Meeting**

The meeting was closed at 3:36pm



# Minutes Inclusive Banyule Advisory Committee

11 February 2022

## Inclusive Banyule Advisory Committee | Minutes



### Meeting details

<b>Date of meeting</b>	Friday, 11 February 2022
<b>Time</b>	1:00pm – 3:00pm
<b>Venue</b>	Zoom Meeting (Online)
<b>Chair/Facilitator</b>	Cr. Elizabeth Nealy
<b>Minutes</b>	Danielle Clarke

### Acknowledgement of the Traditional Custodians

“Our meeting is being held on the Traditional Land of the Wurundjeri Woi-wurrung people and, on behalf of Banyule City Council, I wish to acknowledge them as the Traditional Custodians. I would also like to pay my respects to the Wurundjeri Woi-wurrung Elders, past, present and emerging, and to acknowledge other Aboriginal and Torres Strait Elders joining us today.”

### Diversity Statement

“Our community is made up of diverse cultures, beliefs, abilities, bodies, sexualities, ages and genders. We are committed to access, equity, participation and rights for everyone: principles which empower, foster harmony and increase the wellbeing of an inclusive community.”

### Attendee

Attendee name	Affiliation/Organisation
Cr. Elizabeth Nealy	Banyule City Council
Cr. Tom Melican	Banyule City Council
Kath Brackett	Banyule City Council
Theonie Tacticos	Banyule City Council
Danielle Clarke	Banyule City Council
Ida Lloyd	Local Employment Taskforce North Region
Michael Geary	Banyule Community Health Service
Meri Ivanovska	BNLLEN
Glenn Swafford	Age-Friendly Advisory Committee
Andrew Markakis	Victoria Police
Jane Cowell	Yarra Plenty Regional Libraries
Julie Johnson	North East Neighbourhood House Network
Linda Liewewe	Multicultural Advisory Committee
David Morris	Department of Education Services and Employment

## Apologies

<b>Name</b>	<b>Affiliation/Organisation</b>
Petra Begnell	Healthy Communities (PCP)
Helen Riseborough	Women's Health in the North
Catherine Corbett	Age-Friendly Advisory Committee
Kerryn Burgoyne	Disability Advisory Committee
Sam Cartledge	Disability Advisory Committee
Nicole El-Haggi	LGBTIQA+ Advisory Committee
Brooke Streatfeild	Department of Education and Training
Peggy Oberthier	Department of Education and Training

## Items

---

### 1. Welcomes and Introduction 1:00 – 1:15

Acknowledgement of traditional custodians

Diversity Statement

Councillors and Council officers introduced themselves

New committee members introduced themselves

### 2. Meeting Overview and Business Arising 1:15 – 1:25

Meeting objectives and purpose were highlighted. Actions and key discussions from previous meeting (November 26 2021).

#### Meeting Overview

Meeting includes an update on the Inclusive Banyule Framework and brief timeline and expectations of the Framework. An overview of the Inclusive Banyule Grants Program and it's relationship to the Inclusive Banyule Advisory Committee, including feedback and discussion of the Guidelines document for endorsement from the committee. Presentations on Inclusive Employment and collaborative advocacy opportunities.

#### Business Arising

Recap of previous meetings and actions. Highlight of previous meeting mapping exercise and presentations informing Inclusive Banyule Grants Program and advocacy discussions.

### 3. Inclusive Business Presentation 1:25 – 1:40

Alexandra Denning (Banyule City Council) presented to the committee.

Inclusive Jobs Service looks at facilitating opportunities for inclusive employment and reducing barriers to employment that is brokered by Council supporting employers to capacity build inclusive employment opportunities in Banyule.

The presentation by Alexandra seeked feedback, input and expertise from the Inclusive Banyule Advisory Committee.

#### Discussion

Inclusive Employment is typically talking about creating opportunities for those generally experiencing barriers to employment. This includes First Nations and CALD communities, and people with a disability. This Service Framework will really consider a diverse range of people that make up the Banyule community

Reporting on success would consider including numbers of positions created, how long positions last and the retention of people in these roles

There are a number of resources out there that are 'tick-a-box' for inclusive employers. Important to work with employers to support existing roles becoming more inclusive as well as creating new inclusive roles

Feedback suggests that word of mouth and recruitment agencies are really driving entry-level and inclusive employment

#### Action

Danielle Clarke to provide Alexandra with Ida Lloyd contact details for further discussions and support

Danielle Clarke to provide Alexandra with Meri Ivanovska contact details for further discussions and support



#### 4. Inclusive Banyule Framework 1:40 – 1:45

Final Draft of the Inclusive Banyule Framework is currently being finalised. It is anticipated that the Framework will be emailed to the Inclusive Banyule Advisory Committee within the next couple of weeks for feedback and comment prior to going to Council for endorsement. Timelines will be confirmed with committee when the Framework is emailed.

The Inclusive Banyule Framework is a high-level strategic document that takes a long-term and a wide-ranging approach to community wellbeing and social inequalities. It aims Inclusive Banyule Framework aims to guide Council in driving positive change across our community in an integrated way.

##### Action

Danielle Clarke to email final draft of Inclusive Banyule Framework to committee for feedback and comment

#### 5. Inclusive Banyule Grants Program 1:45 – 2:00

The Inclusive Banyule Grants Program is a product of findings and discussion from committee's mapping exercise at the November 26 2021 Inclusive Banyule Advisory Committee meeting. The grants program enables not for profit groups and organisations to deliver community activities and programs that support Social Inclusion, COVID Recovery and Reactivation and the Equity, Participation, Rights and Access for people from diverse backgrounds in Banyule. The grants program has four streams: community partnership projects, new initiatives or pilot projects, events or recognition of diversity days, training and development with a focus on diversity and inclusion. Council's current regular grants procedures processes and policies guided the development for this grant round. Regular Grant Guidelines document was a template for the development of the Inclusive Banyule Grants program with only minor tweaks made to reflect social inclusion and diversity focus.

Inclusive Banyule Grants Program timeline:

March 1 – April 25: Promotion and marketing of Inclusive Banyule Grants Program

March 28: Applications open on Smarty Grants

April 25: Applications close

July 2022 – June 2023: Successful applicants to deliver project/training/events

##### Feedback

Clearly define what is meant by acquittal and activities in document. Ensure that language is defined and easy-to-understand considering target users. This includes being clear and explicit with timelines

Section 5.1: define what is meant by sustainability. Is this project sustainability or climate sustainability

Would grant application forums/workshops support applicants registering and alleviate pressure of Council officers expected to provide support

Consider connecting applicants as partnerships when applying for similar style projects. This could be identified by applicants through workshop/forum.

Consider channels for sharing the grants. Not just traditional means i.e website and social media. How can this be shared in diverse communities

##### Action

Committee members interested in sitting on assessment panel to email EOI to Danielle Clarke:

[danielle.clarke@banyule.vic.gov.au](mailto:danielle.clarke@banyule.vic.gov.au)

Danielle Clarke to email promotional material to committee for feedback and comment prior to being published

Danielle Clarke and Vicki Martinez to consider feedback and make ammendments to Inclusive Banyule Grants Guidelines document

## 6. Other Business 2:00 – 2:55

### Population Advisory Committee updates

A representative from the Multicultural and Age-Friendly committees provided a brief update on recent discussions and actions in their respective population advisory committees.

#### Multicultural Advisory Committee

- Recent discussions of the structure of the Multicultural Action Plan using the four social justice pillars to guide actions and outcomes.
- The committee has been working with Council's Communications team to advise on making the Council Website more accessible and inclusive for Multicultural communities. Considerations include: the costs and implications of translation and site-wide translation. Haven't reached an outcome on this but the committee will continue working with Communications on this.
- Discussion of days of celebration including Harmony Week. The committee is wanting to ensure Council celebrates Harmony Week and will provide support. Considering projects: Humans of New York style profiles of community members from different cultures in Banyule, a Multicultural Committee podcast, local multicultural artists showcased.

#### Age-Friendly Committee

- The committee is looking forward to being able to meet in person and being supporting events and projects in person again once there is some normality and certainty. The committee is a practical group that likes to see action. Actions happening in the age-friendly space include: Council's older adults program has resumes, three high-teas at Heidelberg Golf Club for older adults, a new communications strategy combining activities and services for older adults including an older adults themed page in the Banyule Banner.
- New furniture and outdoor activities in Ivanhoe shopping centre, libraries and Ivanhoe Hub have been welcomed. The U3A are keen to come have a look at outdoor exercise areas in Banyule.

Representatives from the LGBTIQ+, Disability and RAP Advisory Committees were not present. See attachment: *Population Advisory Committee Updates* for summary of current discussions and actions of these respective committees.

### Inclusive Banyule Collective Advocacy

Michele Purtle (Banyule City Council) introduced herself and the new Advocacy role at Banyule Council. Banyule is very keen to take a strategic and long-term approach to advocacy, and excited to explore collaboration and partnership with the Inclusive Banyule Advisory Committee on advocacy surrounding the committees priority areas: social housing, family violence, employment, and mental wellbeing/social connection.

Michele led discussions on ideas to further deine advocacy and positions on the priority areas. Refer to document: *Inclusive Banyule Advisory Committee – Advocacy Ideas*.

#### **Discussion**

Consideration of how people on population advisory committees and the broader community can support and be a part of advocacy.

#### **Action**

Committee members to add comment and ideas to Inclusive Banyule Advisory Committee – Advocacy Ideas document.

Council officers to identify next steps in advocacy including identifying any opportunities for further advocacy workshops/focus groups for committee members to participate in.

### **Next Steps**

A recap of next steps and actions to be completed between now and the next Inclusive Banyule Advisory Committee was provided.

## **7. Meeting Close and Next Meeting 2:45 – 3:00**

Chair thanked everyone for their attendance and participation in the meeting.

Meeting Closed at 2:55pm

Next meeting: Friday May 27, 2022. Confirmation of meeting location (in person or online) will be confirmed closer to date.





# Minutes RAP Advisory Committee

13 April 2022

# RAP ADVISORY COMMITTEE | Minutes



## Meeting details

<b>Date of meeting</b>	Wednesday, 13 April 2022
<b>Time</b>	5.00pm to 6.30pm
<b>Venue</b>	MS Teams
<b>Chair/Facilitator</b>	Maddie Miller
<b>Minutes</b>	Blair Colwell

## Acknowledgement of the Traditional Custodians

"Our meeting is being held on the Traditional Land of the Wurundjeri Woi-wurrung people and, on behalf of Banyule City Council, I wish to acknowledge them as the Traditional Custodians. I would also like to pay my respects to the Wurundjeri Woi-wurrung Elders, past, present and emerging, and to acknowledge other Aboriginal and Torres Strait Elders joining us today."

## Diversity Statement

"Our community is made up of diverse cultures, beliefs, abilities, bodies, sexualities, ages and genders. We are committed to access, equity, participation and rights for everyone: principles which empower, foster harmony and increase the wellbeing of an inclusive community."

## Attendee

Attendee name	Affiliation/Organisation
Maddie Miller	RAP Advisory Committee Co-Chair
Julio Estorninho	RAP Advisory Committee Member
Uncle Charles Pakana	RAP Advisory Committee Member
Walley Johnson	Reconciliation Banyule
Shane Grigg	RAP Advisory Committee Member
Shelly Ware	RAP Committee Member
Tom Conley	RAP Committee Member
Sue Harris	RAP Committee Member
Terry Makin	Reconciliation Banyule
Blair Colwell	Banyule Council; Aboriginal Gathering Place Coordinator
Robbie Colosimo	Acting Director Community Wellbeing
Cr. Peter Dimarelos	Banyule Councillor & RAP Advisory Committee Co-Chair
Cr. Peter Castaldo	Banyule Councillor

## Apologies

Name	Affiliation/Organisation
Michael Geary	Banyule Community Health Services representative
Les Chessells –	Banyule Council; First Nations Elder – designated Contact officer

## Items

---

### 1. Welcome, Acknowledgement and Diversity Statement 5:00 – 5:10

Acknowledgement of traditional custodians  
Diversity Statement

### 2. Introductions Confirmation of Minutes and Action Arising 5:10 – 5:30

Officer updates committee on actions and outcomes from previous minutes.

#### Develop List of Significant First Nations People for Consideration of Place Names

Action One: Members to consider names of respect of Aboriginal figures with a connection to Banyule. Members can send nomination by email in the coming weeks with information about the person.

Outcome: Please consider local First Nations peoples – Name and what they have achieved (including dates) by 1st of June 2022 to Uncle Les.

#### Investigate Renaming Existing Place

Action Two: Contact Officer (Uncle Les) will provide guidelines and processes before the next meeting re-naming Council areas and or Street names regarding persons who have been found to have committed atrocities against First Nation peoples of the area.

Outcome: Guideline still being investigated. Action to be carried forward to next meeting.

#### Marketing and Communications Subcommittee

Action Three: Establish a volunteer working group from members of the RAP Advisory Committee to work with Council and Marketing and Communications to establish a comprehensive and consistent communication plan. Interested members to email Les.

Outcome: Nominations for the Subcommittee received for Uncle Charles Pakana, Tom Conley and Shelly Ware. Committee member to consider other nominations

#### Confirmation of Previous Minutes

Mover: Tom Conley

Seconder: Shelly

Outcome: Minutes adopted for the 11<sup>th</sup> of November meeting

### 3. Victorian Aboriginal Local Government Strategy 5:30 – 5:40

The Victorian State Government has developed the Victorian Aboriginal Local Government Strategy a guide for assisting local governments in working respectfully with Aboriginal community in the promotion of self-determination. Although not a replacement for Council's Reconciliation Action Plan the strategy does have synergies with RAP's and can assist in the development of RAP's

#### Action

Members read the Victorian Aboriginal Local Government Strategy and provide feedback at the next RAP meetings on its potential links to the development of the RAP.

#### 4. RAP Priority Actions for discussion, feedback and consultation 5:40 – 6:10

Update from Contact Officer on RAP actions for discussion and consideration by RAP Advisory Committee:

##### RAP Action 1.12. (Respect)

Develop partnerships to continue to advocate for Constitutional Recognition and Victorian Treaty advancement.

Deliverable 1. Raise awareness of Constitutional reform progress and developments within our organisation and throughout the municipality.

Deliverable 2. Produce and promote Council media stories about First Nations Assembly representatives for Banyule and Victorian Treaty advancement developments.

##### Discussion

There is a need to build greater awareness of treaty process, First Peoples' Assembly of Victoria and The Yoorrook Justice Commission for both the Aboriginal and Non-Aboriginal people. In the past information session based at the library have been viewed as successful and could be considered. There are creative ways of engaging community in the discussion such as potentially using art or artistic expression in exploring treaty and truth and justice. Could the Banyule Banner potentially raise the profile of these topics?

##### Action

The Marketing and Communications Sub-Committee consider how we can engage with the Treaty Commission and or Yoorrook in providing local information sessions on constitutional.

Barrbunin Beek to consider organising an information session with First Peoples' Assembly of Victoria covering treaty process.

##### RAP Action 1.7. (Respect)

Renew Banyule Council's Statement of Commitment to First Nations Peoples.

Deliverable 1. Review, update and renew Banyule Council's Statement of Commitment to First Nations Peoples.

##### Discussion

The Statement of Commitment was developed in 2009 and the committee agrees is due for review and update. There is an opportunity to refocus the Statement of Commitment to ensure that it is reflective of our current commitment to First Nations people. Areas where the Statement of Commitment can be updated is Banyule's commitment to self-determination, honouring Aboriginal people living off land and considering treaty and constitutional reform. The Statement of Commitment is a standalone document which outlines Council's commitment to Aboriginal people. The statements development should be driven by the Aboriginal community and supported by the non-Aboriginal community.

##### Action

In parallel to the development of the Reconciliation Action Plan, Banyule's Statement of Commitment to First Nations People should be reviewed and updated in consultation with Council, the Aboriginal Community and supported by the broader community.

#### 5. RAP Annual Report 6:10 – 6:20

The Annual Report outlining Banyule's progress in addressing its Reconciliation Action Plan is being developed and is in draft form. This document will be shared with the RAP Advisory Committee for consideration when finalised. The contact officer was able to share three successes as outlined in the report highlighting the nature and calibre of achievements.

RAP ADVISORY COMMITTEE

Page 3 of 4



**Action**

When finalised the Annual Report is shared with the RAP Advisory Committee for discussion and feedback.

**6. Barrbunin Beek Update: – 6:10 – 6:20**

## Renovations

As part of the Olympic Park Precinct redevelopment Barrbunin Beek and Banyule Council has engaged k20 Architecture in redeveloping the space. Community and Committee consultations have conducted in creating a vision for the space which has been incorporated in the initial design circulated for community feedback. Works are planned to commence in September 2022 with completion in 2023.

## Programming

Barrbunin Beek continued to work with its community stakeholders in the activation of Barrbunin Beek. Car park works surrounding Barrbunin Beek has created additional challenges in program delivery.

**7. Other Business 6:20 – 6:30**

Confirm Actions arising

Please note: Time did not allow confirming Actions

Chair thanked members and staff for their participation

**8. Close and date of next meeting**

Meeting closed 6:30

Next meeting: June 8<sup>th</sup> in person at Barrbunin Beek with an online option.





# Minutes Banyule Arts & Culture Advisory Committee

3 February 2022

## Arts & Culture Advisory Committee | Minutes



### Meeting details

<b>Date of meeting</b>	Thursday, 3 February 2022
<b>Time</b>	6pm - 7.30pm
<b>Venue</b>	Online - MS TEAMS <a href="#">Click here to join the meeting</a>
<b>Chair/Facilitator</b>	Cr. Elizabeth Nealy
<b>Minutes</b>	Steph Neoh

### Acknowledgement of the Traditional Custodians

"Our meeting is being held on the Traditional Land of the Wurundjeri Woi-wurrung people and, on behalf of Banyule City Council, I wish to acknowledge them as the Traditional Custodians. I would also like to pay my respects to the Wurundjeri Woi-wurrung Elders, past, present and emerging, and to acknowledge other Aboriginal and Torres Strait Elders joining us today."

### Diversity Statement

"Our community is made up of diverse cultures, beliefs, abilities, bodies, sexualities, ages and genders. We are committed to access, equity, participation and rights for everyone: principles which empower, foster harmony and increase the wellbeing of an inclusive community."

### Attendee

<b>Attendee name</b>	<b>Affiliation/Organisation</b>
Kate Hansen	YPRL
Caroline Wall	Community Member
Leah Crossman	Bundoora Homestead Arts Centre
Deb Lemcke	Community Member
Amy Stephenson	Community Member
June Gassin	Community Member
Craig Eloranta	Community Member
Janelle Dunstan	Greenhills Neighbourhood House
Kevin Ritchie	Community Member
Cr Elizabeth Nealy	Banyule City Council Councillor
Cr Peter Dimarelos	Banyule City Council Councillor
Hannes Berger	Arts & Culture Team Leader, Banyule Council
Steph Neoh	Art Curator, Banyule Council
Kath Bracket	Director Community Programs

## Apologies

Name	Affiliation/Organisation
Paul Higgins	Empire Studios
Genelle Ryan	Community Member
Joanne O'Hara	Community Member

## Agenda Items

### 1. Welcome & Apologies (Cr Nealy)

6:00pm – 6:10pm

- Acknowledgement of Traditional Custodians
- Diversity Statement
- Apologies
- Actions from previous meeting:
  - Proceed to decommissioning phase of *Sleeping Sentinel*.
    - Artwork has been decommissioned
  - Hannes to distribute Art Collection Policy to BACAC.
    - Art Collection Policy was sent to BACAC with the minutes of the previous meeting
  - Hannes to send details of upcoming events and invitations to Pinpoint Artist Networking Event
    - All events proceeding as planned, summary of events for Jan-June 2022
  - Steph will provide exhibition postcard invites.
    - To be provided as they become available
  - Hannes to invite committee to join BACAC Teams Group. Also distribute info on using Teams.
    - Will be implemented following this meeting, technical issues & Christmas break prevented completion after last meeting

#### Action

Hannes to invite committee to join BACAC Teams Group. Also distribute info on using Teams.

### 2. Works on Paper Exhibition & New Art Acquisitions (Steph Neoh) 6:10pm – 6:50pm

- Brief overview of Works on Paper Finalist Exhibition
  - Steph gave overview of Works on Paper exhibition. Exhibition now open until 13 March, but launch event, and announcement of prize winners, will be held on Friday 25 February. Invitation only event (due to Covid indoor gathering restrictions) for participating artists, Councillors & BACAC. Invitations will be sent out shortly. Exhibition showcases the finalists of Banyule's biennial national art prize. Was due to be held in Sept/Oct 2021 but delayed due to lockdown. This time there was a theme of 'Community', in response to lockdowns. Received 202 entries with 34 finalists in exhibition. Winner automatically acquired into collection. Exhibition provides opportunity to acquire purchased work into the collection as well as winning entry.
- Art Collection Working Group - recent activity
  - Working Group – consisting of Art Curator Steph Neoh, Cr. Elizabeth Nealy, Leah Crossman, Caroline Wall, met on 27 January. Working Group was provided with the Art Curator's Acquisition Report prior to meeting, and were invited to view the recommended artworks, and suggest other artworks for acquisition from the exhibition. Working group discussed the 34 works in the exhibition and agreed on which art works for acquisition.

- Recommended art works to be acquired into Banyule Art Collection
  - 11 works by 8 artists were presented to BACAC as outlined in the Recommended Artworks for Acquisition Report. 5 works were chosen from previous exhibitions at ILCH (Sha Sarwari & Wendy Black). Remainder selected from Works on Paper 2021 finalists. See report attached with full details of all recommended artworks.
  - 3 art works are by Aboriginal and Torres Strait Island artists, and Kevin suggested it would be valuable to consider collecting & exhibiting works by Aboriginal artists, such as these that depict Country, in context of each other to enhance understanding of First Nations sense of place.
  - After Steph Neoh's presentation, other members of the Art Collection Working Group spoke of the quality of the artworks, collectability of the artists, the rigour of the selection process, and importantly, how works were assessed carefully against the criteria outlined in the Banyule Art Collection Policy.
- Recommendation formalised by BACAC
  - After the presentation, the committee voted unanimously to endorse the recommendation to Council to acquire these 11 artworks.

#### Recommendation

BACAC endorses the recommendation that Council use its allocated budget to acquire the 11 artworks listed in the 2022 Art Acquisition Report, into the Banyule Art Collection.

#### Action

Hannes to prepare the report & recommendation for next Council meeting.  
Hannes to distribute Steph's Art Acquisitions Report to BACAC.

### 3. Public Art Framework (Hannes Berger)

6:50pm – 7:20pm

There is a need to develop a practical companion to the *Banyule Public Art Policy*. A planning tool to guide decision making about how Council allocates its resources toward public art. Work on what this Framework should look like is in early stages. This is a good opportunity for BACAC to feed in to the process.

#### Discussion

What criteria should we consider for selection of sites, diversity of artworks, etc, to ensure an equitable allocation of resources across the municipality over time?

How do we balance longer term planning with the need to remain responsive to opportunities?

- Hannes summarised the intent, purpose and scope of the Public Art Policy, which was distributed to BACAC prior to meeting, and gave an overview of the Council-managed public art program:
  - Major commission - \$120,000 every two years for one significant piece of public art for Banyule
  - Murals – Street Art Program, Public Toilet Strategy
  - Art in Public Spaces Program – temporary, ephemeral site-specific art experiences
  - Urban Lightbox Galleries
  - Civic Development Opportunities
- Interest in Public Art is increasing from community, Councillors and Council departments.
- Resourcing for major commissions (\$120k biennially) sits within Capital Works Expenditure, treated as asset investment, as opposed to the other public art programs which are funded operationally.
- Establishing a Public Art Framework will assist in long term planning for this asset rollout, help decide where Council commissions public art, and on what basis.
- BACAC were asked to comment / discuss this and think about what questions Council should be asking when it comes to public art planning & selection.
  - Amy – Consider the unexpected. Public art often expected to be in certain places, but also the opportunity to encounter it in unexpected places. E.g. Fairfield – a giant mural of Totoro, that she chanced upon. It created delight and was relatable.

- Deb – need to incorporate a community engagement element. How can community be involved in the conceptualising of public art, in order to create a sense of ownership and connection with the community?
- Do we need to consider and make opportunity available to community to propose sites for public art? A pitch / submission process?
- Leah – clarification of budget (\$20k in first year for scoping & development, and \$100k in second year for implementation). First step is determining location. Successful public art is site-specific. What do we do when demand is so much greater than our resources, how do we choose who gets the public art? Public forum/voting/nomination process for location selection? Policy already has laid the groundwork for how we prioritise and select locations. Framework should include simple criteria to assist with deciding location.
- Steph – care needs to be taken with community proposals for locations – the squeaky wheel usually gets the oil. How do we make sure that every community has access to have a say?
- Deb - You could do submission on a range of platforms too - Insta applications, hard copy at the library, etc
- Kate Hansen - It would be fantastic to see direction drawn from community consultation and (possibly) other Advisory Committees.
- Leah - Community submissions to consider their neighbourhoods need to be assessed against the policy's key priorities and aims for public art. So that it is not just the loudest voices who are successful, but those locations that actually meet the policies goals
- Hannes – consider an internal consultation process for location selection? Work with internal teams to find possible locations, that align with other Council objectives, then public consultation after location is selected
- Kevin – be careful not to impose something on a community. No plonk art. But has continuing engagement and benefit for that community – i.e. the engagement does not end with the installation of the public art.
- Steph – want life cycle of public artworks to be explicitly addressed from the beginning of public consultation, not something we face when it comes time to decommission public art.

Summary of discussion:

- Opportunities to involve community:
  - Potential for process to pitch for locations / projects
  - Need to manage loudest voices, enable all community to engage, adhere to policy's objectives
  - Consultation with local stakeholders is crucial once site / project has been selected
  - Care taken to engage community but not allow them to dictate specifics
  - Foster continuing engagement opportunities
- Internal collaboration:
  - Develop opportunities for internal departments (or other Advisory Committees to pitch project suggestions
- Locations / sites:
  - Consider the unexpected
  - Establish criteria around equitable distribution, placemaking opportunities, community need

## 4. Other Business

7:20pm – 7:25pm

Opportunity for committee to raise any topics of interest / for discussion.

- Caroline – wants to input into the Arts & Culture Strategic Plan, how to send feedback/input?
- Hannes – new Strategic Plan will be a big part of this committee's work. Process is behind schedule but will be addresses from next meeting. All welcome to send emails to him at any time with input,

questions, ideas, etc. Also, once MS Team group set up, committee can input / discuss between meetings there too.

## 5. What's On (Hannes Berger)

7:25pm – 7:30pm

- Twilight Sounds – Sat 12 Feb
- Malahang Wellbeing Festival – Sun 6 March
- Reels on Wheels – 25 Feb & 25 March
- ILCH – Exhibitions, Events & Residencies
  - Please visit the website for details of all the upcoming events

### Action

Hannes to send links with info on these upcoming events.

## 6. Close and date of next meeting (Cr Nealy)

7:30pm

- Next meeting – Thursday 5 May at Ivanhoe Library & Cultural Hub





# Minutes Banyule Environment & Climate Action Advisory Committee

10 March 2022

## Banyule Environment and Climate Action Advisory Committee | Minutes



### Meeting details

<b>Date of meeting</b>	Thursday, 10 March 2022
<b>Time</b>	6:30pm – 8:30pm
<b>Venue</b>	Online – MS TEAMS
<b>Chair/Facilitator</b>	Cr Peter Castaldo
<b>Minutes</b>	Ellie Hall

### Acknowledgement of the Traditional Custodians

“Our meeting is being held on the Traditional Land of the Wurundjeri Woi-wurrung people and, on behalf of Banyule City Council, I wish to acknowledge them as the Traditional Custodians. I would also like to pay my respects to the Wurundjeri Woi-wurrung Elders, past, present and emerging, and to acknowledge other Aboriginal and Torres Strait Elders joining us today.”

### Inclusive Banyule Statement

“Our community is made up of diverse cultures, beliefs, abilities, bodies, sexualities, ages and genders. We are committed to access, equity, participation and rights for everyone: principles which empower, foster harmony and increase the wellbeing of an inclusive community.”

### Attendee

Attendee name
Kellie Watson – BECAAC Member
Denise Fernando - BECAAC Member
Alex Tzikas - BECAAC Member
Lynne Siejka - BECAAC Member
Jack Ellis - BECAAC Member
Paul Gale Baker - BECAAC Member
Michelle Giovas - BECAAC Member
Trivess Moore - BECAAC Member
Vicky Rowe – BECAAC Member
Cr Alida McKern – Chair
Cr Peter Castaldo
Cr Tom Melican
Ollie Forster – Banyule Staff
Daniela Tartaglia – Banyule Staff
Pierre Asselin – Banyule Staff

---

Ruth Robles McColl – Banyule Staff

---

Jonathan Risby – Environment & Transport Manager

---

Ellie Hall – Sustainability Officer / BECAAC Contact Officer

---

## Apologies

<b>Name</b>	<b>Affiliation/Organisation</b>
Jacinta Humphrey	BECAAC Member
Linus Mayes	BECAAC Member

## Items

### 1. Introduction

Acknowledgement of traditional custodians  
Diversity Statement

### 2. Community Energy Service

Ollie Forster

- The Community Energy Officer was established out of the Community Climate Action Plan.
- Community Energy Service;
  - Compare bills
  - Advice on upgrades
  - Support participation in various state and federal programs
  - 88 resident contacts 2022
- Solar Savers
  - Preferred supplier program
  - Easy, affordable, quality
  - 86 enquiries, 8 installs
- Better Score
  - 35 recipients of \$1,500 for upgrades
- What actions do you see as most impactful?
- Avenues for engagement?

#### Discussion

Council has access to data on who is building/ who is in energy stress, accessing this data would help.  
Council should be adjusting people's sense of what is normal – insulation, heat pump, induction.  
Display the new technologies in Council buildings and use our reach to adjust the new normal  
BCEG provides technical support – lots of community groups who could be skilled up.  
Need to keep pushing into vulnerable groups – e.g. BANSIC  
Libraries can host energy officer to do one on ones, lots of young families and retirees.  
Local businesses, chamber of commerce.  
CERES Eco house – somewhere to go and see these technologies working  
Rental properties miss out – can do things like draught proofing  
Incorporate energy efficiency into community buildings for people to see  
Making sure we're promoting stuff that is affordable.  
Retro fit research at RMIT – practices as well as awareness – households don't have knowledge.  
Preferred supplier programs are great.  
In planning processes make sure feedback is communicated at the start.  
Make sure packages of things rather than just one-off upgrades.  
Making sure information is accessible, in different languages.

### 3. Environmentally Sustainable Development

Daniela Tartaglia

- ESD in the planning process
  - We're asking for more information, further schedules and drawings to ensure ESD initiatives are baked in.
  - ESD drawings & ESD implementation Schedule

Banyule Environment and Climate Action Advisory Committee

Page 3 of 7

- At endorsement stage we've made a checklist of 7 key documents
- ESD referrals which get sent back to ESD advisor
- ESD training is rolling out to planners
- Compliance in ESD
  - Improving the endorsement process
  - On site inspections target 20% for 21/22
  - Noncompliance are followed up
- CASBE (Council alliance for a Sustainable Built Environment)
  - 31 Vic Councils, collaborating on Elevating Targets project
  - Advocating to State and Federal Gov on National Construction Code
  - Compliance, referrals, WSUD
- Advocacy
  - NCC – Minimum 7-star NatHERS rating for homes
  - Support retrofitting, renewable energy and EV charging.
- Green factor tool
  - Aims to increase the amount of vegetation cover on private land

#### Discussion

Explaining BESS score at some other time.

More sophisticated stormwater and construction management plans need to be incorporated

Developments generally have poor landscaping plans.

Green factor tool should be used in all residential development as this is where we are losing vegetation

Should be higher scoring for indigenous habitat planting

Increasing focus on 'as built', including inspections, is a big step forward.

A high score for thermal mass hides other deficiencies

No minimum for greenspace/ landscape at the moment?

More to combatting heat island than greening, what about alternatives to concrete/masonry & permeable surfaces.

#### Action

Come back to BECAAC with a further discussion and explanation of the BESS (Built Environment Sustainability Scorecard) tool.

## 4. Sustainable Building Guidelines and Olympic Leisure Centre redevelopment

Pierre Asselin & Ruth Robles McColl

- Zero Carbon Senior Project Manager: Net zero target by 2028 lead
- Sustainable building guidelines – raise the bar on building sustainability
  - Enable us to achieve net zero by 2028
  - Incorporate building sustainability best practices consistently
  - Demonstrate responsibility & leadership in sustainability
- Guideline Tools
  - Guideline document and matrix
  - Contains 160 guidelines
  - Matrix forms part of project documentation and requirements
- Informed by many other guidelines and references.
- Key principles
  - Ecology for a natural environment
  - Active and inclusive transport options
  - Comfort, health and wellbeing
  - Reduce; energy, emissions, water, waste, building lifecycle costs
  - Environmentally responsible building materials

Banyule Environment and Climate Action Advisory Committee

Page 4 of 7

- Building performance is managed and measured
- Olympic Leisure Centre upgrade
- Co-design team met 4<sup>th</sup> March and concept design has been updated.

#### Discussion

##### Sustainable Building Guidelines:

Get more progressive, not just leaning on old tools.

Excellent piece of work

Can also use buildings as a communication tool – to show community the norm of new technologies, how much insulation to use, induction cooking etc.

Ensure we are building future climate ready buildings (harsher conditions)

Ensure buildings are thought of as connected across the municipality

Think about buildings as refuges for future climate risks

Long term cost needs to be highlighted – not just upfront cost

##### Olympic Leisure:

No attempt to save the original 25 metre Olympic pool which has a lot of history behind it.

Think about salt water pool, the additives needed for the water, looking for innovative ways to heat and manage the water.

Make sure we incorporate issues of sustainably managing/running building upfront (i.e. a nice atrium might look good but be impossible to heat)

Think of lifecycle of products we're using for managing the pool, i.e. chemicals.

Potential use for emergency relief centre.

Think about landscaping in terms of wildlife, ensure there are garden beds with dense shrub, as otherwise you will attract Mynahs and bully birds.

No point having a 20 metre pool, must be 25 or 50. Or else you take out use for most groups.

## 5. BECAAC Member Update: Montmorency Sugar Glider Project

Michelle Giovas

- Lots of works for LXP – losing habitat trees
- Vegetation controls – council officers to guide residents through protection of older trees.

#### Action

Further discussion to be had regarding the No Local Extinction Plan & how the Montmorency Sugar (Krefts) Glider Project's work can be incorporated.

## 6. FOGO – FYI

Ellie Hall

- FOGO communication / education campaign has begun
  - FOGO information brochures have been delivered to all households
  - Information session held to answer questions about the new service
  - Dedicated stall at Malahang Festival
- New red lidded bins and bin lids have begun to arrive
- Council will begin delivery of new landfill bins to households, starting from March. This will take up to 4 months, ending in June
- During this time, households will have their new bins delivered kerbside with instructions regarding retrieval of existing bins attached. Shortly after, old bins will be retrieved for recycling

- From June, Kitchen caddies will be delivered to all households. These will contain information packs which will include new waste collection calendars, a waste brochure and information about how to use the FOGO service
- Food and Garden waste service will begin on 4 July

## 7. Standing Items

### NELP – Michelle Giovas

- Last meeting Friday 4<sup>th</sup> March
- Parts of Greensborough Road turn from 350m road way to 95m trench
- Green bridge at Watsonia Road and Elder Street - Group has suggested in between should be covered as well to supply extra green space.
- Design includes a five-story carpark for the station with only 1 entry and exit, which is a big barrier separating east and west Watsonia.
- Watsonia Station not being made accessible, steep ramps to stay.
- Urban landscape design to be delivered in before Easter with opportunity for community comment.

### Council Reports – Johnathan Risby

- Banyule Bicycle Strategy and Action Plan 2022-2027
  - This has been developed to support the use and maintenance of existing facilities, while ensuring future cyclists have access to a safe, convenient and accessible network that connects them to other transport modes and key destinations.
  - Forty actions are included that are categorised according to the key themes of Major Projects and Advocacy; Network Connectivity; Safe and Inclusive Design and Cycling for All.
  - The final Plan will be up on our website shortly to view and we'll get Alison to come and discuss the action plan with us in June.
- Draft Hurstbridge Rail Feasibility Study
  - Looking to create active transport routes along the trainline.
  - Looking to create attractive space and vegetation along the trainline.
- Urban Forest Strategic Plan – principles
  - These were endorsed by Council after changes were made based of BECAAC's feedback as well as feedback from the working group and wider community.
  - We'll put the new principles up on a slide so you can have a look, and as you can see there is much more emphasis on the natural environment and habitat values.
  - The feedback from BECAAC directly influenced the rewording of principle 1 & 4 and the addition of principle 5.
- Banyule Weed Management Strategy
  - Now that this strategy is endorsed work will begin on embedding this in the planning scheme, upskilling staff and educating community.
  - An Integrated Weed Management Plan, which will describe the techniques and processes we use for weed management will be developed in FY 2023/24 and embedded into practice. This will make official what the Bushland Management Team are already doing in their day to day operations.
  - A Planning scheme amendment is also planned for this year to update our vegetation controls and the Weed Management Strategy will be used as a background document for this update.
- Draft Social Infrastructure Framework
  - Title here has changed from 'Community' to 'Social' This is to acknowledge that Banyule is made up of many communities that form our society and reflects the multiple elements that improve the liveability of Banyule.
  - The Framework was recalibrated to achieve further balance between social, environmental, economic and performance. Council have now approved public consultation on the final draft of the Banyule Environment and Climate Action Advisory Committee

Framework, which was sent out in your briefing papers, and feedback is welcome until mid-April 2022.

- Community Battery Announcement
  - Federal Labor has announced funding for a Community Battery in Bellfield if they win office at the Federal Election.

**Action**

Find out how BECAAC members can be involved in the next iteration of Urban Forest Working Group





# Minutes Multicultural Committee

8 December 2021

## Multicultural Committee | Minutes



### Meeting details

<b>Date of meeting</b>	Wednesday, 8 December 2021
<b>Time</b>	6.00pm
<b>Venue</b>	Online
<b>Chair/Facilitator</b>	Cr Fiona Mitsinikos
<b>Minutes</b>	Lisa King

### Acknowledgement of the Traditional Custodians

"Our meeting is being held on the Traditional Land of the Wurundjeri Woi-wurrung people and, on behalf of Banyule City Council, I wish to acknowledge them as the Traditional Custodians. I would also like to pay my respects to the Wurundjeri Woi-wurrung Elders, past, present and emerging, and to acknowledge other Aboriginal and Torres Strait Elders joining us today."

### Diversity Statement

"Our community is made up of diverse cultures, beliefs, abilities, bodies, sexualities, ages and genders. We are committed to access, equity, participation and rights for everyone: principles which empower, foster harmony and increase the wellbeing of an inclusive community."

### Attendee

Attendee name	Affiliation/Organisation
Linda Liwewe	Community member
Jeyarajah Ramanathan	Community member
Louisa Ong	Community member
Susan Zhou	Community member
Ginger Jiang	Community member
Samira Liban	Community member
Albert Fatileh	Victoria Police
Ansum Sadik	Victoria Police
Suzanne Crenlin	Olympic Adult Education
Cr Fiona Mitsinikos	Banyule City Council Councillor
Cheree Hunter	Acting Manager, Health Aged & Community Planning
Theonie Tacticos	Community & Social Planning Coordinator

---

Lisa King	Community & Social Planner
-----------	----------------------------

---

## Apologies

---

<b>Name</b>	<b>Affiliation/Organisation</b>
Naaz Fahmida	Community member
Baljit Singh	Community member
Mandira Panday	Community member
Saqib Awan	Community member
Alaa Elzokm	Heidelberg Mosque

---

## Items

---

### 1. Welcome and Introduction

Acknowledgement of traditional custodians

Diversity Statement

### 2. General Discussion

#### 2017-2021 Multicultural Plan achievements – Summary of achievements

The 2017-2021 Multicultural Plan achievements were presented to the Committee. Five goals were listed in the previous plan and specific achievements were detailed for each.

See Appendix.

#### Revisit cohorts identified

6 cohorts or population groups have been identified and will be targeted as part of the consultation for the Multicultural Plan. Committee members were invited to provide further suggestions and feedback. The response was that members thought the population groups that were identified would work for the new plan:

- Refugee and Asylum Seekers
- Newly arrived
- Established communities
- International students
- Skilled migrants
- Interfaith communities

#### Issues identified

A map of issues was present to Committee members. The list of issues has been developed by reviewing existing data, consultation data from the Council Planning process, interviews with stakeholders, consultations with the Committee. The feedback from the Committee was that the list of issues was quite comprehensive.

#### Action

This list of issues presented to Committee members will be used to inform the development of the Multicultural Plan.

The list of issues presented to Committee members will be added to during further community consultations that support the development of the Multicultural Plan. Updates will be provided to the Committee at the next meeting.

See Appendix.

#### In-depth discussion on racism and discrimination

A discussion relating to racism and discrimination was facilitated. Members of the committee were invited to provide information, insight and examples of racism and discrimination if they felt comfortable sharing. The discussion aimed to better understand where racism and discrimination was experienced, how experiences have impacted peoples ability to access or participate in community life.

The Committee felt that using the four pillars (access, equity, participation and human rights) to frame this conversation helped acknowledge the structural nature of racism and discrimination. They felt that if institutions are not inclusive, members of the community are unable to access, participate and enjoy the human rights and freedoms.

By looking at the structural nature of these issues, Council can take a lead role in address these to make an impact in the community.

There is a need for using evidence and best practice to approach to address the issue of racism and discrimination. The Committee asked if there was data on the prevalence of racism and discrimination locally or if any mapping projects have been undertaken.

Story telling could be a positive way to show diversity in the community. This could be in the form of a community series on social media or a podcast showcasing the diversity that exists in our community and normalising difference. Social media can play a significant role in breaking down stereotypes, build tolerance, understanding using social media.

The Committee felt that having greater diversity within Council and Council staff would be positive for the community and make diversity more visible. Council could show more diversity in the media, the Banner and could feature stories of Council staff to show the breadth of diversity across the staffing group.

#### Recommendation

In cases of racism or discrimination experienced in the community, the Committee feels that a response from the Mayor/Council denouncing racism and discrimination and offering support to the victim would be welcomed by the multicultural community.

#### Timeline and steps

The estimated timeframe was presented to the committee. Currently in the phase of building evidence and will be moving to consultations early in the new year.

See appendix.

#### Advocacy opportunities

Council is unable to make changes in all areas of public life, but are able to advocate to government on issues that impact our local community.

A letter has been drafted to the Attorney General's office raising concerns around areas of the Religious Freedoms Bill. The pervious Multicultural, Disability, Aboriginal and Torres Strait Islander and LGBTIQ+ Committees were consulted, a second letter is in developed and will be sent on behalf of Council.

The Committee were asked to share any advocacy opportunities they had identified in their community. No ideas were provided during the meeting and members were encouraged to think about potential advocacy opportunities in the future.

#### Action

Council staff to progress actions around inputing into the Religious Discrimination Bill Inquiry

#### Inclusive Banyule Advisory Committee

The Inclusive Banyule Advisory Committee is made up of representatives from the Multicultural, LGBTIQ+, RAP, Disability and Age Friendly Committees and senior management representatives from organisations working across Banyule. This includes CEO's of Banyule Community Health Service, Women's Health In the North, Healthy Communities, District Director's for Department of Families, Fairness and Housing and Department of Justice.

First twelve-months of implementation will be focusing on impacts COVID-19 has had on social inclusion and how the how community can move forward and recover.

Two mapping workshops have been held to identify shared priority areas and themes. The themes identified include: social connection and mental wellbeing, social housing, family violence and employment as key areas of social inequality and exclusion that were significantly impacted by COVID-19

Committee is exploring the role of shared local level messaging driven through community to promote social connection and mental wellbeing. This includes messaging around COVID safety in reference to reducing fear and anxiety of reengaging in community, and promoting social connection.

The second meeting included presentations from Housing Victoria and Women's Health In the North on social housing and family violence respectively. These presentations provided subject leaders' insights into the current status and barriers experienced in Banyule, and how the committee can support work in this space.

In February, there will be conversations for areas of collective advocacy as we head into state and federal elections and budgets.

Linda Liwewe is the Multicultural representative on the committee. Linda provided an update on her experience to date as a member of the committee. Linda told that group about that she had shared details of the discussions held in the Multicultural Committee meetings including identifying issues from the community, participating in a consultation about website translations with the Communications team.

Linda flagged that social connection could be an area the Multicultural Committee to become involved in and the Committee could play a role in reactivation activities or event in the community.

#### **Communication outside of committee meetings**

The Committee discussed the best ways to communicate outside of the committee meetings.

Lisa King explained that the MS Teams channel had been set up a few months back and has uploaded information to the channel over the past few weeks.

The Committee responded that they had not accessed the channel.

#### **Action**

Lisa King to resend the log in details and guidelines for use of MS Teams to all Committee members.

The Committee to trial using MS teams between now and next year and the Committee will revisit its useability at the February meeting. This includes Lisa King trailing different methods of communicating with the Committee on MS Teams.

#### **Meeting structure for 2022**

Instructions have been received that Council's Committees are to continue online until April 2022. This supports a decision made by Council that all council meetings are to continue online for this period of time. There is an intention for Council to revisit this decision again in March 2022.

### **3. Consultation – Response from previous meeting**

The Banyule Communications Team thanked the Committee for the feedback provided at the previous meeting, and reported that they are still strategising on the final decision regarding translations on the website. Comments from multiple committee members about accentuating telephone translation services was particularly noted. Council already does this, but feels it could be more prominent in site-wide messaging.

Communications will convey their next steps at the first meeting of the committee in 2022.

## 4. Other Business

### Christmas Day Gathering For Isolating or Underprivileged People

This year, Banyule Council has put out an Expression of Interest for community organizations to apply for funding to hold Christmas celebrations for members of the community experiencing disadvantage.

5 events will be held over the next few weeks, hosted by community organisations and churches. They are a mix of private and public events.

Feedback from the Committee was sought to better understand if there is interest in broadening a grant round to include other religious or cultural days of significance.

This year the focus has been providing an opportunity for connection for people experiencing disadvantage due to the impact of COVID. Another possibility is that the focus of these events could be celebrating inclusion and providing education to other members of the community who do not celebrate the religious or cultural occasion.

The Committee was interested in learning more about opportunities for celebration events around diversity and inclusion broadly. In previous years, the Bell Street Traders Association had taken a lead on hosting events during Cultural Diversity Week. The Committee discussed their interest in supporting the development of an event to celebrate Cultural Diversity Week in March 2022.

The Committee expressed interest in Council holding events which do not just focus on a specific community or culture. An event which encourages interaction and learning about diversity more broadly.

### Action

Lisa to circulate the Australian Government Calendar of cultural and religious dates to all Committee members.

The Department of Home Affairs, Harmony Week [Calendar of cultural and religious dates \(harmony.gov.au\)](https://www.harmony.gov.au)

Lisa King to start conversations around Cultural Diversity Week celebration in January 2022.

## 5. Thank you & Next Meeting

Cr Fiona Mitsinikos thanked the committee for taking time out of their day to help Banyule Council learn. She wished everyone a great, break and looks forward to see everyone in the new year.

Council staff also thanked the committee for their work and input over the past few months and look forward to working together in the new year.

Meeting closed at 7.26pm

**Next meeting: Wednesday 16<sup>th</sup> February 2022, 6.00-7.30pm**







# Minutes Multicultural Committee

16 February 2022

## Multicultural Committee | Minutes



### Meeting details

<b>Date of meeting</b>	Wednesday, 16 February 2022
<b>Time</b>	6.00-7.30pm
<b>Venue</b>	Online
<b>Chair/Facilitator</b>	Cr Fiona Mitsinkos
<b>Minutes</b>	Lisa King

### Acknowledgement of the Traditional Custodians

"Our meeting is being held on the Traditional Land of the Wurundjeri Woi-wurrung people and, on behalf of Banyule City Council, I wish to acknowledge them as the Traditional Custodians. I would also like to pay my respects to the Wurundjeri Woi-wurrung Elders, past, present and emerging, and to acknowledge other Aboriginal and Torres Strait Elders joining us today."

### Inclusive Banyule Statement

"Our community is made up of diverse cultures, beliefs, abilities, bodies, sexualities, ages and genders. We are committed to access, equity, participation and rights for everyone: principles which empower, foster harmony and increase the wellbeing of an inclusive community."

### Attendee

Attendee name	Affiliation/Organisation
Ginger Jiang	Community member
Jeyarajah Ramanathan	Community member
Linda Liwewe	Community member
Susan Zhou	Community member
Suzanne Crellin	Olympic Adult Education
Cr Fiona Mitsinikos	Banyule City Council Councillor
Leanne Horvath	Acting Manager, Health Aged & Community Planning
Lisa King	Community & Social Planner

### Apologies

Name	Affiliation/Organisation
Alaa Elzokm	Heidelberg Mosque
Louisa Ong	Community member
Baljit Singh	Community member
Albert Fatileh	Victoria Police
Ansam Sadik	Victoria Police

## Items

---

### 1. Introduction

Cr Mitsinikos welcomed members of the Multicultural Committee back for the first meeting of 2022. The Acknowledgement to Country and Diversity Statement were read.

### 2. Multicultural Plan

Issue priority setting survey results were presented to the committee. To date, 13 issues were identified through consultations with the committee and stakeholders and the review of existing data and evidence. The top 6 priorities as voted by the Committee were:

1. Social inclusion
2. Employment
3. Racism and discrimination
4. Community safety
5. Mental health
6. Housing

#### Discussion

The committee expressed they were happy to see there was a consensus around social inclusion as a priority area. A detailed summary of the discussion can be found in Multicultural Committee – Social Inclusion Summary – Feb 2022 Doc (attached).

### 3. Calendar of religious and cultural days of significance

A draft calendar (attached) was presented to the Committee for feedback.

The Committee was asked if the calendar reflects the days of religious and cultural significance celebrated by the Banyule community. The committee was asked to provide feedback on how it could be strengthened.

#### Discussion

The Committee discussed the importance of consulting with the community to get feedback on this calendar and which days should be celebrated/acknowledged.

#### Action

Lisa King to check which dates are included in the Banyule Calendar

Lisa King to investigate days which celebrate days of independence from colonisation for different African countries

### 4. Harmony Week

Following a discussion regarding recognising Harmony Week or Cultural Diversity Week, the Committee felt that there is stronger recognition and alignment with Harmony Week. Therefore, Council will recognise Harmony Week, 21-27 March 2022.

The theme for Harmony Week is “everyone belongs”. Harmony Week celebrates Australia’s cultural diversity. It’s about inclusiveness, respect and a sense of belonging for everyone.

#### Discussion

Harmony Week 2022

Harmony Week will be acknowledged by Council through a series of social media posts where community members share stories. Members of Banyule’s multicultural community will be invited to submit a short story

and photo which will be published during Harmony Week. The purpose of these stories is to learn about people who live in Banyule and breakdown stereotypes that may exist.

This project will act as a pilot for a possible larger story telling project which could be broadened to include story telling and images of different members of Banyule's community.

#### Harmony Event

Members of the Committee expressed interest in celebrating inclusion and diversity through an event. This could include food, art, music and performance. The "Many Faces of Banyule Festival" was proposed. A working group of committee members could work together to plan the event for later 2022.

## 5. Advocacy

Cr Mitsinikos held a discussion around current policies affecting refugees and asylum seekers in Australia. Cr Mitsinikos discussed that she attended the Back Your Neighbour Federal Election Campaign Launch hosted by Local Government Mayoral Taskforce Supporting People Seeking Asylum. Banyule City Council is a member of this taskforce.

Cr Mitsinikos explained that she will be attending the next Montmorency Asylum Seeker Support Group meeting on 21 Feb to learn more about what can be done to support.

Cr Mitsinikos expressed her commitment to learning and understanding more about what Council can do to support and advocate for refugees and asylum seekers.

#### Action

Lisa King to engage with members of the Committee who have a lived experience as a refugee or asylum seeker to help drive this conversation

Lisa King to investigate inviting a guest speaker to attend the next Multicultural Committee. Suggestion to contact Greta Gillies who is an advocate and has been active in raising awareness of refugees and asylum seekers held at the Park Hotel

Lisa King to include the link to the Banyule City Council's 2021 Refugee Week online event

[This is home: A Refugee Story](#)

## 6. Grants

The announcement for the inclusion grants has been paused, an update will be provided as soon as possible.

## 7. AOB

None.

## 8. Close and date of next meeting

Next meeting: Wednesday, 20 April 2022



# Minutes Banyule Disability & Inclusion Advisory Committee

23 February 2022

## Minutes | Banyule Disability & Inclusion Committee



### Meeting details

<b>Date of meeting</b>	Wednesday, 23 February 2022
<b>Time</b>	5.30 – 7:00pm
<b>Venue</b>	Online via zoom
<b>Chair/Facilitator</b>	Cr Rick Garotti
<b>Minutes</b>	Vicki Martinez

### Acknowledgement of the Traditional Custodians

“Our meeting is being held on the Traditional Land of the Wurundjeri Woi-wurrung people and, on behalf of Banyule City Council, I wish to acknowledge them as the Traditional Custodians. I would also like to pay my respects to the Wurundjeri Woi-wurrung Elders, past, present and emerging, and to acknowledge other Aboriginal and Torres Strait Elders joining us today.”

### Diversity Statement

“Our community is made up of diverse cultures, beliefs, abilities, bodies, sexualities, ages and genders. We are committed to access, equity, participation and rights for everyone: principles which empower, foster harmony and increase the wellbeing of an inclusive community.”

### Attendee

Attendee name	Affiliation/Organisation
Kerryn Burgoyne	Community Representative
Sarah Hockey	Community Representative
Donna Prichard	Community Representative
Sam Cartledge	Community Representative
Allan Leenaerts	Community Representative
Parvin Ahadi	Community Representative
Laila Fernandez	Community Representative
Ros Melling	Community Representative
Emma Lowe	Belgravia Leisure
Dani Stramandinoli	Community Representative
Leanne Horvath	Banyule City Council
Sherryn Prinzi	Banyule City Council

### Apologies

Name	Affiliation/Organisation
Alicia Rotella	Community Representative
Kath Brackett	Banyule City Council

Elizabeth Parry	Community Representative
Sharon Solomidid	Community Representative
Vicki Martinez	Banyule City Council

## Items

### 1. Introduction: Welcome and Apologies

Cr Rick Garotti provided an Acknowledgement of Traditional Custodians and delivered the Diversity Statement.

Minutes of previous Meeting: Actions and status noted and endorsed as correct. Motion carried by all members.

Permission for recording of session endorsed for the purpose of minutes.

### 2. Feedback from Focus Groups

Council Officers Sherryn Prinzi advised that three focus groups were conducted, each themed with a priority as identified by the committee. Vicki Martinez summarised the information received from each focus group identifying the committees issues and potential actions for each priority area. This information has been sent to the committee for review (Appendix 1: Focus Group Feedback).

#### Discussion

Opportunity for additional comments were provided.

- Accessibility and Universal Design – No comment
- Vocational and Business – Ensuring businesses receive education on employing and engaging as customers people with disabilities
- Information and Communication – No comment

Feedback was also sought on the process. Participants advised that they found the sessions informative and a good opportunity to inform the the key issues. Members would like more of these sessions to explore issue specific topics in the future.

Well organised and split into different areas. Good to have an open forum where people could attend if they were interested. Felt the sessions were well organised and having a presenter to talk on the issue first provided good context. Good to have received information in advance. Good to have more in other themes as required.

#### Action

**Action Item 1:** Committee to provide any last minute suggestions on themes to Vicki by email or phone by 20 March.

### 3. Disability Data Report

The disability data report was tabled for the committee for review. Members were advised that the report tables 56 Recommendations based on evidence and data impacting people with disabilities.

#### Discussion

Sherryn Prinzi advised that the data report is an extensive document that considers broad level themes and the data trends under each theme impacting people with disabilities. After each data set, recommendations have been identified.

Sherryn asked the committee for members to review the tabled report, identify any missing data pieces and prioritise their top 5 recommendations.

Initial feedback was requested from the committee who felt the report was quite extensive and were looking forward to reviewing it more detail.

Cr Garotti asked about the timeline and next steps in the development of the plan. Sherryn advised that the information from the data report and the consultation results from the focus group and broader community consultation will all be aggregated to inform a draft plan for comment by the committee. The final plan is due on 30 June 2022.

#### Action

**Action Item 2:** Committee to review the recommendations of the Data Report and email Vicki their top 5 recommendations by 20 March 2022.

## 4. Community Consultation Questions

The committee were invited to suggest input into the approach and questions for the broader community consultation. Sherryn advised as part of the development of the Inclusive Banyule Plan, we will be undertaking broader community consultation across all the population committees. The results from the consultation will inform the Disability Action Plan and other plans across Council and community.

#### Discussion

Discussion centred on questions for consultation. The members suggested:

- **About Disability** - What do you know about disability? What do people envisage disability is? What does disability mean to you?
- **Engagement** - Do you know someone with a disability in Banyule? How do you approach someone with a disability? Have you engaged with a person in the last 2 years with someone with a disability in Banyule? How do you engaged people with disabilities in Banyule?
- **Perceptions** - What are the barriers for people with disability? Barriers or concerns in engaging with people with disabilities?
- **Inclusion** - How can Banyule be more inclusive of people with disability? How can we reduce stigma and barriers for people with disability?
- **Service Access** - What services are available for people with disability and how do they access them? Are you happy with what is available?
- **Questions for carers or parents**

Discussion on which audience to target in the consultation. The following suggestions were recommended:

- Small business owners
- Parents and Carers
- Sporting Clubs and Community Groups
- Neighbourhood Houses and Libraries
- Schools / education settings
- Maternal and child health
- Councillors and Council Officers
- Council service providers.

Suggestion of future action: Who are the people in my neighbourhood to raise awareness of everyone in the community and our difference and diversity?.



## 5. Other Business

### AAA Funding Grant – Department of Sport and Recreation :

Vicki Martinez in partnership with the Sport and Recreation unit of Council applied for a AAA grant in December. The grant was to work with three sporting clubs in Banyule, to audit their inclusive practices and build their capacity on inclusion, in particular, people with disabilities. The project will involve developing a toolkit for all clubs in Banyule and will include a collaborative planning and implementation process with Disability Sport and Recreation Victoria. The project will also employ a person with disability as the project worker. The outcome of the grant is currently with the Minister with Council's being advised late February/Early March.

#### Action

Action Item 3: Vicki to advise committee of outcome of grant program once received and inform further on initiative at next meeting.

### Inclusive Banyule Grants

Council have established a new community grant program called Inclusive Banyule. This program will invite community groups and not for profits to deliver local initiatives that support inclusion in the community. The programs can be partnerships initiatives, pilot projects or capacity building sessions. A proportion of the funding will also support Council's initiative of Inclusive Neighbourhood Houses and Libraries. The Grant Program will be open from 28 March and close on April 25. We invite the committee to share the information with local stakeholders and encourage them to apply.

#### Action

Action Item 4: Vicki to share information on Inclusive Banyule Grants and the guidelines to the committee . Members are invited to promote to their networks.

### Disability Jobs Forum – 24 March 2022

A disability jobs forum is currently being finalised targeting people with disabilities through the Jobs Victoria Advocate Program. A number of keynote presenters are included covering off vocational options such as volunteering, supported employment, open employment service support, vocational support programs.

#### Action

Action Item 5: Vicki to send out information once finalised to the committee. Members invited to promote to their networks.

### WaterMarc New Inclusion Programs

Emma updated the group on new inclusion programs being introduced at WaterMarc.

- Free Walking Group tailored for all abilities - Tuesday's 10.00 – 10.45am
- All abilities Dance Class – Fridays 12.00 – 1.00pm Free to Members, \$5.00 non members
- Celebration for International Womens Day – All abilities dance class free – Tuesday 8 March 4 – 5pm
- Outdoor Tai Chi Calss – Fridays 10.00 – 10.45am – FREE
- Headspace co-facilitated webinar – Looking after your mental health 12 – 1.00pm online
- Family friendly programs for children in school holidays
- Exploring programs for people with autism in quieter times to be less sensory. Continuing to explore opportunities for different journeys program.

#### Action

Action Item 7: Vicki to send information on programs to committee. Members invited to promote to their networks.

## 6. Close and Date of Next Meeting

Meeting was closed at 7:00pm. Next meeting scheduled for 27 April 2022.



# Minutes Banyule LGBTIQ+ Advisory Committee

17 February 2022

## Banyule LGBTIQ+ Committee | Minutes



### Meeting details

<b>Date of meeting</b>	Thursday, 17 February 2022
<b>Time</b>	5.30 – 7.30pm
<b>Venue</b>	Teams – virtual meeting
	<a href="#">Click here to join the meeting</a>
<b>Chair/Facilitator</b>	Cllr Peter Castaldo
<b>Minutes</b>	Sherryn Prinzi/Myfan Jordan - Community Impact Coordinator/Community Planner

### Acknowledgement of the Traditional Custodians

“Our meeting is being held on the Traditional Land of the Wurundjeri Woi-wurrung people and, on behalf of Banyule City Council, I wish to acknowledge them as the Traditional Custodians. I would also like to pay my respects to the Wurundjeri Woi-wurrung Elders, past, present and emerging, and to acknowledge other Aboriginal and Torres Strait Elders joining us today.”

### Inclusive Banyule Statement

“Our community is made up of diverse cultures, beliefs, abilities, bodies, sexualities, ages and genders. We are committed to access, equity, participation and rights for everyone: principles which empower, foster harmony and increase the wellbeing of an inclusive community.”

### Attendees

Attendee name - tbc	Affiliation/Organisation
Nevena Spirovski	Co-Convenor Vic Pride Lobby
Michelle McNamara	Transgender Vic; GLBTIQ Multicultural Council
Fleassy Malay	Mother Tongue Poetry, Earth CERC co-op, and Murundaka intentional co-housing
Nicole E-H.	Inclusive Banyule Advisory Committee rep
Lara H.	Community member
Nathan S.	Community member
Shev A.	Community member
Morganne B.	Community member
Justin T	Community member
Harper F.	Community member, Pivot Cohousing participant
Richard P.	Community member
David L-M.	Community member
Will D.	Community member
Cllr Alison Champion	Councillor - BCC
Sherryn Prinzi	Coordinator – Community Impact

## Apologies -

Name	Affiliation/Organisation
Michelle McNamara	Transgender Vic; GLBTIQ Multicultural Council
Lara H.	Community member
Shev A.	Community member
Justin T	Community member
Richard P.	Community member
Will D.	Community member
Sherryn Prinzi	Coordinator – Community Impact

## Items

### 1. Welcome (5 mins)

Acknowledgement of traditional custodians  
Inclusive Banyule Statement

### 2. Actions Arising (5 mins)

2.1:

- 2.3 Contact Officer to follow up with Michelle's Austin contact re attending the committee as guest.  
(Pencilled in for April 2022 meeting)
- 4.7 Myfan to embed committee members' names and affiliated organisations in agenda template  
(complete)
- 6.1 BCC to write letter/submission re Religious Discrimination Bill (complete, letter attached previously)
- 6.2 Census advocacy to be discussed at future meeting, first half of 2022 (noted)

### 3. Round Robin – 2 mins each (max 20 mins)

#### 3.1: Items from committee members:

Vic Pride Lobby are involved in a research project exploring LGBTIQ+ inclusion in the insurance industry. The Inter-insurance lobby want to address embedded discrimination and have developed a survey to understand lived experiences of the industry and from there, to take positive action. Survey will be launched in next few weeks. Contact Nev for further information.

A number of community members raised the religious freedom bill and the various impacts of the public debate, including for people of faith. One mentioned the assumed knowledge of 'rights' as a concern and assumptions that the Bill had the support of all/any people of faith. Also shared experiences of heightened feelings which were then left hanging, as the Bill was parked. This was seen as particularly damaging in the context of younger/school age LGBTIQ+ community.

A number of committee members had also had Covid, or were generally still feeling the effects of the pandemic in other ways, such as risk and isolation.

Mother Tongue and Murandaka have both recently opened up to more on site, person to person interactions. Mother Tongue has developed advice on how to apologise to LGBTIQA+ people in an authentic way. For example, what you might say if you use incorrect pronouns or misgender someone.

Nicole, the Inclusive Banyule Advisory Committee representative explained she had to miss the last meeting.

Another community member wanted to share some positive things that had been happening at the same time as more negative things such as Covid and the Religious Discrimination debate. They felt the pending election would offer a good opportunity to drive change.

In the context of the Religious Discrimination and Gender Discrimination Bills, Cr Champion invited further discussion on previous Council submissions regarding both the Religious Discrimination and the Gender Discrimination Bills. Cr Castaldo noted that a number of members of the committee continue to feel challenged by events and discussion around these Bills.

#### 4. Committee community action planning session (85 mins)

Sherryn introduced the engagement session, which had been designed for the pending LGBTIQA+ Action Plan. Previous committee meetings had raised some areas for discussion, but these had often been cut short due to time. Banyule Council is committed to understanding and improving quality of life and wellbeing for LGBTIQA+ communities and had devised this session to be a deeper discussion around what a good/best life for LGBTIQA+ in Banyule might look like and how Council might drive positive change and build a more inclusive Banyule. Sherryn noted that Myfan had already shared a Northern Councils' Midsumma Engagement survey and asked the committee to complete it and to share through networks.

##### **"What do quality of life and wellbeing mean to you/look like for your community?" (Responses aligned and deidentified)**

- Support and stability;
- Having clear engagement with community; forming connections: who is around and what's out there to support the community?
- Feeling seen/visible. It can be challenging to identify and reach out to the Rainbow community in the local context, so amplifying (local) community voices and promoting visibility (through signage, events, flags etc) is really important. An example of gender neutral toilets was given;
- Need to acknowledge the difference, diversity and uniqueness of the community, both as a whole and the diversity within. Diversity is 'a gift that gives back' to the wider community, 'releasing energy'.
- Social inclusion allows individuals to give back to the community through living a full and authentic life and through sharing their diverse lived experiences.
- Being (able) to be truthful and authentic about who you are, then empowers community members to offer a wealth of openness and creativity. This quality of life that was previously not common to the LGBTIQA+ experience, due to homosexuality being criminalised, for example, and more general experiences of discrimination and 'othering';
- Another community member advocated for a relaxed approach inclusion, in addition to targeted events. This would mean connecting with community is not programmed into particular times but more relaxed. E.g. community spaces that foster day to day interactions;
- Connecting as a parent or member of a 'rainbow family' was also seen as very important, particularly 'natural connection' through honest inclusion and communication - not based on using neurological power to conceal/reveal;
- This would mean acknowledging the intersections of who people really are, and having options to connect with like-minded people. This was not seen as something currently available in local meeting spaces. Wanted to see a place like a café for example, or family events where they wouldn't commonly experience assumptions, stigma etc. A functional space within the Banyule community, with visibility for all. Somewhere LGBTIQA+ could drop in and expect to see 'people like us'.

- Also 'normal' connections for children. Currently, there are no Rainbow Family events outside of digital platforms;
- Also a great need to highlight inclusion of diversity in public functions.

**What steps can Council (and partners) take to safeguard and improve quality of life and wellbeing?**

- Assist us to address the many social challenges *as a community*. This might include peer mentoring, ways utilising (Council/public) spaces to provide support;
- Also we need to know who are the people in your own neighbourhood? Wagga Wagga example of knowledge sharing in the community has worked to increase inclusion;
- Investing in arts and culture (space),-utilising arts as a way of bring out into community, was another way council could help;
- Common spaces for young people to engage in activities;
- Council needs to make sure venues and services doesn't have presumption of gender – eg the name of Maternal Child Health Centres can exclude same sex parents or Transmasculine parents. Also, services need to consider the complexities of intersecting identities and not make assumptions;
- Banyule being seen and visible at community events and other events was seen as important;
- We should learn from other organisations and bring new practice to Council's ways of working to build further inclusion and best practice;
- Council events focused at families and/or children activities, should always specifically including and address gender diversity;
- Work with community to deliver events such as Arts, Culture, Spts, Rec, and services, such as children's services;
- Generally service from Council is good, but keep focusing on continuous improvement;
- Acknowledge it's a two way street. Make community aware of services on offer; their rights and responsibilities. Ask for and exchange service feedback/input;
- Social interactions reboot (post-Covid) possibly with a special event for all community. To remind everyone what is available locally, e.g. community organisations, Banyule Committee stall. Talk about inclusivity actively;
- Welcome to your area? How are we welcoming new people into the community? Particularly LGBTIQ+? Everyone's responsibility to welcome diversity, but perhaps there could be a council route, e.g. Cr Champion sends 'welcome' letters;
- Perhaps special events to welcome gender diverse people, e.g. gender diverse swimming sessions. Explore the options or possibly compile an LGBTIQ+ people directory;
- Council should be promoting inclusive messaging at all times: 'every space for every person'; 'everybody welcome here'.

**How might we create a place where LGBTIQ+ communities are equal and included, as described in the Inclusive Banyule Statement (above)?**

- Take out the sterility and aim to develop connections and friendships through natural interactions; the foundation of culture and bringing life to it.
- Focus on the commonalities; normalising diversity, embedding and elevating diversity and engagement;
- Service provider versus investment in grassroots culture/community? Can be financial and time savings by empowering community capacity.

**Please complete this QR code survey before the meeting (making your own notes of any gaps/areas you wish to discuss at the meeting)**



See below examples of draft priority areas for the LGBTIQ+ Action Plan. Please contact Myfan with further suggestions/thoughts

<i>Access</i>	<i>Equity</i>	<i>Participation</i>	<i>Rights: my basic human rights are met</i>
<ul style="list-style-type: none"> <li>To health services and information that meet LGBTIQ+ needs</li> </ul>	<ul style="list-style-type: none"> <li>Equity in opportunities and outcomes (could include services, information, housing, jobs)</li> </ul>	<ul style="list-style-type: none"> <li>In the civic, social, economic and cultural life of Banyule</li> </ul>	<ul style="list-style-type: none"> <li>Discrimination?</li> </ul>
<ul style="list-style-type: none"> <li>Council services and programs</li> </ul>	<ul style="list-style-type: none"> <li>E.g. mainstream family violence services may not be inclusive of and knowledgeable in LGBTIQ+; leaving targeted supports with long waitlists</li> </ul>	<ul style="list-style-type: none"> <li>Do I have opportunities/am I well represented in civic decision-making, including re Council programs/services etc.?</li> <li>Does the social and cultural life of Banyule reflect and welcome LGBTIQ+ people?</li> </ul>	<ul style="list-style-type: none"> <li>Safe spaces and places</li> </ul>
<ul style="list-style-type: none"> <li>Other Banyule services and programs</li> </ul>	<ul style="list-style-type: none"> <li>E.g. Parenting services called 'Maternal and Child Health'</li> </ul>	<ul style="list-style-type: none"> <li>Do I use Shaping Banyule? (Council's community engagement site)? How est can Council embed LGBTIQ+ in service-design and delivery?</li> </ul>	<ul style="list-style-type: none"> <li>Visibility</li> </ul>
<ul style="list-style-type: none"> <li>What does good access look like? Where are the barriers and gaps?</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Celebration</li> </ul>

### 5. Any other business? (5 mins)

**ACTION: Sherryn to distribute Social Infrastructure Framework**

Peter invites contributions to next agenda.

Meeting closed at 6.56pm

### 6. Next meeting: Thursday 21<sup>st</sup> April, 5.30 – 7pm





# Minutes Age Friendly Advisory Committee

10 February 2022

# Age Friendly Advisory Committee Meeting |

## Minutes



### Meeting details

<b>Date of meeting</b>	Thursday, 10 February 2022
<b>Time</b>	10.00am – 12.00pm
<b>Venue</b>	Microsoft Teams
<b>Chair/Facilitator</b>	Ria Thompson
<b>Minutes</b>	Ria Thompson

### Acknowledgement of the Traditional Custodians

"Our meeting is being held on the Traditional Land of the Wurundjeri Woi-wurrung people and, on behalf of Banyule City Council, I wish to acknowledge them as the Traditional Custodians. I would also like to pay my respects to the Wurundjeri Woi-wurrung Elders, past, present and emerging, and to acknowledge other Aboriginal and Torres Strait Elders joining us today."

### Inclusive Banyule Statement

"Our community is made up of diverse cultures, beliefs, abilities, bodies, sexualities, ages and genders. We are committed to access, equity, participation and rights for everyone: principles which empower, foster harmony and increase the wellbeing of an inclusive community."

### Attendee

Attendee name	Affiliation/Organisation
Ria Thompson	Acting Assessment and Community Support Coordinator, Banyule City Council
Leanne Horvath	Aged Services Coordinator
Stewart Morritt	Health Club Team Leader – Banyule Leisure
Catherine Corbett	Community Engagement Coordinator, Watermarc
Karlene Lang	Emergency Care Coordinator, Austin Health
Jim Brewer	Age Friendly Advisory Committee Member
Veronica Lee	Age Friendly Advisory Committee Member
Glenn Swafford	Age Friendly Advisory Committee Member
Marcello D'Amico	Age Friendly Advisory Committee Member
Mary Stringer	Age Friendly Advisory Committee Member

### Apologies

Name	Affiliation/Organisation
Cr Tom Melican	Banyule City Council - Chair
Kath Brackett	Director Community Wellbeing, Banyule City Council

## Items

### 1. Introduction 10.00am – 10.30am

Acknowledgement of traditional custodians  
Diversity Statement

Actions arising from previous minutes

#### Follow up information requested regarding Safe Access Audits held at East Ivanhoe, Macleod, Diamond Village, Olympic Village in March 2021

Glenn requested information regarding current status of Safe Access Audits around four locations across the municipality and the recommendations that were made at that time.

Ria to request attendance at next Advisory Committee meeting by Michelle Herbert, Senior Transport Planner for update.

### 2. Council Updates 10.30am – 11.15am

#### Discussion

Ria outlined Council's Community Programs Directorate current restructure actions, which will be finalised within the next several weeks. This involves:

- Aged Services divided to different Business Units. Leanne Horvath is now coordinator of Aged Services, responsible for the service delivery and located in Family and Community Services.
- Age Friendly Team and Regional Assessment Service now part of Resilient and Connected Communities and within Community Connections team. A new manager and coordinator will be recruited to this area. Ria temporarily acting in coordinator role until restructure rolled out.

#### AGE FRIENDLY ACTIONS UPDATE

A number of key activities have been planned and delivered since easing of COVID restrictions late 2021

- Three high teas for older adults delivered at Heidelberg Golf Club in December 2021 – more than 210 attendees and well received. Cr Dimarelos attended
- Collaborating with Council's Transport Team to apply for funding to deliver additional "Wiser Driver" and "Wiser Walker" sessions throughout 2022
- Seniors Network to reconvene in February 2022
- Free seniors swimming program planned in conjunction with LifeSaving Victoria
- Walking basketball program planned in conjunction with Basketball Victoria
- Banyule Council Age Friendly Team now registered as a host organisation for Heart Foundation Walking Groups – residents can search, join or register a local community walking group supported by the Heart Foundation and Council
- Older Adults Recreation Program has resumed activities and programming
- Municipal mapping exercise commenced to support older adults during heatwave
- Seniors Link Up digital literacy project to commence roll out early March 2022
- Review of publications/communication for older adults undertaken, including streamlining publications and targeting readership, as well as introducing standing older adults pages in Banyule Banner and Council website
- Ivanhoe Seniors Exercise Park :
  - ✓ Twice monthly Come and Try sessions now established
  - ✓ Cr Castaldo has requested a report to Council on usage of exercise park
  - ✓ Timetable created displaying availability of volunteers and external providers to demonstrate use of equipment
  - ✓ Advocacy for installation of shade sail at site

#### Recommendations

- Catherine Corbett suggested that a Banyule Older Adults Facebook page be established which was supported by the committee
- Installation of a shade sail at Seniors Exercise Park was strongly supported by committee
- Veronica Lee suggested that community noticeboards at shopping centres/hubs be utilised to promote older adults activities and that Council website difficult to navigate. Committee strongly in favour of improvement to readability and usability of Council website
- Glenn Swafford referred to Age in Focus publication review completed in 2020

#### Corresponding Actions

- RT to liaise with Communications regarding Banyule Banner and website content and social media
- RT to include recommendation about installation of shade sail in report to councillors
- RT to send Age in Focus review report to committee, as per request
- RT to forward copy of current Older Adults Recreation Program newsletter to committee, as per request

### 3. Inclusive Banyule Advisory Committee Update 11.15am – 11.20am

#### Discussion

Glenn explained that two reports to date had been shared with the Age Friendly Advisory Committee detailing current status of actions undertaken. Currently exploring draft guidelines for grants program available for community groups to apply to undertake a range of activities/programs/initiatives to support inclusion and participation.

Next meeting to be held 11/2/22 and updates to be shared accordingly

### 4. Community Updates 11.20am – 11.45am

#### Discussion

Catherine has established new programs for older adults, including regular tai chi sessions, weekly walking group. There has been great support from participants so far and feedback is that people prefer outdoor, COVID safe activities.

Catherine would like to be able to promote these sessions on a community noticeboard, however requires Council permission to do so. Catherine will distribute flyers of activities to the group.

Veronica thanked the Age Friendly team for outcomes delivered to date. Queried whether sites for additional seniors exercise parks are being considered within Banyule, as well as options for transport to Ivanhoe site and additional sessions to be held at the site.

#### Recommendation

Ria – additional sites would be ideal however there are resourcing constraints. Also outlined public transport options to exercise park from Ivanhoe Station as well as transport options through My Aged Care if people are registered. Additional sessions are planned, and timetable will be distributed as part of future publications.

#### Discussion

Marcello belongs to various arts/cultural groups including open mike poetry reading group and art groups where he states the majority of participants are older adults. Marcello would like to explore the option of curating an art exhibition of works by older adults across the municipality and showcase these at ILCH.

Marcello congratulated the Age Friendly Committee on its collaboration in working towards common deliverables, and emphasised a need for older adults pages in the Banner.

#### Action

Ria to follow up with Council's Art Curator about this possibility at ILCH/Bellfield Hub

#### Discussion

Karlene supported Banyule's Carer Program as a great initiative and will be promoting widely within her networks.

Also stated that outreach programs in health settings are having staffing difficulties due to staff being furloughed/redeployed, and that the health system has seen deterioration in older patient health due to lack of incidental exercise/socialisation as a direct result of the pandemic and isolation.

Karlene also relayed that if a patient presents to ED with a carer, carers are permitted to remain with the patient if required despite hospital visitor restrictions.

Jim concerned about the trees located in Greensborough Walk and queried responsibility to water/maintain trees.

Jim also queried time delay in delivering Banyule Banner – depending on locality editions are received at varied times and would like to understand delivery method

#### Action

Ria to follow up with Council's Major Facility Officer regarding tree care.

Ria explained Australia Post delivers Banner but will follow up with Communications team regarding time delay.

#### Discussion

Glenn reiterated need to improve Council website useability and the Seniors Exercise Park on the Ivanhoe Park tile of website. Also, to support the mapping exercise which will encourage older people to access outdoor spaces across the municipality and adopt a COVID safe approach. Glenn applauded the installation of new street furniture in Ivanhoe to further support this approach.

Glenn also mentioned opportunities for community input regarding redevelopment of Olympic Village site and East Ivanhoe shopping centre.

Mary reinforced the need to identify appropriate locations for older people to meet outdoors as part of mapping exercise.

### 5. Any other business 11.45am – 11.50am

#### Discussion

Regarding use of MS Teams Channel – Ria explained functionality to upload files and post other information, however given that some committee members had experienced difficulty in using the channel due to connectivity issues within their workplace, decision made for now to continue to correspond via email.

### 6. Meeting close and next meeting 11.50am – 11.55am

Next meeting scheduled for 26<sup>th</sup> May 2022 10am – 12pm Venue TBC



By email:

[richard.wynne@parliament.vic.gov.au](mailto:richard.wynne@parliament.vic.gov.au)

[lily.dambrosio@parliament.vic.gov.au](mailto:lily.dambrosio@parliament.vic.gov.au)

[shaun.leanne@parliament.vic.gov.au](mailto:shaun.leanne@parliament.vic.gov.au)

## May 2022

The Hon Richard Wynne  
Minister for Planning and Housing  
Level 16  
8 Nicholson Street East  
Melbourne VIC 3002

The Hon Lily D'Ambrosio  
Minister for Energy, Environment and Climate Change and Solar Homes  
Level 16  
8 Nicholson Street East  
Melbourne VIC 3002

The Hon Shaun Leane  
Minister for Local Government and Suburban Development  
Level 16, 121 Exhibition Street  
Melbourne, VIC 3000

Dear Ministers Wynne, D'Ambrosio, and Leane,

### **RE: Councils to Pursue Improving Environmentally Sustainable Design (ESD) and Zero Carbon Built Environment Outcomes via a Planning Scheme Amendment**

We write on behalf of several Councils that are a part of a joint project to improve ESD outcomes and facilitate zero carbon development within a Council's Planning Scheme and support Victoria's Planning System.

---

We are seeking the Minister for Planning to introduce a Particular Provision in the Victoria Planning Provisions that will enable 31 ambitious Councils to elevate ESD built form requirements into their respective Planning Scheme.

---

## **1. Background**

---

Since 2018, Councils throughout the State have sought to improve the current ESD outcomes and requirements detailed in their relevant Planning Scheme. This particularly includes incorporating measures which transition our built environment to address zero carbon development outcomes at the planning stage of development.

The initiative is strongly supported by the Council Alliance for a Sustainable Built Environment (CABSE); that serve under the auspice of the Municipal Association of Victoria (MAV).

The initiative has grown considerably in magnitude over the past four years.

---

## 2. Local Governments across the State Working as a Collective

---

31 Councils throughout the State signed a Memorandum of Understanding to undertake work to elevate ESD targets in their respective Planning Scheme, with an ultimate intention to pursue a joint Planning Scheme Amendment in 2022.

The Planning Scheme Amendment will seek to pursue embedding the necessary changes to improve ESD outcomes and progress zero carbon development within the built environment.

The initiative is framed under the project banner '[Elevating ESD Targets Planning Policy Amendment](#)'.

---

## 3. The Planning Scheme Amendment Delivers upon Councils' Obligations and Requirements

---

The outcomes from this project are closely aligned with a multitude of Council and CASBE deliverables and community expectations that have been endorsed by Councils, most notably:

- Climate Emergency Declarations;
- Municipal Zero Emission Targets that must be met, at or prior to, 2050;
- Statutory Climate Change Pledges, with the particular initiative having been committed to, under the *Climate Change Act 2017* (Vic); and
- Council Climate Change Strategies, Frameworks, Action Plans and the CASBE Strategic Plan.

---

## 4. Key Works and Advocacy Undertaken

---

Significant work, investigation and resources have been invested by Councils and CASBE, including relevant officers, to pursue and support this project. This includes:

- Commissioning evidentiary and justification works with the aid of leading consultancies to support the measures being pursued via a Planning Scheme Amendment (in excess of \$250,000 expended as a collective, to date, including officer time and resources);
- Liaising and working with relevant officers within the Department of Environment, Land, Water and Planning (DELWP's) Energy and Planning divisions on concurrent projects and initiatives;
- Advocating and providing input to the State Government's ESD Roadmap, as well as, serving key Working Groups a part of the ESD Roadmap agenda; and
- Providing numerous submissions to advocate for necessary changes that are required to the built environment through forums such as the Australian Building Codes Board (ABCB) National Construction Code (NCC) 2022, State Gas Substitution Roadmap, Zero Emission Vehicles Advisory Group, and Parliamentary Inquiries.

---

## 5. What is being sought by the Planning Scheme Amendment?

---

The measures and changes being pursued by the collective 31 Councils via a Planning Scheme Amendment contain a level of detail in order to address an absence of, and for



those that have an ESD Policy, improved ESD outcomes which will enable transitioning development to achieve zero carbon.

Since reforms to the Victoria Planning Provisions in 2018 (via Amendment VC148), a Council is unable to provide a level of clear detail and direction for development to address certain requirements and expectations, within the Local Planning Policy component of a Council's Planning Scheme.

The point of concern is where such prescriptive requirements and details may reside within a Council's Planning Scheme. This is to ensure robust and necessary outcomes to achieve Councils' obligations and requirements.

The work commissioned by the project group has identified the Particular Provisions, within the Victoria Planning Provisions, as the most appropriate planning tool to set the relevant measures, metrics and changes for improved ESD outcomes.

**As such, the project's success rests upon the Minister for Planning, given that the Minister can only authorise a municipal Council to prepare an amendment to the Victoria Planning Provisions.**

The application of a Particular Provision would facilitate efficiency and expediency with respect to development approvals undertaken by Councils given that a consistent set of requirements are detailed within several Councils' Planning Schemes.

## **6. Our Request**

---

The collective group, consisting of 31 Councils, have collaborated to prepare a State-based ESD framework for integration within a Council's Planning Scheme.

Prior to the State election, the collective group of Councils request that the Minister for Planning use their power to authorise the formal introduction of the attached provision into the Victoria Planning Provisions of a Council's Planning Scheme.

## **7. Opportunity to Deliver State Government Requirements and Resolve Regulatory Gaps**

---

The collective work and approach, demonstrated with the support of 31 Councils, provides an exceptional, well-tailored and documented solution for the State to address its ESD Roadmap commitments and deliver upon Action 80 of Plan Melbourne 2050 which entails the delivery of a State ESD Policy in a timely manner. As per the Plan Melbourne 2050 Five-Year Implementation Plan, the State ESD Policy was anticipated for delivery by the end of 2018 (a 3 year delay).

Our project offers a solution to deliver upon such requirement given that 31 Councils are supporting this project which constitutes 39% of all Councils throughout the State – mostly metropolitan, where a significant amount of the Victorian populous resides.

Furthermore the outcomes from this project will also deliver upon the State Government's Climate Change Strategy and sectoral Pledges, as well as, the Built Environment Adaptation Action Plans committed to, as a statutory requirement, under the *Climate Change Act 2017* (Vic).

Moreover, in Victoria, it is well established at planning panels and at the Victorian Civil and Administrative Tribunal (VCAT) that the broad notion of ESD, including energy efficiency, is supported within the Planning framework. This is in contrast to the Building framework with relevant details, pertaining mostly to energy efficiency, included in the National Construction Code (NCC).

The benefit of the measures and changes pursued via this project will address relevant gaps where the current NCC 2022 proposed set of technical changes remain silent. The exclusions of relevant components of the proposed changes outlined within the NCC 2022 undermine both State and Local Government emissions reduction commitments and programs with respect to the built environment. This is particularly evidenced by the NCC 2022 continuing to remain solely focussed on holistic energy efficiency outcomes as opposed to applying and integrating the broader remit of ESD, as well as, downplaying the role of renewable energy and zero emission vehicle infrastructure on standard housing development.

**The deliverables and overall outcome offered via the collective group of 31 Councils involved in this this project will assist Victoria's Planning System to deliver upon Plan Melbourne 2050 requirements, aligns with the State Government's legislated emission reduction targets which also supports climate resilient communities, as well as, addresses relevant shortfalls identified within the national building framework that undermines broader emission reductions from key industry sectors.**

We would appreciate the opportunity to discuss the project and relevant outcomes with you directly and to continue to support the State Government with its ESD Roadmap commitments and the delivery of a State ESD Policy, prior to the election.

Sincerely, and with the imprimatur of each Mayor, serving their Council, a part of this project,

Version: Final (Updated)  
Date: 28 March 2022

## Sustainability Planning Scheme Amendment - Background Research

### Part A. Technical ESD and Development Feasibility

Municipal Association of Victoria on behalf of the Council Alliance for a Sustainable Built Environment



**HIP V. HYPE**

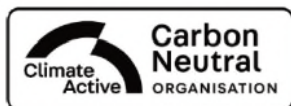
**WHO WE ARE**

HIP V. HYPE Sustainability provides advice that is commercially grounded, yet ambitious. We pursue exceptional outcomes that are socially, economically and environmentally sustainable and enable action across government, institutions and organisations.

We seek to partner with those who are willing to think strategically to achieve better. We lead, collaborate and support others to deliver impact and build Better Cities and Regions, Better Buildings, and Better Businesses.

We respectfully acknowledge that every project enabled or assisted by HIP V. HYPE in Australia exists on traditional Aboriginal lands which have been sustained for thousands of years.

We honour their ongoing connection to these lands, and seek to respectfully acknowledge the Traditional Custodians in our work.



HIP V. HYPE Sustainability Pty Ltd is a Climate Active certified carbon neutral business.

**DISCLAIMER**

This document and any information provided have been prepared in good faith based on the best and most up-to-date advice available. HIP V. HYPE Sustainability cannot be held liable for the accuracy of the information presented in this document. Any images included are for illustrative purposes only.

This document and all its contents are © COPYRIGHT HIP V. HYPE GROUP PTY LTD 2020 (except photographs credited otherwise). "HIP V. HYPE", the 4 "H" device and all related names and logos are trade marks of HIP V. HYPE GROUP PTY LTD. This document is the intellectual property and confidential information of HIP V. HYPE Sustainability PTY LTD and their related entities and are not to be copied, reproduced, shared or disclosed without the prior consent in writing of HIP V. HYPE GROUP PTY LTD.



REV	DATE	DETAILS	NAME, POSITION	SIGNATURE
0.1	29.10.21	Draft	Gavin Ashley, Lead	<i>[Signature]</i>
1.0	3.12.21	Final	Gavin Ashley, Lead	<i>[Signature]</i>
1.1	14.12.21	Final	Gavin Ashley, Lead	<i>[Signature]</i>
1.2	28.03.22	Final (updated)	Gavin Ashley, Lead	<i>[Signature]</i>

## Contents

INTRODUCTION	2
METHOD	4
TECHNICAL FEASIBILITY AND FINANCIAL VIABILITY	7
OPERATIONAL ENERGY	8
SUSTAINABLE TRANSPORT	18
INTEGRATED WATER MANAGEMENT	26
INDOOR ENVIRONMENT QUALITY (IEQ)	32
CIRCULAR ECONOMY	43
GREEN INFRASTRUCTURE	48
CONCLUSIONS	54
APPENDICES	57

## Introduction

For approximately 20 years local government in Victoria has been leading both voluntary and policy led approaches to sustainable design assessment in the planning process. This leadership is built on community expectation, their role as a responsible authority and the urgency to act on critical environmental challenges such as climate change.

Both planning and building processes have a role in evolving and elevating best practice to deliver a sustainable built environment. The Council Alliance for a Sustainable Built Environment (CASBE) is an alliance of Victorian councils committed to the creation of a sustainable built environment within and beyond their municipalities with a focus on the planning process as the lever for delivering more climate and environmentally responsive development.

CASBE provides a supportive environment for councils and seek to enable the development industry to achieve better buildings through consultative, informative relationships. In this work CASBE is acting on behalf of 31 member councils to develop an evidence base to support new planning policy. CASBE is auspiced by the Municipal Association of Victoria and is the owner and manager of the Built Environment Sustainability Scorecard (BESS), a key tool for demonstrating environmentally sustainable design (ESD) credentials at the site scale, at the planning stage.

### POLICY CONTEXT

The evolution of planning policy and its relation to delivering sustainability outcomes in the built environment is long and complex. Whilst there is some State planning policy support for sustainability outcomes, much of the environmental sustainability planning policy development has been developed through local policy. In 2013 the City of Melbourne developed a local policy; Clause 22.19 - Energy, Water, Waste Efficiency. In 2015, 6 local councils collaborated on a planning scheme amendment for a local ESD policy. Almost identical ESD policies are now in place in over 20 municipal planning schemes.

City of Melbourne is now progressing an update and a broadening of their own local policy, and CASBE (supported by 31 councils) is progressing a new policy which would replace the existing ESD policy in some Councils and introduce an ESD assessment approach to others. The policy update is required to respond to evolving best practice and to reflect the increased urgency in response to climate change.

### SCOPE

CASBE has commissioned background research in three parts:

- Part A. Technical ESD and Development Feasibility
- Part B. Planning Advice
- Part C. Economic Benefit Cost Analysis

A consultant team comprising Hansen Partnership, Frontier Economics and HIP V. HYPE Sustainability has been appointed to undertake the background research. This report responds to Part A of the brief. HIP V. HYPE have been supported in responding to Part A by Jackson Clements Burrows (JCB) Architects.

CASBE has developed policy objectives and standards to a working draft stage to support the project. All parts of the project are focused on testing these objectives and standards and developing evidence to justify their inclusion in the planning scheme.

The scope of Part A is as follows:

#### Task 1 – Design Response

This task involves the development of design responses which meet agreed objectives and standards for 8 building typologies. The design responses build on case studies drawn from councils who are supporting the research, some of whom have a local ESD policy in place and others who rely on State policy or other locally specific provisions for assessing ESD at the planning stage.

#### Task 2 – Technical Feasibility

This task includes the analysis of technical feasibility of these design responses.

#### Task 3 – Development Feasibility (Financial Viability)

This task presents an itemised development feasibility of each standard, including cost variations where applicable and benefits (including financial) that are applicable to each standard.

#### Task 4 – Prepare a summary of recommendations

This task includes a summary of recommendations, including any variations or recommendations for removal of any standards and their justification.

The method applied to the above scope is detailed in Section 2 of this report.

## Introduction

---

### PURPOSE OF REPORT

The purpose of this report is to present the outcomes of the above research, which when combined with the outputs of Part B and Part C, represent a robust evidence base to support further development of the proposed planning scheme amendment.

The report allows the planning scheme amendment process to consider likely impacts of the proposed policy from a technical feasibility and financial viability perspective, recognising that the benefits of ESD standards accrue to a range of stakeholders in the development process.

---

### STRUCTURE OF REPORT

The report is structured as follows:

1. Executive Summary
2. Introduction (this section)
3. Method (detailing the approach to the meeting the requirements of the project)
4. Technical Feasibility and Financial Viability (detailing the results of the two critical research components across each ESD category)
5. Conclusions (key findings and further research)
6. Appendices



Rooftop garden and solar photovoltaic panels at Burwood Brickworks.  
Photography by Kim Landy

## Method

The approach to the project for this technical and development feasibility research has centred on applying a range of proposed standards across six ESD categories or themes to real world case studies. Appropriate design responses to meet the standards were developed and their impact documented.

This section of the report outlines the method applied to the project.

### CASE STUDY SELECTION

To ensure the proposed elevated standards were assessed against a diverse and representative sample of developments, HV.H worked with the CASBE and its network of councils to identify suitable case studies. These case studies were selected to satisfy the typology criteria (below), provide a diversity of localities and local policy contexts. 'Middle of the road' examples were sought to ensure that the case studies chosen were representative of standard responses to existing policy settings. Sufficient documentation of the endorsed developments was also a consideration.

For each typology, two case studies were sourced which represented councils with local ESD policies (from the 2015 and subsequent amendments) and councils without.

For the single dwelling typology, only one case study was sourced as this typology does not commonly have a local ESD policy applied. Note that some non-ESD policy case studies for Inner Urban and Suburban councils included ESD Statements and/or assessments against the Built Environment Sustainability Scorecard (BESS) which highlights the voluntary uptake of such objectives and tools despite a lack of local planning policy.

The councils of Melbourne, Port Phillip, Stonnington, Yarra, Darebin and Moreland were considered Inner Urban, all other metropolitan Councils considered Suburban and all councils outside the metropolitan boundary considered Regional.

TYPOLGY	INNER URBAN	SUBURBAN	REGIONAL
(RES1) Large residential mixed-use development >50 apartments and small retail	ESD Policy	Non-ESD Policy	
(NON-RES 1) Large non-residential >2,000 m2 GFA office development	ESD Policy	Non-ESD Policy	
(NON-RES 2) Large industrial >2,000 m2		ESD Policy	Non-ESD Policy
(RES 2) Small multi-dwelling residential <3 dwellings		ESD Policy	Non-ESD Policy
(RES 3) Small multi-dwelling residential >5 dwellings but < 10 dwellings	ESD Policy	Non-ESD Policy	
(RES 4) Small residential apartment building >10 dwellings but <50 dwellings		ESD Policy Non-ESD Policy	
(NON-RES 3) Small non-residential office and retail <2,000 m2	ESD Policy		Non-ESD Policy
(RES 5) Single dwelling and/or residential extensions greater than 50 m2		Non-ESD Policy	

Matrix detailing the eight typologies, the case study locality type and the local ESD policy context.



## Method

### DOCUMENTATION

The proposed standards (which were sourced from work developed to working draft stage by CASBE) were reviewed by HV.H against the case study documentation including plans, ESD Statements and BESS assessments, and these base case design responses documented. Where documentation was not sufficient to determine the base case design response, assumptions were based on the BESS benchmarks, policy or regulatory settings and/or using the response of the other base case for the same typology.

To allow for standardisation of results across both case studies and the alternative, the second base case was 'scaled' using built form of one case study (the case study with a local ESD policy). This involved using the built form parameters of the first case study such as site area, gross floor area and dwelling number but applying the design responses of the second case study. This provided for a consistent basis for comparison. This was particularly relevant for initiatives that were directly informed by the scale of the built form such as bicycle parking, where total parking numbers were not comparable and a parking ratio applied to the selected built form allowed for equivalence.

### ALTERNATIVE DESIGN RESPONSES AND TECHNICAL FEASIBILITY

Following the documentation of the base case designs, alternative design responses which satisfied the proposed standards were developed by HV.H for all standards (with the exception of those that had been ruled out by through preliminary assessment by Hansen Partnership). These responses included specifications or a built form response, and aimed to clearly communicate the change required to meet the proposed standards as the key input into the cost benefit analysis.

For those initiatives which had a built form response, these were discussed at a series of design workshops attended by HV.H Sustainability, HV.H Projects and JCB Architects. The implications of the standards were tested to ensure that any built form response was cost-effective and technically feasible.

### BENEFITS EVALUATION

A range of benefits associated with the alternative design responses were evaluated by HV.H including quantitative benefits such as operational energy, operational water and landfill diversion. Qualitative benefits were also noted such as carbon reduction, thermal comfort improvements and ecosystem services benefits.

Operational energy (HVAC and hot water) and water benefits (potable water reduction for interior uses and irrigation) were quantified using the BESS calculators. Other figures such as total energy use, construction and organic waste generation, and embodied carbon of concrete were quantified using industry benchmarks and average figures. Refer to appendices for further detail of sources and calculations methodology.

These benefits were communicated to Frontier Economics for incorporation into the cost-benefit analysis.



Electric vehicle charging station at The Cape development.  
Photography by Kim Landy

## Method

---

### FINANCIAL VIABILITY

Through the analysis, HV.H provided preliminary feedback on the proposed standards to Hansen where the costs and/or yield loss were considered prohibitive. Such examples include requiring a separate line of travel for cyclists in basement car parking.

The capital cost of design responses was quantified for standards where the alternative response was different to the base case and the alternate response incurred either a cost or saving. These capital costs were communicated to Frontier Economics for incorporation into the cost-benefit analysis.

The costs were derived from a range of sources according to the following hierarchy:

- Rawlinsons Australian Construction Handbook (note that the 2020 version was used as this was considered less likely to be impacted by fluctuations in the market during the COVID pandemic)
- Suppliers (written and verbal quotations) and product listings
- Industry reports
- Consultancies with industry expertise

Refer to appendices for full list of costs and sources.

---

### STANDARDS RECOMMENDATIONS

Insights from the above analysis informed advice from HV.H to Hansen as to whether a proposed standard should be excluded or modified to ensure improved financial and technical feasibility. Such examples include some required rates of on-site solar photovoltaic generation not being achievable, or reducing the prescriptive approach of non-residential ventilation standards.

---

### COST-BENEFIT ANALYSIS INTEGRATION

Discussions between HV.H and Frontier Economics ensured that the capital costs and quantitative and qualitative benefits HV.H documented were appropriate and could be integrated into the cost benefit framework. These costs and benefits from the technical and financial analysis were incorporated by Frontier into the cost-benefit analysis.

---

### REPORTING

The above activities, outputs and insights are summarised within this report. Key findings, limitations and next steps are detailed for use by the Municipal Association of Victoria as part of the future Sustainability Planning Scheme Amendment.

Note that as work of different expertise streams (e.g. ESD and planning) was undertaken in parallel, there are some differences in wording and distribution of draft standards across different ESD categories as these have evolved over time. This report has aligned category theme wording as best as possible with the planning report, and a summary of the relationship between ESD categories as defined in the planning report has been included as an appendix for reference.



Urban greenery in Elwood. Photography by Adam Gibson

## Technical Feasibility and Financial Viability

This section of the report outlines the results of technical feasibility and financial viability testing of proposed objectives and standards.

### ESD CATEGORIES

This report is based on six ESD categories as follows:

- Operational Energy
- Sustainable Transport
- Integrated Water Management
- Indoor Environment Quality (IEQ)
- Circular Economy
- Green Infrastructure

Note that the above categories were based on an early restructured categorisation by Hansen Partnership which removed the 'Climate Resilience' theme and redistributed standards initially under that theme. The 'Climate Resilience' theme was reintroduced as part of subsequent planning advice after the ESD analysis was undertaken, while the 'Circular Economy' category was split into two called 'Waste and Resource Recovery' and 'Embodied Emissions' (see Appendix D).

In this section of the report, results are presented for each category in turn, drawing on analysis relating to both technical and financial impacts of proposed standards.

The results are presented in table format. The tables have adopted the same structure as the early set of restructured standards presented by Hansen. The standards tested in this analysis were also from the early restructure by Hansen, with wording largely unaltered at that stage. Subsequent rewording by Hansen was reviewed by HV.H to ensure the intent of both versions was similar and that the technical analysis would not be impacted.

The table sets out the following in relation to each standard:

- Standard (description)
- Nested standard (this applies only when the standard differs between typologies)

Then with reference to base cases (Local policy, State policy)

- Design Impact (including variations between typologies)
- Cost impacts (by typology)
- Benefits (by typology)
- Recommendation

Our advice in the recommendations is either to retain a standard in its current form, to modify a standard or to remove the standard altogether. In the case that a standard is recommended for removal either by Hansen or HV.H, the standard is noted as:

- Appropriate as a guideline (e.g. Guidelines for Sustainable Building Design)
- Appropriate for incorporation in future updates to the BESS
- Requiring further testing and analysis to determine potential pathway
- Is inappropriate to be addressed through any of the above mechanisms.

Where a standard is recommended to be modified, this feedback has been incorporated by Hansen into the planning advice. Following the tabulated analysis a summary is provided for each category.



Construction site of townhouse development.  
Photography by Sunlyt Studios

## Operational Energy

This theme focuses on energy efficiency, on-site renewable energy generation and energy supply, with the aim of achieving net zero operational carbon.



Rooftop solar photovoltaic panels at Burwood Brickworks. Photography by Kim Landy

## Operational Energy

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S1 A Net-zero carbon performance from all operational energy use must be achieved through a combination of measures	There is no design impact as this standard is met by a range of other standards (e.g. S2, S6, S8)	N/A	N/A	We recommend that the standard be removed and reinstated as an objective only as other standards deliver energy efficiency, prohibit fossil fuels, deliver on-site renewable energy generation and require off-site renewable energy purchasing.
S2 No natural gas or other onsite fossil fuel consumption is permitted  (*continued on next page)	Design / technical impact is generally negligible with the exception of very large buildings. No design responses created insurmountable issues with technical feasibility. In regard to hot water provision, in larger residential typologies, the most likely design response to meet the standard is a centralised electric hot water heat pump, which has a reasonably significant impact on roof plant spatial allocation (but does not result in a reduction of any residential space). Design responses for all other typologies 'swap out' gas instantaneous or storage hot water systems for either electric heat pumps (smaller residential) and electric instantaneous (non-residential).	<p>The cost impact varies. The electric alternative generally has a higher capital cost than the gas alternative, with the exception of the electric instantaneous which is marginally favourable in terms of capital cost. Whilst not included in our analysis of costs, where the infrastructure associated with gas is avoided altogether further cost reductions are available.</p> <p>In certain circumstances, electricity peak demand may trigger a contribution to network infrastructure (such as a transformer upgrade). There is an avoided future cost of retrofit (would be required to meet State and National carbon reduction targets).</p>	<p>All electric alternatives with the exception of electric instantaneous offer an operational energy and corresponding cost saving. Smaller residential typologies also offer the benefit of avoiding a supply charge for gas.</p> <p>Electric alternatives can further reduce carbon impact when matched with on-site renewable energy or completely remove operational energy emissions if there is a renewable electricity contract in place.</p> <p>Gas alternatives lock in fossil fuel dependence and do not allow for zero carbon in operation without offsets.</p> <p>Excluding natural gas also better aligns inclusion of demand management systems with potential future income. There is also greater certainty around achieving zero net emissions given the future emissions intensity of the electricity and gas networks are not locked in for the life of a building. Whilst carbon associated with grid electricity will decrease with clear policy and trend, for gas networks this is much less clear.</p>	<p>The standard has strong justification based on a range of benefits and manageable cost impacts.</p> <p>We recommend the standard be discretionary to allow for the very limited range of uses (e.g. commercial kitchens and industrial uses with high thermal loads) where further industry transition is required before a mandatory control can be introduced. This discretion should be applied in very limited circumstances.</p> <p>We recommend that the proposed Guidelines for Sustainable Building Design apply discretion for electric instantaneous systems for taller residential buildings and non-residential buildings.</p>

## Operational Energy

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S2 No natural gas or other onsite fossil fuel consumption is permitted  (*continued from previous page)	The design response for all typologies for cooking was electric induction. For many of the typologies, induction was already specified. Induction cooking is now common in residential development (estimated to be approximately 25% of applications in City of Yarra in 2021) and no design responses created insurmountable issues with technical feasibility, however may contribute to peak electrical demand for the building. Food and beverage (commercial kitchen scale) may present some challenges from a market acceptance perspective.	The cost impact is approximately 25% at the dwelling level, but maybe partially offset by reducing piping costs from central gas supply.	Electric induction cooking is: _ More efficient than gas cooking offering an operational energy saving _ Safer than gas cooking _ Able to be matched with renewable energy _ Avoid health (air quality) impacts associated with indoor gas combustion	See above.
S4 Residential (Class 1 & 2) and Aged Care (Class 3) only Residential developments should achieve an average 7 Star NatHERS	The design impact of meeting the proposed standard varies according to strategies employed and can be achieved using a variety of methods including passive solar design changes (orientation, window size, window placement, shading) or specification improvements (window performance, insulation).	No capital cost is incurred as the proposed standard is already recommended to be included in the proposed changes to National Construction Code (NCC) in 2022.  If this does not occur it is highly likely that the Victorian government will take the step to 7-star themselves.	The heating and cooling energy consumption benefit of moving from 6 star to 7 star NatHERS is approximately 28% reduction in predicted energy use per m2. This benefit has not been incorporated in the cost benefit analysis, because the increase in thermal performance will likely be required through a building permit requirement in the short term.  A health and wellbeing benefit would also be delivered related to the improvement in thermal performance.	We recommend that the standard be retained for completeness, but removed from the proposed planning scheme amendment if the proposed 7 star NCC 2022 standards (or Victorian variation) are confirmed.  We recommend that aged care (Class 3) not be included as NatHERS is not an appropriate measure for this development type.  We recommend that evidence from the <a href="#">following report</a> be used to support the evidence base if the proposed NCC 2022 changes are not adopted as drafted.
S5 Residential and aged care only Provide external natural clothes drying facilities that does not impact open space area or visual amenity	The design impact of meeting the proposed standard is restricted to amenity and visual obstruction issues. Many owners corporation rules still prohibit hanging clothes on balconies where they can be seen by other residents, but a range of flexible solutions are now available that nest drying clothes in behind the balustrade and also allow for the space to be usable for recreation when not in use. In an aged care setting, the impact is similar. Note that some planning overlays or restrictions on title prohibit clothes lines being visible from frontage.	Capital cost is negligible, so has not been sourced.	Benefits relate to operational energy savings, as outdoor drying avoids the use of clothes dryers but have not been quantified.	We recommend that the standard be retained in its current form, but more consultation occur with the aged care sector to ensure that guidelines for implementation do not impact private open space amenity.  We recommend that the term open space be clarified (private open space versus public open space).

## Operational Energy

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
<p>S6 Maximise onsite renewable energy generation to meet or exceed predicted annual energy use: Medium density only A 3kW minimum capacity solar photovoltaic (PV) system must be installed for each 1-2 bedroom dwelling and an additional 1.0kW per bedroom for each bedroom there-after. The electrical system should be designed to maximise on-site consumption of renewably generated electricity (i.e. minimizing grid export).</p>	<p>The design impact of solar PV for smaller residential typologies (single dwellings and town houses) is minimal, with roof spaces generally with adequate space provision to meet the standard.</p>	<p>Capital cost impact is now less than \$1,000 per kWp at this scale.</p>	<p>Solar energy generation offsets on site consumption of electricity creating an operational saving (with a return on investment of generally less than 5 years).</p> <p>There is a corresponding carbon reduction benefit.</p>	<p>We recommend retaining the standard, based on strong financial benefit to the occupant, but allowing some discretion, when there is conflicting roof space with an alternative use which has environmental or social benefit or when existing or an approved building will overshadow the roofspace.</p> <p>If roofspace is restricted, Building Integrated Photovoltaic (BIPV) Panels could be considered as an appropriate strategy to achieve the required solar PV capacity, however, should not be required.</p> <p>We believe this standard could apply to single dwellings as well as medium density.</p>
<p>S6 Maximise onsite renewable energy generation to meet or exceed predicted annual energy use: Apartments only Provide a solar PV system with a capacity of at least 25W per square meters of the development's site coverage, OR 1kW per dwelling. *Capacity of solar PV system: <math>kW = \text{Site coverage (m}^2) \times 25 \text{ (W/m}^2) / 1000 \text{ (W/kW)}</math>. The system should be designed to optimise use of on-site generated electricity</p>	<p>The design impact of meeting the proposed standard for apartments is significant, especially for larger buildings. Based on the largest of the case studies (RES 1), a 38kWp system would be required to meet the proposed standard, however our analysis indicates that only 16kWp is achievable (with additional pergola shading structures to support panels over some communal terrace areas), based on rooftop capacity.</p>	<p>Capital cost based on industry standards remains below \$1,000 per kWp, but may be higher in certain circumstances.</p>	<p>Benefits are as above for all solar PV standards.</p>	<p>We recommend modifying the standard to account for discretion in circumstances where the amount of unencumbered roof space is not available to meet the standard.</p> <p>Whilst the standard could be modified in many ways, we consider that because the standard is unable to be met only when there are significant competing roof top uses, that the standard could be reworded as discretionary ie that buildings <b>should</b> provide the benchmark solar PV capacity.</p> <p>We recommend that proposed Guidelines for Sustainable Building Design should outline specific (narrow) circumstances where discretion may be required such as competing beneficial roof uses and existing or known future overshadowing.</p> <p>Standard S7 would drive optimisation of roof capacity to ensure the best available space for solar PV.</p> <p>Where apartments are a mixed use building (e.g. have ground floor retail), the standard for the predominant use in the development should apply.</p>

## Operational Energy

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
<p>S6 Maximise onsite renewable energy generation to meet or exceed predicted annual energy use:</p> <p>Industrial &amp; warehouse only All roofs must be structurally designed to be able to accommodate full PV coverage, excluding areas set aside for plant equipment or areas significantly shaded by other structures</p>	<p>The design impact of meeting this standard has not been tested as the existing structural load of the case studies was not able to be determined. However, we note that one case study planned to engage an engineer at building permit application stage to ensure the structural design allowed for the future installation of solar panels.</p> <p>Imposing a standard across a whole building is somewhat problematic, as in the vast majority of situations an industrial building would have a significantly larger roof than is required to match energy consumption with solar. Distribution network businesses routinely limit the size or export limit solar PV installation in business parks and industrial estates to ensure network issues don't occur. This would mean the roof is designed with capacity that is never needed. Portal frames are a highly cost effective solution and increasing loading would require changes to design.</p>	<p>Not able to be determined as it is not clear whether the base cases would have required alteration.</p>	<p>The benefit is that the structure allows for additional solar PV to be retrofitted at a future date, therefore reducing the retrofit cost of reinforcing a structure. This increases the feasibility of new solar being able to be accommodated.</p>	<p>We recommend engaging a structural engineer to provide targeted advice on the load requirements of an industrial roof to support solar PV to clarify differences with current NCC minimum requirements (including those proposed under NCC 2022) or standard designs.</p> <p>Depending on this advice, we caution applying a blanket structural improvement across the the whole industrial roof space unless the impact / cost is minimal. This is because the vast majority of industrial roofs will not be used for this future purpose. The embodied carbon of additional structural steel should also be accounted for in this decision.</p> <p>We recommend awaiting the outcome of the NCC 2022 provisions before confirming a decision.</p>



## Operational Energy

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
<p>S6 Maximise onsite renewable energy generation to meet or exceed predicted annual energy use:</p> <p>Industrial &amp; warehouse only Include a solar PV system that is:</p> <ul style="list-style-type: none"> <li>- Sized to meet the energy needs of the building(s) services (lightning, air-conditioning, industrial processes); or</li> <li>- Maximized based on the available roof area; or</li> <li>- When no industrial process is proposed, minimum 1.5kW per tenancy plus 1kW for every 150m<sup>2</sup> of gross floor area must be provided.</li> </ul> <p>The system should be designed to optimise use of on-site generated electricity.</p>	<p>The design impact of meeting this standard is negligible (subject to structural requirements above), as industrial roofs have expansive, flat roof space which can accommodate solar PV capacity without significant design implications. Generally speaking however, buildings do not always have a confirmed tenant when they are developed, so whether or not an industrial tenant has an energy intensive industrial process may not be known.</p> <p>The standard which would apply when no industrial process is proposed represents approximately 10% of available roof space.</p> <p>We note that in the case that a number of industrial buildings are co-located, that export of solar PV generation (which would occur on the weekends where occupation is low and equipment is not in operation) may cause localised network impacts and may have to be limited.</p>	<p>Capital cost based on industry standards remains below \$1,000 per kWp, not including any cost impact to increased structural capacity required to facilitate a solar PV system.</p>	<p>As above.</p>	<p>We recommend the standard be retained, but modified to encourage increased solar PV system sizes, where the roof can support the additional load and where an energy intensive industrial process is likely.</p>
<p>S6 Maximise onsite renewable energy generation to meet or exceed predicted annual energy use:</p> <p>Office, educational buildings, health facilities, aged care, student accommodation, commercial and other non-residential buildings Should install onsite renewable energy generation up to or exceeding predicted annual energy consumption</p>	<p>The design impact of meeting the proposed standard for non-residential buildings is significant, especially for larger buildings. Based on one of the non-residential case studies, a system of over 100kWp would be required, but the roof capacity based on some conservative assumptions will only account for 19kWp. Refer to the diagram on the following page.</p> <p>Alternatively, if applying a rate of 25W per square metre of the development's site coverage (similar to the apartments standard), the case study rooftops would have sufficient space to meet such a requirement.</p>	<p>Capital cost based on industry standards remains below \$1,000 per kWp, but may be higher in certain circumstances.</p>	<p>Benefits are as above for all solar PV standards.</p>	<p>We recommend that the standard be modified for consistency with the apartment standard.</p> <p>An updated standard could reference "a solar PV system with a capacity of at least 25W per square meters of the development's site coverage".</p>

### Operational Energy

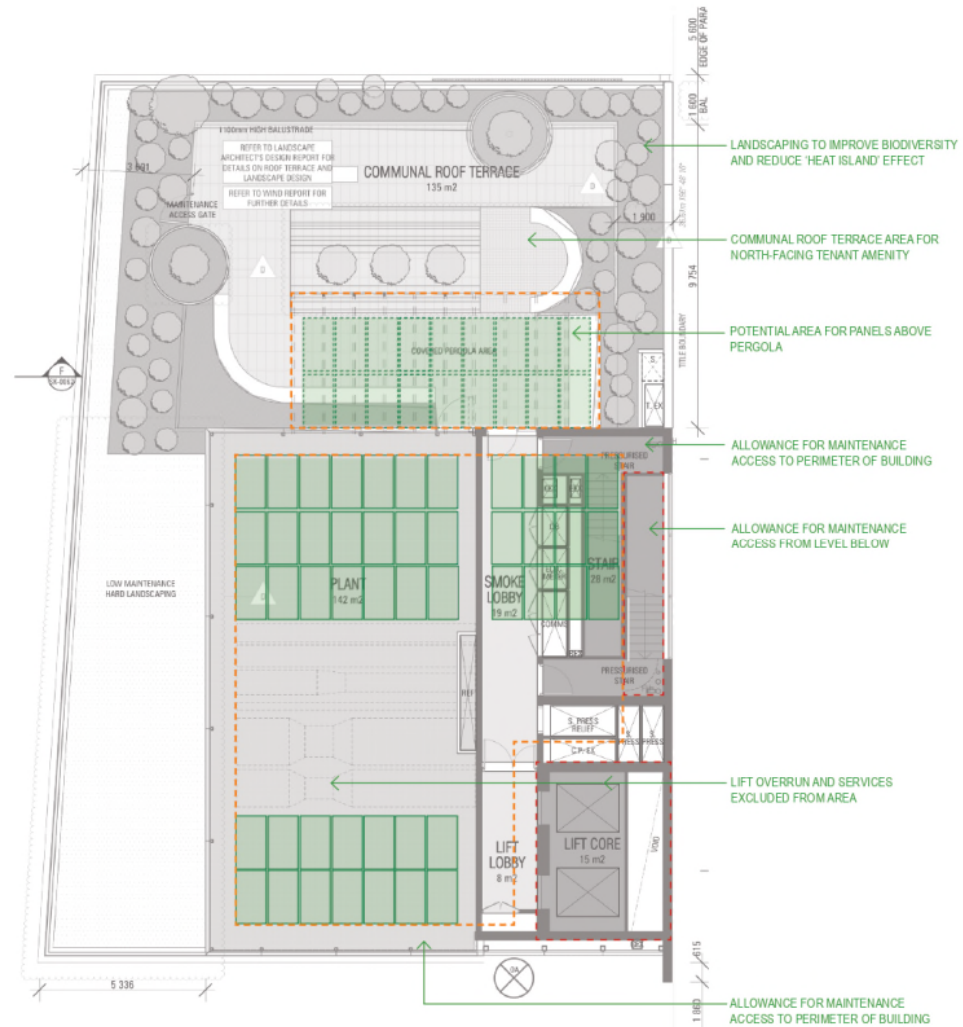


Diagram demonstrating potential solar photovoltaic capacity for the rooftop of an office case study. The image demonstrates 19.5kWp of solar. Image by JCB Architects

## Operational Energy

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S7 Maximise the opportunity to generate solar electricity on all roofs by: designing roof structures to accommodate solar PV arrays, minimise shading and obstructions, optimise roof pitch and orientation. The system should be designed to optimise use of on-site generated electricity	The design impact of the standard is confined to the smaller residential typologies where roof structures can be more complex. There are no major technical issues associated with maximising the opportunity, however a simplification of some roof lines will be required to meet the standard and deliver the solar PV target in Standard S6. Refer to the diagram on the following page.	No capital cost impact is expected, and in some circumstances may reduce the cost of the roof structure.	The benefit is documented in relation to Standard S6, however there may be an additional opportunity for dematerialisation and reduced waste if roof structures are simplified.	We recommend that the standard be retained in its current form, and that Guidelines for Sustainable Building Design provide guidance for architects and designers looking to maximise viable zones for solar rooftops.
S8 All residual operational energy to be 100% renewable purchased through offsite Green Power, power purchasing agreement or similar	There are no design impacts related to this standard.	No capital costs, but a minor Operational Expenditure (OPEX) impact which is being addressed through the cost benefit analysis.	Benefit is significant in terms of carbon reduction. When delivered in combination with S2 this standard delivers zero carbon for stationary energy for a building's operation (generally its largest emissions impact).	We recommend retention of the standard, based on the very high impact. Part B of this project further examines how operational energy management can be implemented through a planning mechanism.
S9 Design to enable for future renewable energy battery storage including space allocation	Design and technical feasibility was investigated for smaller residential typologies and industrial typologies only. The reason technical feasibility was restricted to these typologies / uses is that in all other circumstances, on-site renewable energy is unlikely to deliver a surplus of energy that would prompt the future inclusion of battery storage. Single dwellings and town houses had space in garages that could be reallocated to support battery storage and industrial buildings has significant space to support battery storage if it was financially viable at a future date.	No capital cost impact as no new space allocation required.	There is no quantifiable energy or financial benefit accruing from space allocation for future battery storage.	We recommend that the standard be removed in its current form, with the principle of future proofing embedded in a generalised standard which allows for future upgrades (but does not pick battery storage as a winner). Single dwellings and townhouses have garage storage space that can otherwise be converted and industrial buildings have ample space opportunity that can be reallocated. We also consider that EV integration may mean that batteries at the household level are not routinely specified or retrofitted in the numbers that were anticipated several years ago, so creating space specifically for them is not required.  We do not recommend inclusion in Guidelines for Sustainable Building Design or BESS.

### Operational Energy

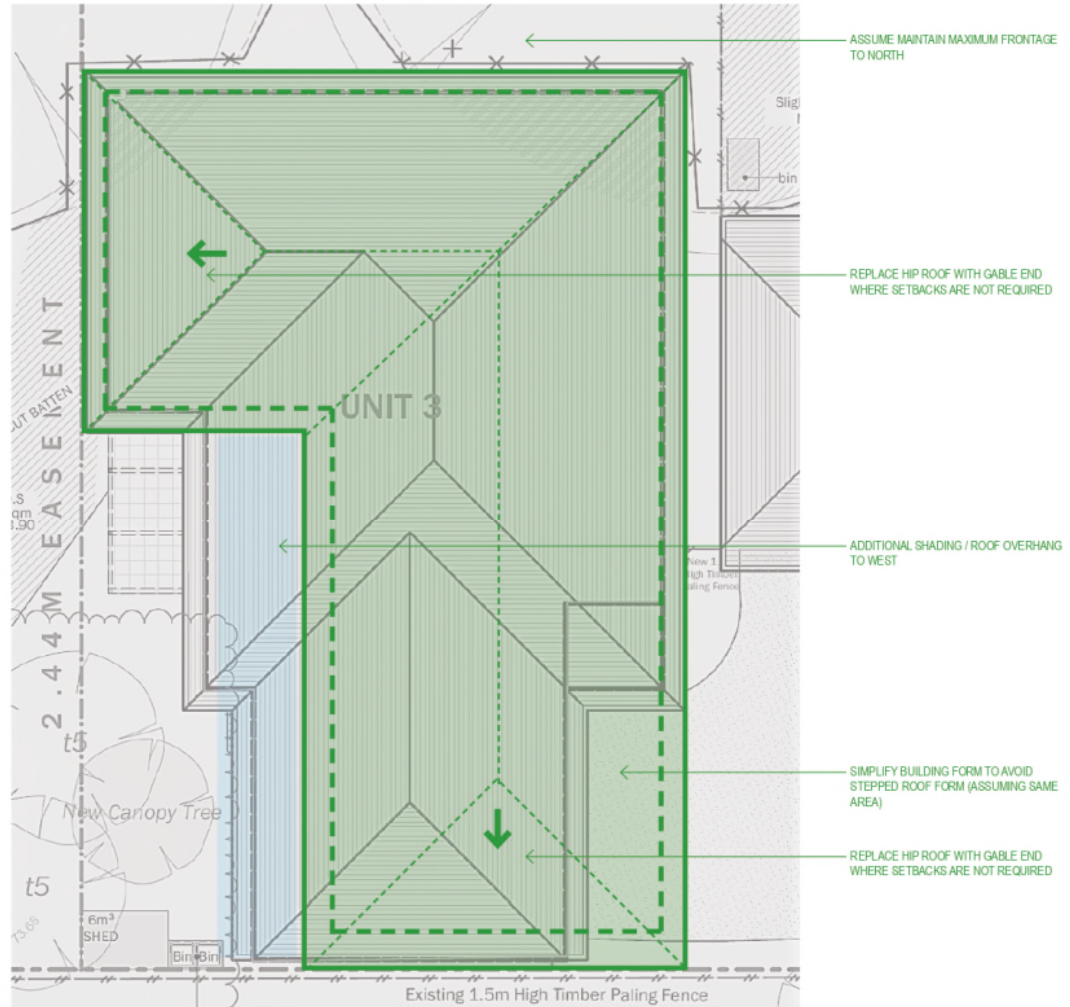


Diagram demonstrating the possibilities for simplification of a single dwelling pitched roof to increase opportunities for solar photovoltaic panels. Image by JCB Architects

## Operational Energy

The following standards were not included in the analysis as they were either flagged for removal due to planning advice or the impact, costs and benefits were addressed in similar standards. Note that some standards may not have been fully analysed but are still included in the previous tables as there was relevant commentary to document.

STANDARD	REASON FOR EXCLUSION FROM ANALYSIS
S3 Provide effective shading to glazed surfaces of conditioned spaces exposed to summer sun	Refer to Standard S38.
S10 Select materials that minimise carbon emissions, and offset these emissions onsite or through a verified carbon offset scheme	Refer to Standard S58.
All non-residential developments should exceed National Construction Code Building Code of Australia Volume One Section J or Volume 2 Part 2.6 Energy Efficiency building fabric and thermal performance requirements by in excess of 10 per cent	Although this was not originally proposed to be a standard and therefore has not been analysed, we note there is not an energy efficiency standard driving efficiency beyond NCC 2019. We feel this is appropriate due to step change in increased efficiency requirements from NCC 2016 to 2019 but consider that BESS may want to be updated periodically to reward performance above NCC minimum requirements outside the planning policy.

## Sustainable Transport

This theme focuses on facilitating increased active transport with the aim of reducing private vehicle trips, and setting the condition to ensure a smooth transition for the future uptake of electric vehicles.

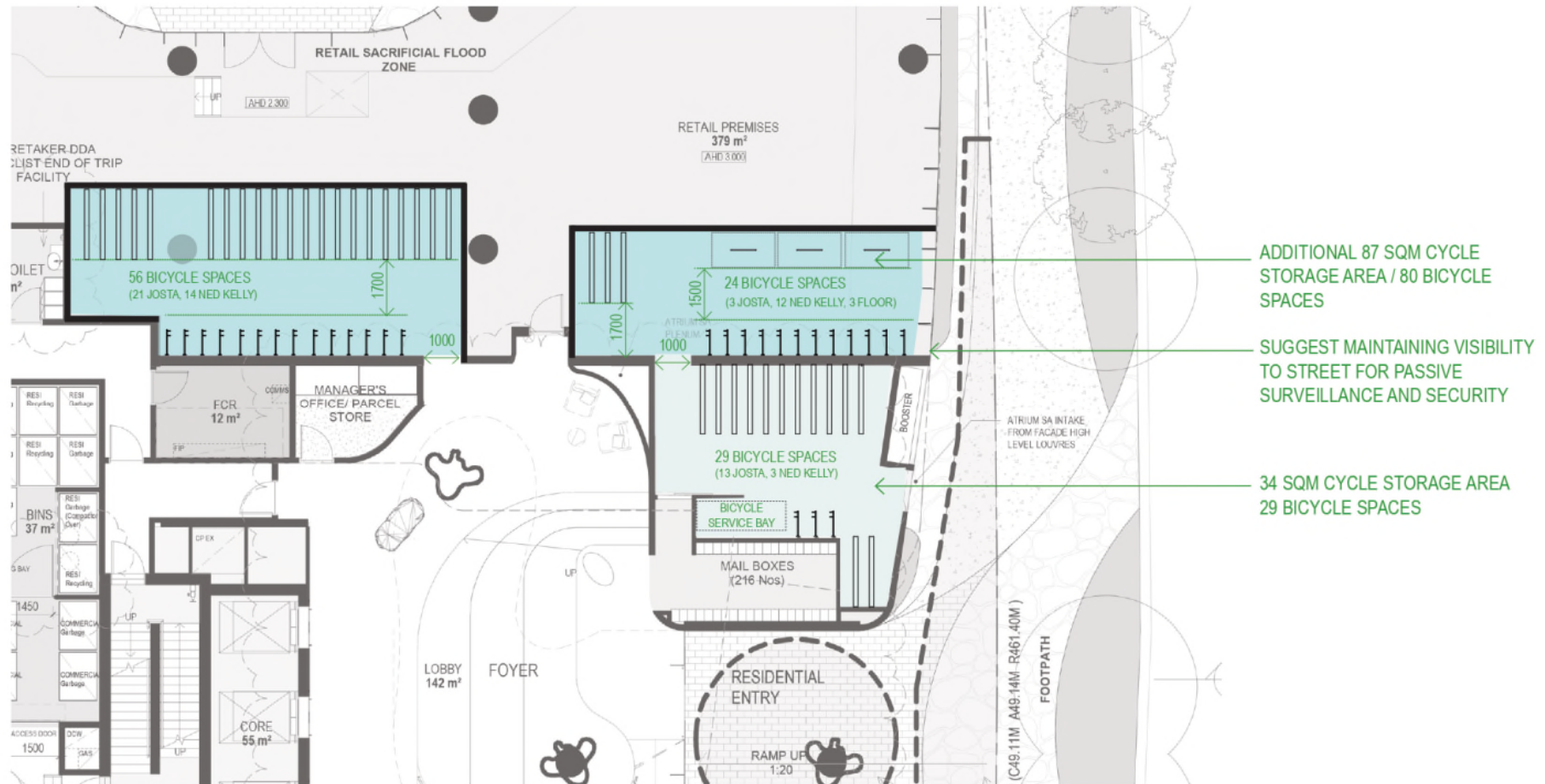


Ground level bicycle parking area at Nightingale 2 apartment development. Photography by Jake Roden

## Sustainable Transport

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
<p>S11 Developments should provide the following rates of bicycle parking and associated facilities: New residential development</p> <ul style="list-style-type: none"> <li>• A minimum of one secure undercover bicycle space per dwelling</li> <li>• A minimum of one visitor bicycle space per 4 dwellings</li> </ul>	<p>The design impact in relation to increased bicycle parking provision is complex. This standard relates to the provision of the bicycle parking infrastructure and the associated space allocation. The impact on space allocation is estimated at 1m<sup>2</sup> per park (e.g hanging rack), however in some cases this can be reduced by two-tier bicycle storage options (e.g. Josta), but this requires minimum 2.6m floor to ceiling clearance so is only able to be used at ground level or where basement car parking is more generous than standard. Implementation of the infrastructure solutions is straight forward, subject to the space allocation being made.</p> <p>For residential development the impact is confined to apartments. Townhouses and single dwellings have more flexible storage options. The diagram on the following page graphically highlights the impact of the bicycle parking standards as a suite. From a design perspective the additional bicycle parking space does not pose technical issues, but represents either a loss in yield from other uses (e.g. car parking or retail if at ground floor level) or an additional space allocation which comes at an additional construction cost.</p>	<p>The capital cost impact related to infrastructure ranges between \$410 and \$1,640 per space depending on the solution.</p> <p>The capital cost of the additional space is estimated at \$1,630 per sqm.</p>	<p>Benefits related to additional bike parking provision are also complex. A theoretical approach would see the extra bicycle parking provision motivate a change in behaviour (travel mode) for residents and workers. This would have a flow on benefit of reducing private vehicle transport (which causes carbon emissions and congestion) and increasing health and wellbeing related to additional exercise as a result of active transport.</p> <p>Whilst there is confidence that the impact exists, modelling the benefit is complex as outlined in the Cost Benefit Analysis.</p>	<p>We recommend that the standard be modified to allow for discretion in circumstances where the medium to long term expected take up of bike parking spaces is less than the proposed 1:1 dwelling rate. In these circumstances, the project should outline how additional space (nominally car parking) could be repurposed for bicycle parking as demand rises and reliance on private vehicle ownership declines.</p>
<p>S11 Developments should provide the following rates of bicycle parking and associated facilities: New retail development</p> <ul style="list-style-type: none"> <li>• A minimum of one secure undercover employee bicycle parking space per 100 sqm Net Lettable Area (NLA).</li> <li>• Provide visitors bicycle spaces equal to at least 5% of the peak visitors capacity</li> </ul>	<p>For retail development, the issues are consistent to those in residential apartments, but in all non-residential case studies, the standard proposed is close to or already being met.</p>	<p>As per above.</p>	<p>As per above.</p>	<p>We recommend that the standard be retained as the expected impact to space allocation and infrastructure costs is minimal, based on only a minor gap (if at all) between business as usual provision and the level proposed under the standards. Further work could explore a higher rate for locations with a strong cycling culture.</p>

### Sustainable Transport





## Sustainable Transport

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
<p>S11 Developments should provide the following rates of bicycle parking and associated facilities: New development associated with a Place of Assembly, Office or Education use</p> <ul style="list-style-type: none"> <li>• A minimum of one secure undercover staff bicycle parking space per 100 sqm NLA of office</li> <li>• A minimum of one visitor space per 500 sqm NLA of office</li> <li>• A minimum of 2 secure staff bicycle spaces per 1500 sqm of a place of assembly</li> <li>• A minimum of four visitor spaces for the first 1500 sqm and 2 additional spaces for every 1500 sqm thereafter for place of assembly?</li> <li>• A minimum of one secure staff bicycle parking space per ten employees of education centres</li> <li>• A minimum of one per five students of education centres</li> </ul>	<p>For place of assembly, office or educational development, the issues are consistent to those in retail and residential apartments, but in all non-residential case studies, the standard proposed is close to or already being met.</p>	<p>As per above.</p>	<p>As per above.</p>	<p>Recommendation is as per the retail standard.</p>
<p>S11 Developments should provide the following rates of bicycle parking and associated facilities: For all other non-residential</p> <ul style="list-style-type: none"> <li>• Provide bicycle parking equal to at least 10% of regular occupants</li> </ul>	<p>The design impact of this standard is similar to other non-residential bicycle standards.</p>	<p>As per above.</p>	<p>As per above.</p>	<p>Recommendation is as per the retail standard.</p>
<p>S12 Bicycle parking – non-residential facilities One shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter should also be provided. If 10 or more employee bicycle spaces are required, personal lockers are to be provided with each bicycle space required. If more than 30 bicycle spaces are required, then a change room must be provided with direct access to each shower. The change room may be a combined shower and change room.</p>	<p>This standard is linked to S11, and can therefore result in requirements greater than Clause 52.34. However, the design impact for increased wet areas was negligible for the case study design responses. Additional space for locker provision is required but has a relatively small footprint.</p>	<p>The capital cost impact of the standard is minor as increased area for showers (the most expensive component of the standard) was negligible for the case studies. Space provision and capital cost per locker is minimal.</p>	<p>As per bicycle parking, with the infrastructure provision (in this context to change and shower) workers are more likely to ride to work. Whilst there is confidence that the impact exists, modelling the benefit is complex as outlined in the Cost Benefit Analysis.</p>	<p>We recommend that the standard be retained as the expected impact to space allocation and infrastructure costs is minimal. Inclusion of locker provision makes the provision of EOT facilities more comprehensive.</p>

## Sustainable Transport

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
<p>S13 Bicycle Parking - Convenience. All bicycle parking facilities must be convenient and accessible, and:</p> <ul style="list-style-type: none"> <li>• Locating the majority of bicycle parking facilities for residents at ground level</li> <li>• For any other bicycle parking, providing this within 10 meters of vertical pedestrian access ways (ie lifts, stairs)</li> <li>• Providing access to bicycle parking facilities in basement carparks via a separate line of travel to vehicles and pedestrians</li> <li>• Ensuring any lifts used to access to bicycle parking areas are at least 1800mm deep</li> <li>• Ensuring at least 20% of residents bicycle parking facilities are ground level or horizontal type racks to ensure equitable access</li> </ul>	<p>The design impact of some elements of the proposed standard is very significant as outlined below.</p> <p>Locating the majority of bicycle parking at ground level (i.e. ground floor) may in some circumstances have a negative impact on activation of retail space, however with the exception of one typology the case studies had already prioritised ground floor bike parking access.</p> <p>To provide bicycle parking within 10m of vertical pedestrian access was tested in detail in relation to the RES 1 case study. The result of meeting the standard is that the corners of the building become underutilised space as they are unsuitable for car parking access. Space closer to lift cores would need to be reallocated to bicycle parking which has a positive outcome for cycling access, but will mean additional basement needs to be constructed to maintain car parking rates (although a partial waiver may be possible).</p> <p>The requirement for a separate line of travel for cyclists has a major impact on the efficiency of basement car parks. This would increase car park aisle widths by approximately 1m and decrease the efficiency of the basement car park significantly.</p> <p>Both other elements of the standard have only minor design impacts and do not impact technical feasibility. Note that storage stacker or supported lift parking systems can be utilised to improve accessibility for parking not on the floor.</p>	<p>From a development feasibility perspective, the loss of potential retail space to provide bicycle parking at grade actually provides a construction cost benefit (basement per sqm costs are lower), but there is lost revenue on this space, which would exceed the revenue associated with the equivalent space allocation in a basement. This is explored more in the Cost Benefit Analysis.</p> <p>The impact of the 10m maximum distance to bicycle parking and the separate line of travel on cost would require the construction of significant additional basement area. The construction cost per sqm of basement area is \$1630 per sqm. By way of example if 2 additional car spaces and 20m of dedicated (separate) line of travel was required the impact would be in the order of \$114,000 with no financial return.</p> <p>Other cost impacts (lift size and ground level preference) were not quantified as the majority met the standard already.</p>	<p>As per bicycle parking and end of trip facilities, the improved infrastructure location means residents and workers are more likely to ride. Whilst there is confidence that the impact exists, modelling the benefit is complex as outlined in the Cost Benefit Analysis.</p>	<p>We recommend that the standard be modified to remove the requirement for the separate line of travel, the spatial implication will add major cost to a basement. We instead recommend that surface treatments be used to afford cyclists priority without increasing car park aisle width. We recommend that the standard relating to no more than 10m access to vertical pedestrian access ways be modified to require the majority of basement bike parking to be within this distance.</p> <p>We further recommend that the standard relating to ground level/floor for the majority be discretionary to allow for performance solutions that provide a good outcome without the majority of bike parking being at ground level.</p> <p>Modification of the language for the 20% standard is recommended to remove confusion with ground floor of the building (our interpretation is that it means close to the ground rather than the ground level of the building). Equitable access facilities should address not only the proximity of racks to the ground but also the spatial allocation for different bicycle types (e.g. recumbent bicycles). This can be detailed in Guidelines.</p> <p>We recommend this standard be modified to encourage design that can see particularly non-residential car space reallocated to bicycle parking over time.</p>
<p>S15 Preparation of an EV Management Plan.</p>	<p>There is no design impact based on the preparation of an EV Management Plan.</p>	<p>The capital cost is restricted to the cost of the consultancy as infrastructure costed elsewhere.</p>	<p>Benefit is derived from improved management of EV charging, however this is not quantified.</p>	<p>We recommend that planning advice from Hansen be referred to relating to whether an additional plan specifically for managing EV's is appropriate.</p>

## Sustainable Transport

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S16 The proposed location of EV charger outlets and units demonstrated on the plans: Medium density only Infrastructure and cabling (without the EV charger unit) is to be provided for each garage, to support a minimum Level 2 (Mode 3) 7kW 32Amp EV car charging.	The design impact of this standard is negligible, it does not require any additional space allocation and from a technical perspective is achievable using standard electrical contractors.	The cost impact of the standard is approximately \$500 per dwelling.	There are no immediate benefits, however the existence of the infrastructure will reduce a potential barrier to EV uptake and avoid a more costly retrofit cost in the future. There is an indirect carbon benefit, based on the higher likelihood of replacement of a internal combustion vehicle with electric vehicle (higher efficiency and lower carbon emissions).	We recommend that the intent of the standard be retained, but the standard be modified to remove the prescriptive guidance on capacity, instead ensuring that the standard provides clarity that increased capacity for moderate speed (Level 2) and efficient charging (beyond a standard General Power Outlet) is required to support EV chargers being easily installed in the future.  We support the prescriptive wording as current best practice, but consider it is more appropriate in the proposed Guideline for Sustainable Building Design.
S16 The proposed location of EV charger outlets and units demonstrated on the plans: Apartments only Required Capacity Electrical infrastructure capable of supplying: • 12kWh of energy for charging during off peak periods; and • A minimum Level 2 (Mode 3) 7kW, 32Amp single phase EV charging outlets to all residential car parking spaces.	As per above, the design impact of this standard is negligible, it does not require significant additional space allocation and from a technical perspective can be designed by electrical engineers.	The cost impact of the standard is approximately \$869 per car space.	As per above.	As per above
S16 The proposed location of EV charger outlets and units demonstrated on the plans: Apartments only EV infrastructure and cabling must be provided and may include, for example, distribution boards, power use metering systems, scalable load management systems, and cable trays or conduit installation.	The design impact of this standard is moderate (including a spatial allocation for distribution boards), but the approach is technically feasible as a method of future proofing the building. Based on direct feedback from HV.H projects, there are specific issues that need to be resolved for car stackers and further industry learning needs to take place for electrical engineers and within the electricity network businesses to design and deliver scalable load management systems that provide confidence that peak demand on a building will not be exceeded, additionally that the expectation of EV drivers that they will be always 100% charged at 7am may need to be challenged.	Costs included in above.	The benefit is an extension of the above. The scaleable load management system, will allow for increases in peak electricity demand to be avoided, but further advocacy and stakeholder engagement is required to ensure that risk averse responses do not add to significant cost implications.	We recommend that the standard should be retained, as the avoided cost of future retrofit is significant and the complexity of governance arrangements of owners corporations may make a retrofit very challenging.  We recommend the standard be strengthened to ensure that load management is employed to manage any network peak demand issues (s14). Potential rewording could be "...must be provided to ensure peak demand is managed and may include...".  We recommend that the Guideline for Sustainable Building Design note the specific issues with car stackers.

## Sustainable Transport

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S16 The proposed location of EV charger outlets and units demonstrated on the plans: Non-Residential EV Charging 20% of carparking spaces in office, educational centres, places of assembly, retail and all other non-residential development types must meet all the requirements of the apartment criteria above, (or a minimum of one space).	As per above, the design impact of this standard is negligible, it does not require significant additional space allocation and from a technical perspective can be designed by electrical engineers.	The cost impact of the standard is approximately \$869 per car space.	As per medium density and apartments standard.	As per medium density and apartments standard. The standard should effectively require 20% of spaces to have undertaken the pre-work to support future electric vehicle charging, even if charging is not fitted at the time of build.
S16 The proposed location of EV charger outlets and units demonstrated on the plans: Non-Residential EV Charging 5,000 sqm trigger - 5% of car spaces must have installed EV charging infrastructure complete with chargers and signage	The design impact of meeting this standard is simply an extension of delivering the capacity under the proposed standard above.	Capital cost impact is \$2,200 for charging infrastructure per space.	The availability of EV Charging builds confidence in EV purchase. This has operational savings for the consumer and results indirectly in reduced carbon emissions.	The standard is recommended to be retained. It is consistent with a Green Star standard that has been in place for some time and allows for at least some Day 1 provision to support uptake of EV's as potential fleet vehicles or similar.
S17 Shared Space EV Charging  •Where one or more visitor/shared parking spaces are provided in a development a minimum of one enabled EV charging unit(s) is required to be installed at a shared parking space.  •Communal EV charging space(s) should be located in highly visible, priority locations, to encouraged EV uptake.  •Clear signage indicating that EV charging is available at the shared space(s).	The design impact of this standard is negligible and technically there are no implementation issues (there is widespread adoption)	Capital cost impact is \$2,200 for charging infrastructure to support one shared space.	The availability of EV Charging builds confidence in EV purchase. This has operational savings for the consumer and results indirectly in reduced carbon emissions.	The standard should be clarified to define shared, visitor and communal as the standard appears to use the terms interchangeably. The intent is supported, and the cost impact is low, but further work is required to refine the land uses or typologies that would benefit from the standard and should reasonably be asked to provide the infrastructure.
S19 Motor cycle, moped, electric bicycle or scooter parking  •Where space is provided for motor cycle, moped, bicycle or scooter parking a 10 or 15 A charging outlets is to be provided at the parking/storage area.  •A charging outlet is to be provided for every six vehicle parking spaces to facilitate charging of electric bicycles, scooters, mopeds or motorcycles.	The design impact of this standard is negligible and technically there are no implementation issues (there is widespread adoption)	The capital cost is negligible, so has not been quantified.	As per bicycle parking and end of trip facilities, the improved infrastructure location means residents and workers are more likely to ride. Whilst there is confidence that the impact exists, modelling the benefit is complex as outlined in the Cost Benefit Analysis.	The standard should be modified to delete the first dot point (as the specification is too detailed for a planning scheme) and these are standard General Power Outlet in any case.

## Sustainable Transport

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
<b>S20 Parking Facilities</b> • Parking facilities for these low and zero emission vehicles should be located in a prominent, accessible location to encourage their easy access for use on short trips, ahead of higher emission and less space efficient vehicles.	The design impact of this standard is negligible as there is no additional space allocation required, simply a reallocation of existing car parking to prioritise the most sustainable private vehicle options	There is no capital cost implication.	The availability of EV prioritised car parking builds confidence in EV purchase. This has operational savings for the consumer and results indirectly in reduced carbon emissions.	The standard should be retained in its current form.

The following standards were not included in the analysis as they were either flagged for removal due to planning advice or the impact, costs and benefits were addressed in similar standards. Note that some standards may not have been fully analysed but are still included in the previous tables as there was relevant commentary to document.

STANDARD	REASON FOR EXCLUSION FROM ANALYSIS
<b>S14 EV charging infrastructure</b> must ensure that peak energy demand is managed to minimise the impact to the electricity supply network.	The impact of this standard is addressed through S16 as the scalable load management system is the principal design response. We have recommended that management of peak energy demand be included in S16.
<b>S18 Rapid/Fast EV Charging</b> The provision of fast charging spaces is not to be mandated but is to be a decision of developer.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not measured. This is a suitable consideration for Guidelines for Sustainable Building Design.
<b>S21 Reducing crossover length, minimising cross-fall in pedestrian areas and maintaining sightlines at entry/egress of developments</b>	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not measured. This is a suitable consideration for Guidelines for Sustainable Building Design.

## Integrated Water Management

This theme focuses on the reduction of potable water consumption through efficiency measures and use of non-potable water sources, and the improving the quality of stormwater discharging from site.



Rainwater tank in rear garden of dwelling at The Cape development. Photography by Kim Landy

## Integrated Water Management

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S22 Reduce the total design amount of potable use on site by at least 30% in comparison to an equivalent standard development	Design impact is delivered through other standards. Note that the potable water reduction has been considered for interior uses and irrigation only.	N/A	N/A	<p>We recommend that the standard be retained to drive potable water reduction outcomes while allowing the flexibility to decide how those reductions are achieved. Such a standard supports a performance based approach rather than a prescriptive approach which may not be suitable to all developments.</p> <p>The standard should be modified to clarify which potable water uses are to be assessed as part of the percentage reduction (e.g. only interior uses and irrigation, supported by rainwater reuse).</p> <p>Note that the analysis showed many cases studies already achieved &gt;30% reduction for interior uses and irrigation support by rainwater reuse, and alternative design responses had the potential to further reduce potable water use above the minimum 30%.</p> <p>While further research could be undertaken to determine whether a more ambitious percentage reduction target is feasible, stakeholder consultation flagged that pursuit of a target greater than 30% could have amenity impacts for occupants and queried how far the role of the building sector should go in reducing potable water use compared to sectors with higher usage and greater opportunity.</p> <p>CASBE will need to define 'equivalent standard development'.</p>
S23 Provide efficient fittings, fixtures, appliances and equipment including heating, cooling and ventilation (HVAC) systems and re-use of fire safety system test water	The design impact is negligible and an appropriate design response is achieved through specifications. Such specifications were used as a potable water reduction strategy to meet Standard S22. Note that in all cases the potable water reduction target of 30% in Standard S22 was either already achieved in the base case or achieved through improved efficiencies to one or more fittings, fixtures and/or appliances.	Capital cost impact is negligible for fixtures and fittings, and approximate 50% premium on water efficient appliances.	<p>High efficiency fixtures, fittings and appliances result in an operational water saving.</p> <p>Note that further potable water reductions are possible for the alternative design responses as any improved efficiencies were only undertaken with the aim of achieving at least a 30% reduction.</p>	<p>We recommend that the standard be removed as a standalone standard but strategies listed under Standard S22. The specification of high efficiency fixtures, fittings and appliances must be considered as part of a suite of strategies to achieve potable water reduction. Specific mention of water efficiency (and strategies such as efficient fittings for example) should be included in Standard S22 as a means to achieve potable water reduction.</p> <p>Further detail on strategies to reduce potable water consumption can be included in Guidelines for Sustainable Building Design.</p>

## Integrated Water Management

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S24 Provide onsite stormwater collection from suitable roof rainwater harvesting areas with reuse to toilets as a minimum and additional uses such as laundry, irrigation, external wash down facilities and hot water systems.	The design impact of providing onsite stormwater collection is negligible as all but two case studies included rainwater tanks. As the case studies with the built forms selected for a standardised analysis already had a spatial allocation for rainwater tank/s, there was no spatial implication for the two case studies requiring a tank. More broadly, apartment buildings and office high-rises where space is limited would be impacted most, however for most typologies a rainwater tank is the preferred method of meeting the Best Practice Environmental Management (BPEM) Guidelines. Optimising rainwater tank capacity based on the available collection catchment and reuse demand early in the design process can ensure a suitably sized location is provided for any tank/s.	Capital cost impact for a rainwater tank can range from \$1,000-4,500, depending on the tank capacity.	<p>Inclusion of rainwater tanks result in an operational water saving, largely through reuse in toilet flushing and irrigation.</p> <p>Use of rainwater tanks also helps deliver improvements to stormwater quality.</p> <p>Improved resilience during intense rainfall events.</p>	<p>We note that rainwater tanks are potentially commonly undersized in the absence of specific policy lever relating to tanks and potable water reduction. This is due to tank capacity often being driven by stormwater quality objectives, which may not result in optimised rainwater reuse.</p> <p>We recommend this standard be retained but slightly modified to include reference to maximising tank capacity aligned to reuse potential, not just size to achieve compliance with stormwater quality requirements. The inclusion of rainwater tanks is a cost effective way to provide multiple benefits relating to resource efficiency and environmental protection.</p> <p>We also recommend this standard highlight the need for filtration from rainwater harvested surfaces.</p>
S25 Connect to a precinct scale Class A recycled water source if available and technically feasible including a third pipe connection to all non-potable sources	The design impact of meeting this standard has been thoroughly tested through several strategic planning processes (such as Fishermans Bend), where the business case for provision of third pipe is highly dependent on mandated connection to the service.	Not measured.	Benefit of potable water reduction.	<p>We consider this standard is likely redundant in most circumstances where there is opportunity to connect to a recycled water supply because it would generally be mandated by a separate planning instrument.</p> <p>We support its inclusion not as a standalone standard but as a potential strategy under a suite of measures in the standard for efficient water use.</p>
S26 Consider alternative uses such as approved greywater and blackwater systems installed on site	The design impact of meeting this standard has not been tested as it is a consideration rather than a requirement.	Not measured as only a consideration.	Benefit of potable water reduction.	<p>We recommend retaining but modifying the standard to sit as a potential strategy for using water resources efficiently.</p> <p>Additionally, it could be included in the proposed Guidelines for Sustainable Building Design (with specific reference to the regional contexts which may not be sewerred).</p>



## Integrated Water Management

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S27 Provide landscaping irrigation that is connected to non-potable sources	The design impact of providing landscape irrigation connected to non-potable sources varies depending on the location of the landscaping. Most case studies already had connections and those without did not require a connection to achieve the potable water reduction target of Standard S22. Irrigation connected to non-potable sources should be considered as part of a suite of potable water reduction strategies, and may only be employed where the amount of harvested rainwater exceeds other all year round reuse demands such as toilet flushing, or where landscaping and associated irrigation is closer to the point of collection than some toilets. This approach can ensure efficiencies for hydraulic services within a development (e.g. avoid unnecessarily pumping water from the basement to a roof garden when it can be reused on lower levels).	Not measured as costs are highly variable based on the location of landscaping relative to the non-potable water source.	Benefit of potable water reduction.	<p>We recommend that the standard be removed, instead clarifying in S22 the types of demand reduction strategies that should contribute to the standard being met. The specification of landscaping irrigation connections to non-potable water sources should be considered one option of a suite of strategies to achieve potable water reduction, but should not be a mandatory strategy.</p> <p>Developments should achieve the 30% reduction in potable water use of Standard S22 through water efficiency and reuse measures, however, there should be the flexibility to achieve the 30% reduction without landscape irrigation connected to non-potable sources. This allows a contextual approach to potable water reduction for individual developments, and can avoid irrigation connections and associated pumps which don't achieve added benefit (e.g. if no rainwater leftover from toilet flushing to be used for irrigation, the hydraulic infrastructure is redundant).</p> <p>The inclusion of irrigation as part of the 30% reduction target may require some further work to determine what would be a suitable benchmark for irrigation in an 'equivalent standard development', with a methodology created to determine this for each assessment. If this isn't pursued, then a separate standard targeting water efficient landscaping without a target may be appropriate. Note that BESS does currently reward rainwater reuse for irrigation under Credit Water 1.1.</p> <p>Further detail on strategies to reduce potable water consumption can be included in Guidelines for Sustainable Building Design.</p>
S28 Consider landscaping that is drought tolerant and considers xeriscape design principles	The design impact is negligible as it is specification in the landscape design.	Cost neutral design specification.	Specification of drought tolerant species or use of xerispace design principles can help to reduce potable water demand.	We recommend that the standard be modified to be strengthened in language (but remain discretionary) and be less specific (e.g. remove xeriscape design principles) and focus more broadly on landscape design which reduces potable water consumption. Guidance materials (e.g. BESS Tool Notes and the proposed Guideline for Sustainable Building Design) can detail strategies to reduce water use in landscape design.

## Integrated Water Management

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S29 Reduce the volume and flow of stormwater from discharging from the site by appropriate on-site detention and on-site retention strategies	The design impact of meeting this standard has not been tested as the impact was not able to be quantified and is more commonly addressed through engineering requirements during planning. Note that the use of rainwater tanks under Standard S24 is considered an on-site retention strategies and would contribute to the aim of reducing the volume and flow of stormwater discharged from site.	Not measured.	Operational water benefit from rainwater reuse and stormwater quality improvement from reduced flows off-site.	We recommend that the standard be retained with the intent of generally reducing volume and flow of stormwater. Further work would need to be undertaken for the standard to be linked to an explicit reduction target.
S30 Improve the quality of stormwater discharging from the site by meeting best practice urban stormwater standards	The design impact of improving stormwater quality is negligible as addressing this is commonplace. All case studies achieved the best practice urban stormwater standards (or where detail was insufficient were assumed to as per requirements of Clause 53.18). Stormwater quality can be improved through a range of strategies including maximising pervious surfaces, rainwater tanks, water sensitive urban design measures (e.g. raingardens) or stormwater offset contributions (e.g. Melbourne Water or local council schemes). Such strategies are routinely utilised by industry.	No capital cost is incurred as the proposed standard is addressed by existing planning provisions.	Stormwater quality improvements in line with the Best Practice Environment Management Guidelines (BPEM) standards.	We recommend that the standard be retained to further support existing planning provisions relating to stormwater management while also ensuring an integrated approach to water management is taken.  Refer to planning advice as to whether inclusion of such a standard is a duplication of State provisions.
S31 Provide at least 30% of the site with pervious surfaces	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not measured.	N/A	N/A	We recommend that the standard be removed as the percentage target is not suitable for all typologies. Further exploration could be undertaken to determine whether a suitable permeability-related standard could be adopted, supporting additional integrated water management objectives.  The principle of maximising pervious surfaces can be highlighted in Guidelines for Sustainable Building Design.
S32 Reduce the impact of flooding and the urban heat island effect on the direct site and its associated context	The design impact of this standard has not been tested as it is achieved either through measures of other standards (e.g. Standards S83) or existing planning mechanisms (e.g. Land Subject to Inundation Overlay).	Not measured.	Not measured.	We recommend that the standard be removed as it is a duplication of another standard and addressed through other planning mechanisms such as overlays.

## Integrated Water Management

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S33 Improve the resilience of the design by modelling and demonstrating a response to future specified future flood modelling that considers impacts from climate change such as flooding, intense storm events, sea level rise, storm surge and drought	The design impact of responses to future climate impacts has not been measured as such measures are highly contextual to individual developments due to factors such as location and associated hazards. Due to the site-specific nature, the creation of design responses for the case studies is not beneficial as the impact cannot be easily extrapolated across other developments within the same typology.	Capital cost resulting from integrating climate risk assessment recommendations into the design are not able to be determined.  Consultancy cost of approximately \$15,000 if a formal Climate Risk Assessment aligned with Australian Standards / Green Star Buildings is required.	Long-term benefits associated with future-proofing a development from predicted climate impacts are tangible. Example benefits include reduced rate of material replacement.	We recommend that the standard be modified to address future climate impacts broadly. The standard would however need to be supported by guidance (Guidelines for Sustainable Building Design) as to what is considered an appropriate response from a planning applicant, as the approach to consideration of future climate impacts could range from a simple statement of design responses to a formal climate risk assessment.
S34 Ensuring the environmental safety and protection of human health through - onsite water collection, treatment, filtration, and usage, especially potable water use and irrigation on productive food gardens	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not evaluated.	N/A	N/A	We recommend that the standard be removed and addressed through S24. The concerns about public health implications from rainwater reuse (reference to appropriate filtration) should be included in any rainwater reuse standard.

## Indoor Environment Quality (IEQ)

This theme focuses on improving the comfort of building occupants including internal temperatures, air quality and daylight access.



Natural light in Bendigo Hospital. Photography by Peter Clarke

## Indoor Environment Quality (IEQ)

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S35 No habitable rooms should have internal temperature greater than 21 degrees continuous for 72 hours, demonstrated through NatHERS modelling in free-running mode	<p>This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not measured in detail.</p> <p>We do note however that when a NatHERS FirstRate file for an 8.2 Star dwelling was interrogated it did not meet the standard.</p>	Not measured.	Not quantified.	We recommend that the standard as currently written be removed, consistent with Hansen's advice. However, we support the intent of the standard so suggest further work to refine the wording and the temperature and time range. We suggest including a reporting requirement in BESS which doesn't impact assessments scoring, but allows for the gathering of an evidence base.
S37 Ventilation standard: Apartments only Apartment buildings should have all apartments effectively naturally ventilated, either via cross ventilation, single-sided ventilation or a combination	<p>The design impact of meeting this standard is significant for some apartment buildings (however only one apartment case study was impacted). Whilst the standard does not prescribe specific depths that would meet single sided ventilation standards or breeze paths that would meet cross ventilation standards, the tool notes for the BESS tool provide guidance as outlined below:</p> <p>_Single sided ventilation - Maximum permissible depth of room 5m (separated openings high and low or split across the width of the room/facade, each 5% of the floor area are preferred)</p> <p>_Cross flow ventilation - Breeze path length less than 15m measured between ventilation openings and around internal walls, obstructions &amp; partitions (note no more than 1 door between openings and that openings must be on opposite or adjacent walls)</p> <p>The most significant impact is where apartments are loaded off each side of a central corridor, but have living room and kitchen depths of greater than 5m. The standard structure of these apartments (see below) does not allow for the standard to be met without significant redesign, to introduce new external facades to the built form. This could have multiple impacts, including increasing the length of external walls (with a thermal performance impact that needs to be managed), a major loss of yield and complicating the building structure (apartment buildings of this type are often built on a standard 8.4m grid which allows for walls between apartments to sit directly above car parking pylons separated by 3 car spaces).</p> <p>Mechanical ventilation solutions which can preserve energy recovery, better control air quality and condensation as air tightness increases may be preferable in a wide variety of contexts.</p>	<p>The capital cost impact of the standard is highly variable depending on the base case design.</p> <p>Whilst there is no standard response, in the case of RES 1 CS2 one design response, focusing on the built form on the western edge of the site (image below) would be to delete Apartment 101 to externalise the access to all apartments (via an open walkway). The capital cost impact would actually be positive (approximately \$300K per 100m2 apartment) but the lost revenue (in relation to the dwelling sale) would potentially be three-fold in the context that administration, land values etc remain constant.</p> <p>If redesigned from the 'ground up' then design responses to meet the proposed standard may result in a reduced yield impact.</p>	<p>The benefit of the standard is to deliver improved health and wellbeing outcomes and assist in delivering passive cooling (delivering an improvement to thermal performance).</p>	<p>We recommend that the standard be modified to allow discretion for demonstrated performance of mechanical solutions to ventilation where there may be other advantages including controlling energy losses, filtering air on high pollen days and controlling condensation as air tightness increase.</p> <p>We do not consider that the standard as written is appropriate unless BESS guidelines for definition of single sided ventilation are relaxed.</p> <p>We recommend as an alternative to retain the current benchmark of 60% natural ventilation as it also promotes other positive outcomes, but this would reduce the detrimental impact on development feasibility, supported by a minimum cross ventilation outcome for each floor.</p>

## Indoor Environment Quality (IEQ)

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S37 Ventilation standard: Detached houses and townhouses All habitable rooms of detached houses and townhouses should be cross ventilated.	The standard does have some impact on design of dwellings, but design responses to meet the standard are generally speaking modest. In the examples studied design responses included replacement of fixed windows with operable, and introducing additional windows. Note that three study rooms of a town house case study could not achieve cross flow ventilation due to only having one external face (rooms adjoined neighbouring dwellings or garage).	Cost impact related to the replacing fixed with operable windows (an impact of approximately \$90 per sqm) and replacement of facade with operable glazing (an impact which varies with the construction material it replaces).	Benefits are as per the apartment standard.	We recommend the standard be retained as only small, low cost modifications were required to meet the standard, however, clarity is needed as to whether home offices / studies would be required to meet the standard.
S37 Ventilation standard: All regular use areas of non-residential spaces should be effectively naturally ventilated; or provided with 50% greater outdoor air than the minimum required by AS1668:2012; or have CO2 concentrations maintained below 800 ppm.	The design impact of this standard is significant and may have unintended consequences. The impact would be from a larger mechanical ventilation system - an increase in fan size and power, and also increased duct sizes resulting in spatial implications such as larger risers in the building and larger footprints in plant rooms. Energy requirements would be increased.  Whilst this plant room impact is minor it will impact the net lettable area from a developer perspective.  The standard also prescribes a specific solution to improved ventilation when alternatives such as Heat Recovery Ventilation may be preferable.	Cost impact related to the standard would depend on the individual building context and was unable to be quantified in a way that conclusions could be accurately drawn from the results.	Benefits are as per the apartment and townhouse standard. An additional benefit relates to worker productivity.	We recommend that the standard be modified to maintain the goal of natural ventilation but keep open mechanical design solutions for increased ventilation, especially those that do not have an energy implication.  The intent of the PPM standard is supported, however we note that the detail required to model this outcome would not generally be known at the planning stage.
S38 Buildings should achieve effective external shading to west, north and east facing glazing and skylights.	The design impact of this standard is significant. Required responses range from external awning solutions for smaller residential typologies to vertical fins and horizontal eaves for larger residential and non-residential developments. There are no major technical issues as a wide range of solutions exist to suit a variety of contexts.  For the RES 1 case study, the alternative design response proposed an optimised glazing to wall ratio, with a height reduction in east and west glazing from 2.7m to 2m (changed to spandrel construction) to avoid excessive heat gain while reducing the shading costs associated with a larger amount glazing.	The capital cost impact of shading is significant.  The implication for a single residential dwelling was \$9,000 and in the large residential case study this was over \$3,500 per dwelling.  The modelled cost impact was based on retaining the same amount of glass and shading it except for RES 1. With a reduction of 25% on east and west facades the impact was significantly reduced (\$3,570 per dwelling in additional cost, but with an additional saving of approximately \$500 per dwelling through the conversion of glazing to a spandrel facade).	Benefits include a thermal performance (energy saving) benefit related to reduced cooling loads (with a related peak demand improvement) as well as improved health and wellbeing outcomes.  The average NatHERS improvement attributed to externally shaded windows is in the order of 0.2 Stars (or 10 mj/m2 per year)	We recommend that the standard be modified to broaden the design strategies for managing excessive heat gain that the shading is attempting to address. This will allow for a wider range of solutions to be deployed and potentially reduce the cost associated with controlling excessive heat gain.  Alternatives include; reducing east and west glazing ratios, spandrels, balconies with wing wall protection etc. This could be integrated with other passive design principles.  The updated standard by Hansen allows for the flexibility in approach to reducing heat gain.

## Indoor Environment Quality (IEQ)

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S39 Buildings should have at least double glazing with improved frames to all habitable rooms and nominated areas OR All dwellings to have PMV between -1 and +1 for 95% of areas of each space for 98% of annual hours of operation (NCC2019 for NABERS, Green Star and JV3 is - 1 to +1)	<p>The design impact of the standard varies with respect to the base case, but in almost all contexts double glazing was already specified. The design impact of the double glazing component of the standard is therefore negligible in the residential context.</p> <p>The predicted mean vote (PMV) component of the standard is problematic, principally because the information required to model it accurately is often not available at the planning stage and not often used for residential developments.</p>	The cost impact of double glazing over single glazing was not measured as in all but one base cases (of 9) double glazing was already specified.	<p>Double glazing and PMV optimisation both produce a thermal comfort benefit and drive improved thermal performance and therefore both an energy saving and a health and wellbeing outcome.</p> <p>As all but one base cases had specified double glazing already, the operational savings and health benefits associated with the standard were not calculated.</p>	<p>We recommend that the standard be removed, as the inclusion of double glazing will (in the circumstances it is not already routinely delivered) be driven through the adoption of the proposed 7 star NatHERS standard through NCC 2022 (or otherwise through this proposed policy). Double glazing is supported as one of several strategies to improve thermal performance.</p> <p>The PMV standard may be appropriate to reference in Guidelines for Sustainable Building Design.</p> <p>Double glazing can be highlighted in Guidelines for Sustainable Building Design as a key strategy to improve thermal performance and comfort.</p>
S40 All habitable rooms should have annual heating load density under 150% of dwelling annual heating load density.	The impact of this standard was tested using a FirstRate file for an 8.2 Star dwelling. It was determined that the lower the density figures of a dwelling, the more easily this results in non-compliance with the standard. This may have the unintended consequence of penalising high-performing dwellings (i.e. those with low loads).	The cost impact was not measured as initial testing of technical feasibility determined the standard should be removed.	Intended benefit of the standard is to avoid isolated thermal comfort issues in individual rooms.	<p>We recommend that the standard be removed as it is likely to have the unintended consequence of penalising high-performing dwellings. If the intent of the standard is to be pursued, the standard would need further investigation to establish an appropriate metric rather than a percentage ratio related to annual dwelling heating load density. An alternative metric to be explored is maximum heating and cooling loads for individual rooms.</p> <p>We suggest including a reporting requirement in BESS which doesn't impact scoring, but allows for the gathering of an evidence base.</p>

## Indoor Environment Quality (IEQ)

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
<p>S42 Buildings must achieve a daylight level of minimum 200 lux for at least half of daylight hours each day to at least half the area of every habitable room and regularly occupied space.</p>	<p>The impact of this standard as written will be varied across different typologies of the built environment. For residential apartment buildings, specific design restrictions on habitable room depth, building orientation, setbacks, building separation and glazing visible light transmittance specifications will be necessary.</p> <p>The impost of this standard on bedrooms (as currently written) is considered impractical, given the usage patterns in bedrooms is generally aligned with non-daylit hours. It would require both bedrooms to have nearly full aperture directly to daylight or to a shallow balcony, which would mean that dwellings would need to exceed the standard 8.4m apartment grid. This would mean that 2 bedroom apartments would need to be in excess of 80 sqm to accommodate the standard which would significantly impact affordability.</p> <p>Refer to daylight modelling outputs on following page.</p>	<p>The capital cost impact is that two bedroom dwellings would need to be much bigger (impacting affordability) or significantly shallower which would impact yield and have a flow on benefit for affordability.</p>	<p>The benefit (over current standards) is primarily restricted to improved daylight amenity for second bedrooms, where a 'battle axe' arrangement restricts daylight amenity.</p> <p>More broadly, evidence exists relating to minimum daylight levels for occupant health (e.g. base levels of circadian rhythm). Further detail can be found in the report 'Health impacts of daylight in buildings' prepared by UTS for MAV / CASBE / DELWP.</p>	<p>We recommend modifying the standard based on the impact to development feasibility. The ethics of daylight access are complex and whilst we consider that people who spend significant time during the day in bedrooms should be afforded an improved daylight outcome, we consider that a broad application of this standard to ensure good daylight access to a second bedroom is outweighed by the impact on development feasibility (and the flow on impact to affordability) in its current form.</p> <p>We would support a revised standard which averaged the 200 lux daylight level over the winter period rather than each (every) day over the whole year.</p> <p>Alternatively, further testing could be undertaken for the standard as is currently written but with a modified period of time (e.g. 2 hours rather than half of daylight hours). This testing could occur through the daylight scope separately commissioned by CASBE.</p>
<p>S43 Building must achieve a daylight level across the entirety of every habitable room and regularly occupied space of minimum 50 lux or 100 lux depending on the space type (refer to detailed daylight criteria table).</p>	<p>The design impacts of this standard is considered minimal, given the low levels of lux requirements across habitable rooms. This standard is generally in alignment with the current BESS Daylight Factor levels however the increase to 100% creates additional challenges if applied in a residential setting.</p> <p>If the 50 lux level is applied to habitable rooms of dwellings, then all rooms which meet standard S42 will pass this standard already.</p> <p>Refer to daylight modelling outputs on following pages.</p>	<p>The capital cost impact of the standard is not significant, however yield would be impacted due to increased building separation / setbacks if a standard higher than 50 lux was applied in a residential setting.</p>	<p>The benefit delivers improved daylight amenity for both living areas and bedrooms..</p>	<p>We recommend reviewing the standard further through the daylight scope separately commissioned by CASBE. On the basis of the results in this case study the standard appears redundant for residential applications.</p> <p>We also recommend that a standard to minimise use of artificial light may be appropriate.</p>

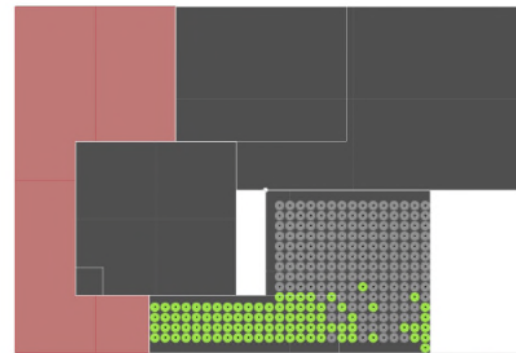
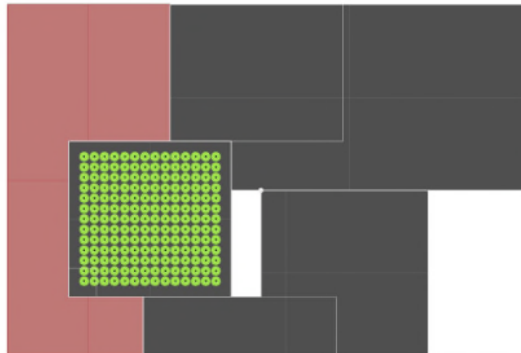
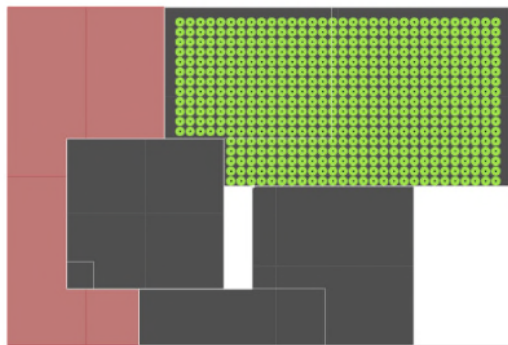


## Indoor Environment Quality (IEQ)

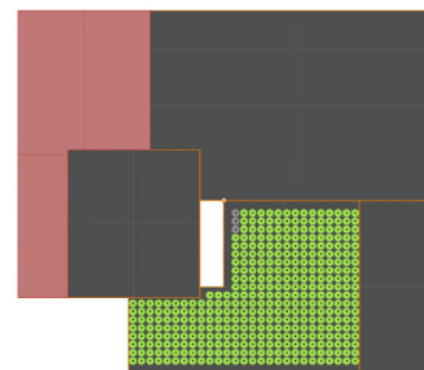
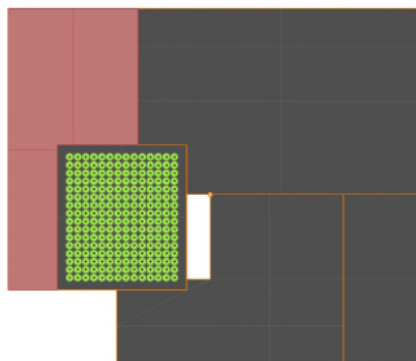
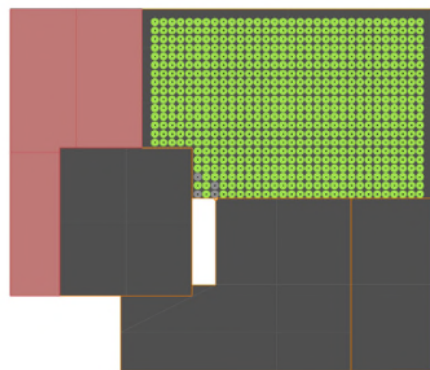
### PROPOSED ELEVATED STANDARD 1

Buildings must achieve a daylight level of minimum 200 lux for at least half of daylight hours each day to at least half the area of every habitable room and regularly occupied space. (sDA200,50%).

Refer to Appendix C for full daylight modelling results.



Original apartment layout



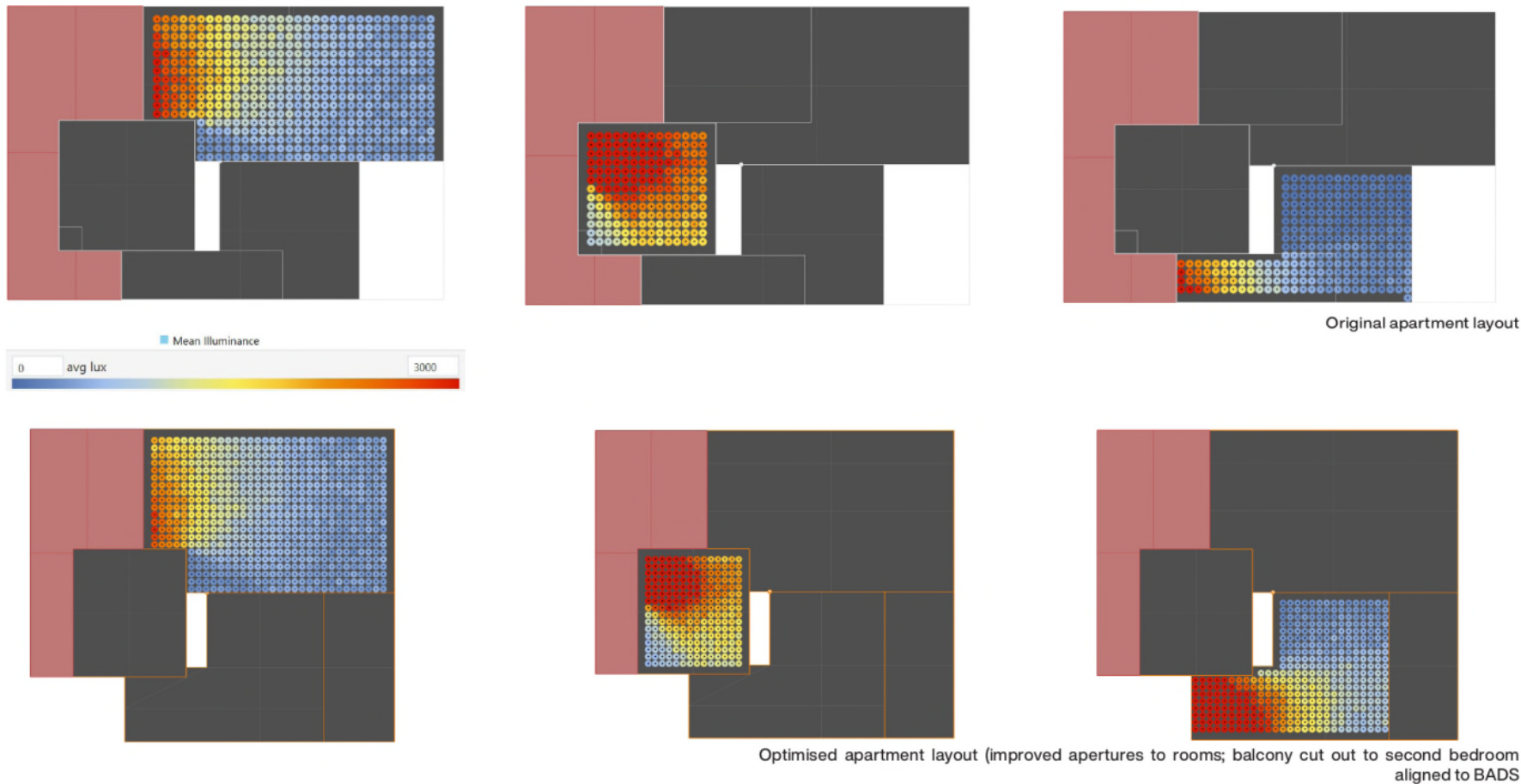
Optimised apartment layout (improved apertures to rooms; balcony cut out to second bedroom aligned to Better Apartment Design Standards (BADS))

## Indoor Environment Quality (IEQ)

### PROPOSED ELEVATED STANDARD 2

Building must achieve a daylight level across the entirety of every habitable room and regularly occupied space of minimum 50 lux depending on the space type.

Refer to Appendix C for full daylight modelling results.



## Indoor Environment Quality (IEQ)

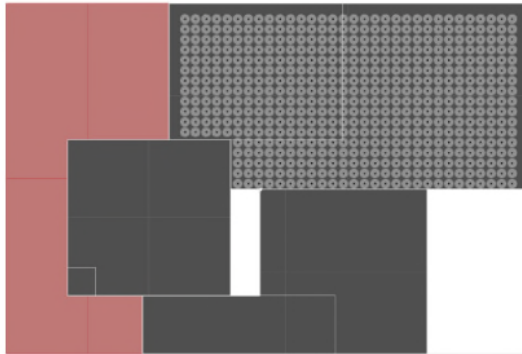
STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S44 Buildings should achieve direct sunlight to all primary living areas for 2 hours on June 21 to at least 1.5 m deep into the room from glazing.	<p>The design impact of this standard as written would rule out the development of any southern-only aspect dwellings. Primary living areas would be required to face either north, east or west in order to have the potential to receive direct sunlight for at least 2 hours.</p> <p>The testing undertaken found that where a wing wall is present on the north side of an east or west facing dwelling with an adjacent living space that the standard could not be met without reducing the depth of the balcony (impacting outdoor amenity) the length of the wing wall considerably, or adjusting its height (which might impact privacy and structural integrity).</p> <p>Refer to daylight modelling outputs on following page.</p>	The capital cost impact of the standard is not significant, however as written, the standard is not possible to meet for buildings with south facing aspects.	Amenity is improved when dwellings have direct access to sunlight.	<p>We recommend that at a minimum the standard be modified by targeting a reduced number of compliant living rooms as it is not practical for a large development (in particular a large east-west site) to totally avoid a south facing aspect for some living areas. Further testing is required through the dedicated scope commissioned by CASBE to test multiple design iterations beyond a single case study condition (which would include testing a 70%, 75% and 80% threshold).</p> <p>We also query the use of the winter solstice (June 21) .We suggest that the an average over winter months (June-August) is more appropriate.</p> <p>We support a sunlight standard being pursued, but further work beyond our scope is required.</p>
S46 Buildings should have all habitable rooms and frequently occupied spaces provided with glazing to the outside. An exception can be made where external views and daylighting are contrary to the nature and role of the activity in the space (e.g. cinemas).	The design impact of this standard is negligible as in all cases the residential typologies already met the standard.	No cost impact.	The benefit is related to amenity, but as all base cases already meet the standard no benefit can be quantified.	We recommend that the standard be retained, pending a review by Hansen as to whether the standard duplicates other planning policy or building regulations.

## Indoor Environment Quality (IEQ)

### PROPOSED ELEVATED STANDARD 3

Buildings should achieve direct sunlight to all primary living areas for 2 hours on June 21 to at least 1.5 m deep into the room from glazing.

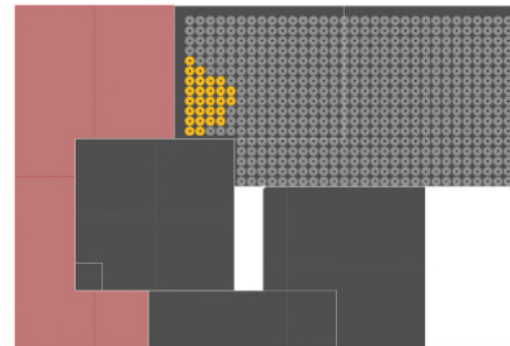
Refer to Appendix C for full daylight modelling results.



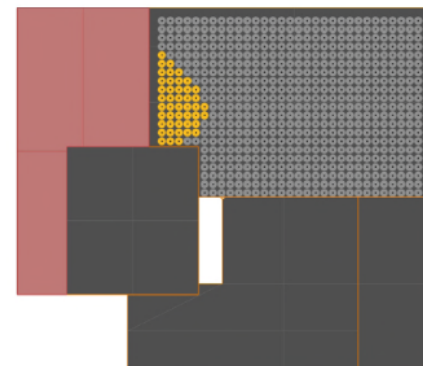
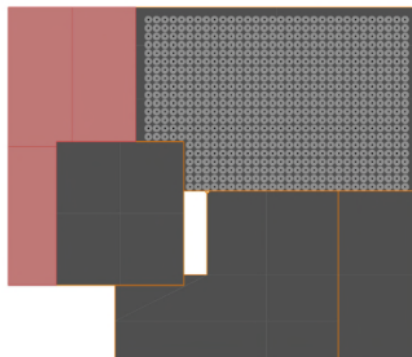
### ADJUSTED ELEVATED STANDARD 3

Buildings should achieve direct sunlight to all primary living areas for 2 hours to at least 1.5 m deep into the room from glazing.

This demonstrates that only when averaged over the whole year does this type of apartment layout come close to meeting the standard.



Original apartment layout



Optimised apartment layout (improved apertures to rooms; balcony cut out to second bedroom aligned to BADS)

## Indoor Environment Quality (IEQ)

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S56 Buildings should include openable external windows to circulation corridors and lift lobbies to facilitate natural ventilation and daylight.	<p>The design impact of this standard is constrained to Class 2 (apartment) buildings. The most significant impact is where apartments are loaded off each side of a central corridor and the corridor is fully enclosed within the building footprint.</p> <p>We note that for level above approximately 5 storeys that natural ventilation to corridors may not be the best solution due to wind issues, and as outlined in relation to dwelling ventilation, mechanical systems may have better performance outcomes.</p> <p>A secondary issue is natural ventilation of corridors requires walls onto the corridor to be treated as external spaces from a thermal performance perspective, increasing the insulation requirements to meet the same modelled outcome.</p> <p>Depending on the floor layout, meeting the standard may impact on yield (in one of the base cases, approximately 16 sqm per level).</p>	<p>The capital cost impact may actually be positive (as to meet the standard requires a reduction in building footprint). By way of example the loss of 16m<sup>2</sup> of residential space could save up approximately \$50K in construction cost, but would represent a loss in yield of well in excess of double that value (depending on location).</p> <p>Administration costs, land costs, preliminaries etc would all remain relatively constant.</p> <p>There is also a cost impact to increase thermal fabric of the walls abutting the corridor space.</p>	<p>The benefit of the standard is to deliver improved amenity outcomes (reduced odours, improved health etc).</p>	<p>We recommend that the standard be modified to account for mechanical ventilation solutions which may be more appropriate for non-residential buildings and taller residential buildings, as well as delivering a range of other benefits (thermal performance etc). We consider that the daylight component of the standard be retained.</p> <p>We recommend that a standard clarify which building typologies it would be applicable to (hospitals, aged care, some office typologies etc all have central corridors but it appears the standard has been drafted with primary reference to apartment buildings) and have regard to wind issues in taller buildings.</p>

The following standards were not included in the analysis as they were either flagged for removal due to planning advice or the impact, costs and benefits were addressed in similar standards. Note that some standards may not have been fully analysed but are still included in the previous tables as there was relevant commentary to document.

STANDARD	REASON FOR EXCLUSION FROM ANALYSIS
No habitable rooms should have internal temperature less than 16 degrees continuous for 72 hours, demonstrated through NatHERS modelling in free-running mode.	Refer to Standard S35.
All habitable rooms should have annual cooling load density under 150% of dwelling annual cooling load density.	Refer to Standard S40.
Buildings should achieve winter sun access to all proposed primary private open spaces. At least 50% or 9 m <sup>2</sup> , whichever is the lesser, of the primary private open space should receive a minimum of two hours of sunlight between 9 am and 3 pm on 21 June.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not evaluated. We consider that other planning scheme instruments are preferable to an ESD policy for ensuring outdoor amenity.
Buildings should have all habitable rooms and frequently occupied spaces provided with a layered view comprising 3 distinct layers: sky (background), landscape (middle ground) and ground (foreground)	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not evaluated. We consider this an appropriate objective to be included in Guidelines for Sustainable Building Design.
Buildings should have a maximum horizontal distance from a fixed point of occupation (e.g. sales desk, retail checkout, office desk, work station) to the external glazing of 8 m.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not evaluated. We consider that this information is not available at the planning stage and so it not appropriate to be included within the proposed Guideline for Sustainable Design.

## Indoor Environment Quality (IEQ)

STANDARD	REASON FOR EXCLUSION FROM ANALYSIS
All paints, sealants and adhesives should meet the maximum total indoor pollutant emissions limits as set out in most current GECA, Global GreenTag GreenRate, Green Star or WELL standards.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not evaluated. We consider this as an appropriate standard to be included in Guidelines for Sustainable Building Design.
100% of relevant products should meet the maximum total indoor pollutant emission limits	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not evaluated. We consider that this information is not available at the planning stage and so it not appropriate to be included within the proposed Guideline for Sustainable Design.
All carpets should meet the maximum total indoor pollutant emissions limits as set out in most current GECA, Global GreenTag GreenRate, Carpet Institute Australia Environmental Classification Scheme Level 2, Green Star or WELL standards.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not evaluated. We consider this as an appropriate standard to be included in Guidelines for Sustainable Building Design.
All engineered wood should meet the maximum total indoor pollutant emissions limits as set out in most current GECA, Global GreenTag GreenRate, Green Star or WELL standards.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not evaluated. We consider that this information is not available at the planning stage and so it not appropriate to be included within the proposed Guideline for Sustainable Design.
Non-residential only Internal smell and odour control for olfactory comfort - use negative pressurisation, self-closing doors or area separation (e.g. via corridors, air-lock) to prevent migration from bathrooms, kitchens, dining areas and pantries to workspaces (WELL credit).	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not evaluated. We consider that this information is not available at the planning stage and so it not appropriate to be included within the proposed Guideline for Sustainable Design.
Where the development is within 150m of main roads, truck routes and rail corridors carrying diesel trains: •Sensitive use facilities are not supported within this zone. Acceptable indoor air quality may be achieved through HEPA or MERV16 filters, however acceptable open space air quality is not deemed to be achievable. •All other development types within this zone should include all outdoor air supply filtered through HEPA or MERV16 filter system. Development to include air pollution monitoring system including PM1, PM2.5 and PM10 levels.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not evaluated. We consider that an ESD policy is not the appropriate mechanism for ensuring air pollution standards and buffer distances for sensitive uses.
Where the development is within 500m of main roads, truck routes and rail corridors carrying diesel trains: •All development types within this zone (including sensitive use types) should include all outdoor air supply filtered through HEPA filter system. •Development to include air pollution monitoring system including PM1, PM2.5 and PM10 levels.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not measured. We consider that an ESD policy is not the appropriate mechanism for ensuring air pollution standards and buffer distances for sensitive uses.

## Circular Economy

This theme focuses on improving rates of resource recovery during both construction and operation, and closing the loop by encouraging the use of materials with recycled content as an alternative to virgin materials.



Public waste receptacle with disposal points for multiple streams at Burwood Brickworks. Photography by Kim Landy

## Circular Economy

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S57 Provide a Construction and Demolition Waste Management Plan that sets a landfill diversion target by demonstrating practices and activities in line with minimising waste and increasing resource recovery.	There are no design impacts related to this standard as it is an operational practice.	Capital cost impact is not measurable as waste disposal services do not commonly offer an option of 'all waste to landfill' and an option of 'XX% waste diverted from landfill'. This is further compounded as the rates of different service providers vary as they are dependent on factors such as proximity to a construction site and whether a provider operates its own recycling processing facility or has arrangements with another party, therefore making comparison across providers problematic.  Note that there is no cost impact for an increased percentage of diversion (e.g. no cost premium for a recovery rate of 70% versus rate of 80%).	Significant benefits from increased resource recovery/ landfill diversion. Volume of waste diverted from landfill largely dependent on the typology.	We recommend that the standard be retained but modified to include a minimum 80% landfill diversion target for construction and demolition waste. This will help to achieve consistent responses to the standard and ambitious but achievable resource recovery rates.
S58 Utilise low maintenance, durable, reusable, repairable and recyclable building materials. S59 Utilise materials that include a high recycled content. S60 Utilise low embodied energy, water and carbon through informed responsible procurement and product stewardship measures. S61 Avoid materials which are low toxicity in manufacture and use, and that may cause harm to people, the ecosystem and other biodiversity	The design impact is varied depending on the strategies used and extent to which this standard is addressed. The selection of more sustainable materials would be achieved through specifications which prioritise alternatives over business-as-usual materials. As materials selection options are highly varied, we applied one consistent example which is generally accepted by industry and easily quantified - the specification of concrete with cement replacements (supplementary cementitious materials) over a standard concrete mix. This applied as a standard design response for the case study alternatives.	Capital cost premium of a concrete with supplementary cementitious materials is approximately \$10/m <sup>3</sup> .	For the example of concrete with supplementary cementitious materials: Resource recovery benefit from the reuse of a waste product/by-product (fly ash). Carbon benefit from replacement of carbon intensive materials (cement).	We recommend that the standard be modified to consolidate multiple draft standards relating to materials selection, and focus the revised standard on use of recycled content materials and materials with low embodied carbon. Guidance such as BESS tool notes and the proposed Guideline for Sustainable Building Design is required to communicate what strategies are considered adequate to meet the standard.  Low toxicity may be appropriate as a standalone IEQ standard.
S62 Utilise materials that are locally sourced and supplied, supported by relevant chain of custody or third-party verification process.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not measured.	N/A	N/A	We recommend that although this standard has been flagged for removal, the principle of local sourcing can be included under standards relating to reducing (travel related) embodied emissions.



## Circular Economy

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
<p>S63 General Collection and Management</p> <p>Enable the separation and collection of resources from all current waste and recycling streams and provide spatial allocation for future waste and recovery streams.</p>	<p>The design impact of meeting this standard relates to the ability of a development to cater for the disposal and collection of a variety of waste streams. At a minimum, all case studies provided space for both general waste and recycling, with some also providing space for organics, glass and hard waste recovery. An increase in waste streams collected (e.g. glass recycling &amp; FOGO) may result in the need for increased spatial allocations, however, this is not a given as some developments may respond with a range of measures to avoid requiring additional floor space dedicated to resource recovery (e.g. increase collection frequency, use of compactors/crushers).</p>	<p>Cost implication has not been measured, as this will be a result of State policy rather than this standard directly.</p>	<p>Carbon benefit due to avoided CO2e emissions of organics in landfill.</p> <p>Note that the amount calculated for the CBA assumes that occupant behaviour results in full diversion of organics from landfill if appropriate infrastructure is present and collection services are available.</p>	<p>This standard should be retained but modified to be an overarching waste collection and management standard where elements of other standards can be consolidated into.</p> <p>Note that part of the role of the standard is to reinforce State policy direction of the near future (i.e. Recycling Victoria), particularly waste stream diversification. We recommend that apartment developments consider additional waste streams such as textiles and e-waste.</p>
<p>S66 Individual/ Localised Management</p> <p>Developments should include dedicated areas of adequate internal storage space within each dwelling to enable the separation and storage of waste, recyclables and food and organic waste.</p>	<p>The design impact of meeting this standard is negligible. Dedicated internal storage space within dwellings for waste management was not ordinarily evident in the case studies but adequate collection systems can easily be integrated into existing/standard storage space (e.g. a 600mm x 600mm area).</p>	<p>Capital cost is none/negligible.</p>	<p>Potential to improve waste separation at the source and improve resource recovery.</p>	<p>We recommend that this standard be consolidated into a broader/ overarching standard relating to waste collection and management.</p>
<p>S67 Consolidated/ Centralised Management</p> <p>Developments should include dedicated facilities for the collection, separation and storage of waste and recyclables; which are:</p> <ul style="list-style-type: none"> <li>- Adequate in size, durable, waterproof and blend- in with the development.</li> <li>- Adequately ventilated.</li> <li>- Accommodating similar transfer passages for all waste and recycling streams</li> <li>- Located and designed for convenient access including for people with limited mobility</li> <li>- Include appropriate signage and labelling</li> </ul>	<p>The design impact of meeting this standard is negligible as consolidated/centralised management is commonplace across the majority of typologies (e.g. a central waste storage room in a basement).</p>	<p>Capital cost is none/negligible.</p>	<p>Potential to improve waste separation at the point of disposal and improve resource recovery.</p>	<p>We recommend that although the intent of the standard is supported it should be consolidated into a broader/overarching standard relating to waste collection and management.</p>

## Circular Economy

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S68 Consolidated/ Centralised Management Developments should include dedicated areas for the collection, storage and reuse of food and garden organics, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing	Refer to Standard S63	N/A	N/A	We recommend that this standard be consolidated into a broader/ overarching standard relating to waste collection and management.
S69 Consolidated/ Centralised Management Developments should include adequate facilities for bin washing.	The design impact of meeting this standard is varied due to the options available for bin washing. One option may be on-site infrastructure in the waste collection area (e.g. a tap and floor waste), which some case studies did include. However, some developments may opt for bin cleaning by a mobile cleaning vehicle (i.e. hooks bins up to the back of the truck, washes out and returns to storage space). The latter option would not require on-site infrastructure, only space for the temporary parking of a washing vehicle which could be the same as any on-site collection space.	Cost implication has not been measured as the differing strategies range from capital costs (e.g. taps - negligible cost) to operational costs (e.g. arrangement for in-truck washing).	Improved amenity for occupants due to a cleaner waste disposal area.	We recommend that this standard be modified to clarify that 'facilities' does not necessarily mean on-site infrastructure such as taps and floor waste is required. While such infrastructure can be encouraged, the modification allows flexibility for other approaches to bin washing.
S70 Collection Points and Access Developments should include adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not measured.  Note that the design impact of requiring vehicle circulation on-site that allows entry and exit without reversing is significant. This objective is often already sought for by Councils however is largely not evident or practical in the case studies reviewed. For many smaller sites such as inner city apartment and office developments, this is either impractical or would have a large spatial implication.	N/A	N/A	N/A
S73 Materials Encourage development to include a framework for ease of repair, design disassembly and resource recovery for future renovations and demolition.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not measured.	N/A	N/A	We recommend that although this standard has been flagged for removal, designing for disassembly and future recyclability could be incorporated elsewhere as a standard or in objectives.

## Circular Economy

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S75 Design Design adaptable buildings that enable transitional and alternative use.	The design impact of meeting this standard is varied given a range of strategies can be utilised to create adaptable buildings. Adaptive design responses apart from optimising floor-to-floor heights of above ground car parking levels are either highly contextual or not easily measured/quantified. Therefore due to the site-specific nature, the creation of design responses for the case studies is not beneficial as the impact cannot be easily extrapolated across other developments within the same typology.	Capital cost implications are varied, depending on site-specific response.  The example of optimised floor to floor heights results in an increased cost associated with a greater amount of external facade.	Long-term benefits associated with future-proofing a development. Main benefit is the reduced need to retrofit a building to suit a future alternative use.	We recommend that the standard be retained but supported by clear guidance (in Guidelines for Sustainable Building Design) detailing what measures are considered appropriate responses (e.g. specific floor to floor heights for above ground car parking; easily moved internal walls). This ensures the standard is consistently assessed against and provides certainty to applicants/developers.

The following standards were not included in the analysis as they were either flagged for removal due to planning advice or the impact, costs and benefits were addressed in similar standards. Note that some standards may not have been fully analysed but are still included in the previous tables as there was relevant commentary to document.

STANDARD	REASON FOR EXCLUSION FROM ANALYSIS
S64 General Collection and Management Waste and recycling separation, storage and collection must be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and: <ul style="list-style-type: none"> <li>- Meet best practice waste and recycling management guidelines</li> <li>- Provide capacity for periods of peak waste and recycling generation based on modelled estimates.</li> <li>- Consider shared waste and recycling disposal options</li> <li>- Minimize the impacts of odour, noise and hazards associated with waste collection vehicle movements.</li> </ul>	This standard was flagged for simplification/consolidation with an overarching standard by Hansen in a preliminary review, and was therefore not evaluated.
S65 General Collection and Management Residential only Projects equal to or larger than 50 dwellings a charity donation bin must be provided and included in the management plan.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not evaluated. We consider this as an appropriate standard to be included in Guidelines for Sustainable Building Design.
S71 Collection Points and Access Prioritise on-site collection of waste and recycling as opposed to on-street collection, where applicable.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not measured. We consider this as an appropriate standard to be included in Guidelines for Sustainable Building Design, to the extent that this does not limit the waste streams available for collection.
S72 Private Contractors Consider, as relevant, that if a private waste contractor is required, that the handling and separation of various waste and recycling streams is facilitated ensuring that all resources are diverted from landfill.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not measured. We consider that regardless of who collects waste, that the landfill diversion (as demonstrated through S63) is central to the approach. We refer to the planning advice as to the extent that this is covered through S63.
S74 Materials Encourage reduced product use where appropriate.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not measured. We consider dematerialisation should be addressed in proposed Guidelines for Sustainable Building Design.

## Green Infrastructure

This theme focuses on increasing the amount of green infrastructure to provide a range of ecosystem service benefits, and reducing the contribution of the built environment to the urban heat island effect.



Landscaping on the rooftop of Nightingale 2 development. Photography by Rory Gardiner

## Green Infrastructure

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
<p>S76 All new development to meet a Green Factor score of (High= 0.55, Mid=0.4, Low=0.25) *Note: further work required to establish target score for different contexts OR provide green cover (external landscaping) as follows:                      Any alternate delivery of green cover must provide at least (high=40%, mid=30%, low=15% equivalence) of the total site coverage area as green cover comprising at least one of the following:</p> <ul style="list-style-type: none"> <li>- A minimum of 65% of the required green cover as new or existing canopy planting and a minimum of 35% as understory planting. Canopy planting and understory planting can overlap.</li> <li>- Species selection and associated planting scheme of native and / or indigenous species which provides valuable habitat for native fauna.</li> <li>- Green cover which is located to provide maximum benefit in relation of cooling of the adjoining public realm. Green walls or facades under this pathway must benefit the public realm and be on the lower levels of the building.</li> </ul>	<p>The design impact is variable depending on typology. Some case studies for detached dwellings already achieved the 40% cover due to the availability of ground level space for landscaping. However, the majority of case studies had green cover anywhere between 2% and 36%. In most cases, there was limited remaining ground level space for landscaping either due to the building footprint, car parking or existing landscaping. Therefore generally the design impact to achieve 40% cover is through the incorporation of vertical or on-structure landscaping (e.g. planters, climbers or green roofs). Exact green infrastructure design responses (e.g. determining where planters would be located) were not developed for each alternative design, as this would require an extensive assessment, and the design response based on the case study built form would not necessarily be able to be extrapolated to other built forms of the typology. However, different proportions of green infrastructure types were used for different typologies based on the building context and opportunity.</p> <p>Generally speaking, to achieve the required increase in green cover through vertical or on-structure landscaping, there would be some spatial implications to allow for sufficient growing medium (i.e. soil) and potentially some structural implications for green roofs and their associated weight loading.</p> <p>Note that extensive investigation was undertaken for the development of the Green Factor tool for the City of Melbourne, including testing the feasibility of the green cover targets on a range of typologies. This work found that meeting a 40% green cover target was feasible on all typologies with the exception of industrial, where larger hard stand areas and light weight roofs restricted outcomes. A 20% green cover target (or 0.25 Green Factor score) is considered appropriate for this land use.</p>	<p>Capital cost varies significantly between green infrastructure types. The following are approximate rates:                      \$200/m2 - inground landscaping                      \$1,640/m2 - planter                      \$596/m2 - green facade                      \$808/m2 - green roof</p> <p>This can represent an impact of in the order of 1% of the construction cost of the building if the 40% (high) green cover is targeted.</p>	<p>The incorporation of green infrastructure has a range of ecosystem service benefits including:</p> <ol style="list-style-type: none"> <li>1. Urban Temperature Regulation (Cooling Effect)</li> <li>2. Habitat for Biodiversity</li> <li>3. Run Off Mitigation</li> <li>4. Recreation</li> <li>5. Place Values and Social Cohesion</li> <li>6. Aesthetic Benefits</li> <li>7. Food Supply</li> </ol>	<p>We recommend that the standard is retained as it supports a range of objectives relating to biodiversity, urban heat mitigation and stormwater runoff, while also supporting positive social outcomes.</p> <p>Note that as written the proposed standard states 'at least one of the following' for the alternative delivery of green cover. The original source of these requirements was the proposed Amendment C376 from City of Melbourne and may not specify 'at least one'. We recommend reviewing wording and determining whether any divergence from the wording of City of Melbourne is appropriate.</p> <p>Note that HV.H led the consultant team to develop the Green Factor tool but the tool is wholly owned by the City of Melbourne.</p>

## Green Infrastructure



Greening scenarios for an example large residential typology. Business as usual scenario (left) showing a Green Factor score of 0.14, moderate greening scenario (centre) showing a Green Factor score of 0.55 and an optimised greening scenario (right) demonstrating a Green Factor score of 0.84. Images by SBLA

## Green Infrastructure

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
<p>S77 Existing mature canopy trees or vegetation which contributes to biodiversity corridors and habitat should be retained.</p>	<p>The design impact of this standard could be significant if applied to its full extent (i.e. all mature canopy trees retained without exception). For example, it was estimated from aerial imagery that one case study had removed approximately 80m<sup>2</sup> of canopy to develop the full 1000m<sup>2</sup> of the site. If this canopy was to be retained, this would have a significant impact on the yield potential of the multi-storey office development.</p> <p>Technical feasibility of the standard could not be evaluated due to lack of information and the highly variable nature of the impact from one development to the next. Approximately half of the case studies did not have sufficient or definitive information available to determine the presence of mature canopy prior to development, however, some sites it could be assumed based on the location (e.g. inner city) that there was no existing trees. A couple of case studies included commitments for the replacement of removed trees with equivalent vegetation. As the retention of canopy should be guided by multiple factors including the health and function of the trees (information which is site-specific and also not available for these case studies) and the role of Council local laws and planning overlays, no design responses were proposed which included the retention of any existing canopy. At a high level, retention of canopy should be encouraged however requires site-specific assessments to determining the value.</p>	<p>Not measured however would impact on development yield.</p>	<p>Benefits include habitat for biodiversity and urban cooling benefits.</p>	<p>We recommend the standard be modified to clarify the conditions which would need to be met for a mature canopy tree (regardless of whether it is native or exotic) to be either retained or removed as part of a development application. The retention of existing mature canopy trees or vegetation should be encouraged but may not always deliver the best outcome for a site. We consider that mature trees should be retained where possible.</p> <p>Note that there is a strong intersection with other planning mechanisms (e.g. overlays) and local laws for tree removal which will need to be considered during the planning approvals process. Tree removal often occurs separate from a buildings and works application, so we consider amendments to other policies may be a more appropriate mechanism for delivering the outcome sought.</p>
<p>S78 Developments should:</p> <ul style="list-style-type: none"> <li>- Retain existing soil profiles and conditions on site where possible.</li> <li>- Provide appropriate deep soil area to support the growth of canopy trees and vegetation to mature sizes.</li> <li>- Provide composting facilities and/or worm farms as appropriate to the scale of development</li> <li>- Incorporate effective soil conditioning (mulch, compost, manure, gypsum etc)</li> <li>- Ensure that imported topsoil is productive, free of contaminants, and of a high quality</li> </ul>	<p>This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not measured.</p>	<p>N/A</p>	<p>N/A</p>	<p>We recommend that although this standard has been flagged for removal, the principles could be detailed elsewhere (Guidelines for Sustainable Building Design).</p>

## Green Infrastructure

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
<p>S79 Green cover proposed should:</p> <ul style="list-style-type: none"> <li>• Support the creation of complex and biodiverse habitat.</li> <li>• Provide a layered approach, incorporating both understory and canopy planting.</li> <li>• Provide either native, indigenous or climate change resilient exotic plants that provide resources for native fauna.</li> <li>• Support the creation of vegetation links between areas of high biodiversity through planting selection and design.</li> <li>• Consider appropriateness of species selected to expected future climate conditions.</li> </ul>	<p>The design impact of this standard is largely a change to the landscaping specification (species selection) and improvements to design (increased diversity of plant forms within the existing landscaped area). These impacts are considered to not impact technical feasibility.</p>	<p>Capital cost is none/negligible.</p>	<p>The main benefit is improved biodiversity outcomes, with secondary benefits such as aesthetic benefits and urban cooling.</p>	<p>We recommend the standard be retained to complement Standard S76 and support the achievement of biodiversity outcomes.</p>
<p>S83 Demonstrate that at least 75% of the development's total site area (building and landscape) comprises elements that reduce the impact of the urban heat island effect. These elements include:</p> <ul style="list-style-type: none"> <li>• Green infrastructure</li> <li>• Roof and shading structures with less than 15° pitch having SRI of minimum 80 and 40 for pitches of more than 15°</li> <li>• Solar panels</li> <li>• Hardscaping materials with SRI of minimum 40</li> </ul>	<p>The design impact to meet this standard is the specification of urban heat reducing materials. Several case studies were compliant with the standard, commonly through a combination of landscaping and a light coloured roof. Alternative design responses which satisfy the standard are easily achievable through consideration of surface colour.</p>	<p>Capital cost impact for lighter coloured metal and pavers is considered cost neutral. Capital cost premium of \$24/m2 for concrete with white cement/pigment.</p>	<p>Reduced urban heat resulting in more thermally comfortable environments for occupants and pedestrians.</p>	<p>We recommend that the standard be retained as it is an effective approach to achieving urban cooling outcomes in a manner which has a relatively low cost impact.</p> <p>We recommend solar panels be excluded from the calculation for increased consistency with the Green Star Buildings tool methodology.</p>
<p>S85 Utilise paving treatments which assist in cooling such as permeable paving or light-coloured aggregates, where applicable</p>	<p>The design impact of this standard specifically was not measured as it is considered a duplication of Standard S83.</p>	<p>Not measured.</p>	<p>N/A</p>	<p>We recommend this standard be removed and merged with Standard S83.</p> <p>A separate standard focusing on high pedestrian amenity (shade etc) may be appropriate.</p>



## Green Infrastructure

STANDARD	DESIGN IMPACT	CAPITAL COST IMPACT	BENEFITS	RECOMMENDATION
S87 Use materials that are resistant to extreme weather.	This standard was flagged for consolidation with another by Hansen in a preliminary review of the standards, and was therefore not measured.	N/A	N/A	We recommend this standard be removed and a materials focused standards incorporate a principle relating to durability as this is an important element of adaptive building design and supports local government as a decision maker in their climate related responsibilities under the Local Government Act. Material selection for extreme weather/hazards (e.g. fire) is often driven by building regulations, or would flow from risks identified during a climate risk assessment. Materials selection for all circumstances (e.g. current and future weather) can be considered as part of broader suite of objectives for materials.
S88 Incorporate cooling pathways and corridors to minimise urban heat and address heat health matters.	The design impact of the standard specifically was not measured as its objectives were considered to be addressed by other standards such as S76 and S83.	Not measured.	Quantified / addressed elsewhere.	We recommend this standard be retained to guide design which supports the greening outcomes of Standard S76.

The following standards were not included in the analysis as they were either flagged for removal due to planning advice or the impact, costs and benefits were addressed in similar standards. Note that some standards may not have been fully analysed but are still included in the previous tables as there was relevant commentary to document.

STANDARD	REASON FOR EXCLUSION FROM ANALYSIS
S80 Ensure shared urban ecology facilities are accessible for all users - at least the following amount of vegetated outdoor common space, including food production areas: <ul style="list-style-type: none"> <li>1m<sup>2</sup> for each of the first 50 occupants</li> <li>Additional 0.5m<sup>2</sup> for each occupant between 51 and 250</li> <li>Additional 0.25m<sup>2</sup> for each occupant above 251.</li> </ul>	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not evaluated. We consider this is appropriate to be included in the proposed Guidelines for Sustainable Building Design. We note that the Green Factor Tool rewards accessible green space through the recreation and aesthetic benefits ecosystem service scoring, so caution should be exercised in rewarding meeting this standard in BESS (potential double counting).
S81 Assess the proposed development site against current and future climate related hazards and natural disasters.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not evaluated. Climate risk is addressed under Standard S33.
S82 Demonstrate that the development will be able to strengthen community climate resilience within its immediate or local context	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not evaluated. We consider this could be included as an objective in Guidelines for Sustainable Building Design, with specific examples of how this could be achieved.
S84 Non-glazed façade materials exposed to summer sun must have an SRI of minimum 40	Refer to Standard S83 as design impact, costs and benefits are the same.
S86 Combine renewable energy with energy storage and smart energy management to provide resilience and enable 'refuge' from heat wave during power blackouts.	This standard was flagged for removal by Hansen in a preliminary review of the standards, and was therefore not evaluated. We consider this could be encouraged through the proposed Guidelines for Sustainable Building Design.

## Conclusions

This section of the report summarises key findings, gaps, uncertainties and limitations and next steps.

### KEY FINDINGS

The technical feasibility and financial viability analysis examined effective design responses to meeting proposed standards. This analysis had regard to technical and spatial implications of each standard, unless it had been ruled out through preliminary analysis by Hansen Partnership. Where the design response incurred a cost or benefit these were documented and then integrated where relevant with the cost benefit analysis.

The results of the analysis were mixed, with some standards being recommended to be retained in their current form, others modified and several standards recommended for removal altogether.

Taken at an aggregate level standards were recommended to be retained when technical impacts could be effectively managed, where cost impacts were either low or benefits high relative to the costs. Examples that met this criteria include solar PV for smaller residential typologies and bicycle parking rates for office buildings.

Standards were recommended for modification where the intent of the standard was appropriate for planning policy, but the standard could be improved to either address technical feasibility issues, address cost impacts or improve benefits. An example includes bicycle parking convenience where some elements of the standard were beneficial and other elements delivered an unreasonable yield impact relative to the benefit.

Standards were recommended for removal in circumstances where the level of prescription was more appropriate in a guideline, where technical issues can not be addressed through modification of the standard, or meeting the standard requires design responses which create an unreasonable cost impact or yield reduction relative to the benefit.

This process of analysis has resulted in standards being recommended for retention in largely their current form, a further number being recommended to be modified and others being recommended for removal.

The table on the following page outlined a summary of advice. We note that at the time of this analysis Part B and Part C of the project were yet to be completed and may recommend additional standards for removal / modification on planning and / or economic grounds.



Community interaction across private and public space.  
Photography by Tess Kelly

## Conclusions

THEME	KEY FINDINGS
OPERATIONAL ENERGY	Generally speaking the majority of standards were retained either in their present form or otherwise recommended to be modified to remove some of the prescriptive detail. Two of the solar standards were recommended to be modified significantly as they were found to not be technically feasible. Fuel switching and procurement of GreenPower were noted as being highly effective as reducing carbon emissions.
SUSTAINABLE TRANSPORT	Standards relating to the provision of bicycle parking were largely supported due the minimal expected cost for space allocation and infrastructure. Modifications to the bicycle parking convenience standard were suggested to avoid potentially significant impacts to basement and ground floor space. Electric vehicle standards were noted as important for future proofing buildings, however we recommended that the standards avoid prescriptive guidance and that a guideline which is updatable without the need for a planning scheme amendment is preferred.
INTEGRATED WATER MANAGEMENT	In the majority of cases the standards were already met by the case studies, for example the inclusion of rainwater tanks and the achievement of best practice stormwater quality standards were widespread. Overall the intentions for most standards were supported, however, some modifications were recommended to allow a flexible approach to achieving potable water reductions. It was noted that the potable water reduction target of 30% could be more ambitious, subject to further analysis.
INDOOR ENVIRONMENT QUALITY (IEQ)	Most standards were either suggested for modification or removal as they were better suited as guidance or were found to have significant development feasibility impacts. Preliminary testing determined standards for internal temperatures and heating and cooling loads were either not achievable or could have unintended consequences. Daylight modelling demonstrated significant challenges with meeting standards as written. It is noted that the intent of these standards is supported, but further work such as refining thresholds and metrics would be necessary for several standards before they would be suitable as a planning mechanism. In relation to daylight this work is understood to have been recently commissioned by CASBE.
CIRCULAR ECONOMY	A number of these standards are technically feasible and are seen in current developments. It is noted that standards relating to waste collection and management aim to strengthen the ability of Council's to achieve the outcomes they already seek. There is strong opportunity to drive the uptake of recycled content and durable materials, and the design of adaptable buildings, however these standards require additional guidance to provide clarity for both applicants and Councils.
GREEN INFRASTRUCTURE	A green cover target is a strong driver for increasing green infrastructure and achieving a range of ecosystem services benefits. While the retention of existing mature canopy trees should be encouraged, the intersection with local laws and existing planning mechanisms such as overlays should be considered, with these mechanisms possibly better able to deliver the outcome sought. A standard for cool surfaces and materials it is an effective approach to reducing urban heat in a manner which has a relatively low cost impact.

## Conclusions

### GAPS, UNCERTAINTIES AND LIMITATIONS

As noted in a number of sections of this report, whilst the qualitative analysis for the project has provided a number of insights into benefits accruing to individual standards, not all of these benefits are able to be quantified. The analysis in this report is limited to quantifying energy, water and landfill diversion benefits associated with standards. In some circumstances, even when there is a high level of confidence that a benefit exists there is not the evidence to quantify it and it has been excluded. The cost benefit analysis will quantify a greater range of economic benefits associated with meeting the proposed standards.

The analysis is also somewhat limited by the number of case studies able to be included in the study. Whilst every effort was made for the case studies to be representative of a broad range of typologies and development contexts, technical feasibility and financial viability impacts may be limited by the designs and specific context of the case studies. In addition, design responses were developed based on our professional development, architecture and sustainability experience. We acknowledge that design responses to meet the standards may be different in other contexts and development teams.

A third limitation are the costs. Whilst costs were sourced on the best available contemporary data, they will not be perfect. If costs change, so does the relationship between benefits and costs.

### NEXT STEPS

This report is issued slightly ahead of Part B and Part C of the project. This allows those outputs to be informed by this report.

We anticipate that decisions on next steps will be made by CASBE on the basis of all reports, rather than this report alone.

If following the conclusion of all parts, a planning scheme amendment is pursued, we anticipate further work may be required to:

- Ensure that design responses are representative of the most cost effective industry response to the standard
- Update costs ahead of a planning panel (we have structured our analysis work to allow for this to be a seamless process)
- Enhance the quantitative analysis where new robust evidence becomes available as to benefits associated with particular design responses (and standards)
- Update the analysis if the proposed move to 7 stars NatHERS under NCC 2022 is not forthcoming
- Extend the analysis to additional case studies, if stakeholder consultation highlights a gap in those chosen
- Update this report to align ESD categories to the most up to date wording proposed as part of a planning scheme amendment.

## Appendix A

The following details calculation methodologies and assumptions used to determine benefits used in the analysis.

### EMBODIED CARBON

For the design response relating to recycled content materials, concrete with supplementary cementitious materials was used. In order to determine the amount of concrete in a building and embodied carbon reduction achieved through the design response, a number of calculations and assumptions were made.

Using an existing Life Cycle Assessment (LCA) for a mid-rise apartment building with concrete panel facade, two values of tonnes per m2 GFA were determined.

Building GFA	2,712m2
Concrete - precast	821 tonnes
Concrete - poured	3,059 tonnes
Concrete per GFA (precast and poured)	1.43 tonnes per m2
Concrete per GFA (poured only)	1.13 tonnes per m2

The figure of 1.43 tonnes per m2 GFA was then used to calculate the amount of concrete across case studies where concrete was a predominant material. For case studies where concrete was less prevalent (e.g. a curtain wall high rise development), the figure of 1.13 tonnes per m2 GFA was used.

Using the above values, the GFA for each case study and the below embodied carbon values from the EPiC database, embodied carbon (kg CO2e) reductions resulting from the design response of concrete with SCMs were calculated.

Concrete 40 MPa	497 kg CO2e per m3
Concrete 40 MPa - 30% fly ash	373 kg CO2e per m3

### ORGANICS WASTE GENERATION

Organics generation was calculated primarily using Sustainability Victoria's [Waste and Recycling Generation Rates Calculator](#). As this calculator does not calculate organics generation for non-residential developments (only garbage and recycling), a value of 26% was used to approximate the proportion of food waste generated by non-residential developments.

Although this figure is attributable to commercial and industrial waste in metropolitan Melbourne, [as detailed](#) by the Metropolitan Waste and Resource Recovery Group, it was deemed a suitable generalisation for all non-residential developments throughout Victoria.

### CONSTRUCTION WASTE GENERATION

The generation of construction waste is highly dependent on the development typology and construction materials used. Limited information detailing specific figures which account for the above factors is available, therefore a general assumption was made.

Green Star Design & As Built v1.3 Credit 22 contains to pathways for diversion of construction waste from landfill. The Fixed Benchmark awards 1 point where <10kg of waste / m2 (GFA) goes to landfill. The Percentage Benchmark awards 1 point where 90% of construction waste is diverted from landfill.

To create an approximate total waste kg/m2, the figures of each benchmark required to achieve 1 point were assumed to be equivalent.

1 point achieved for waste kg/m2 (GFA) to landfill	<10kg
1 point achieved for waste % diverted from landfill	90%
Assumed total waste as a proportion of GFA	100kg per m2

Assuming a 90% diversion rate achieves only 10kg going to landfill, a generation rate of 100kg/m2 (GFA) was calculated.

### TOTAL ENERGY USE

As the total predicted energy consumption was not always detailed in case study documentation, and is not calculated by BESS (focus is on HVAC and hot water), an average percentage breakdown in combination with known figures (e.g. HVAC) was used to calculate other energy uses and the total use. The following figures were sourced from the SDAPP Energy Efficiency Fact Sheet for residential developments.

Heating and cooling	60%
Water heating	20%
Appliances incl. TV & computer	10%
Cooking appliances	3%
Fridge and freezer	4%
Lighting	3%

The following figures were sourced from the [Baseline Energy Consumption and Greenhouse Gas Emissions In Commercial Buildings in Australia Report](#) for non-residential developments.

HVAC	18%
Lighting	37%
Equipment	31%
Hot water	3%
Other	11%

## Appendix B

The following details the capital costs used in the analysis, the cost source and any relevant notes.

ITEM	COST (\$)	PER	SOURCE / REFERENCE
Electric hot water system (localised instantaneous)	890	unit	Rawlinsons (p. 461)
Electric hot water system (central heat pump) - per dwelling / per 1000m2 non-res GFA	2,358	unit	Approximation based on high rise central heat pump figure (based on Dave Mahony advice)
Electric hot water system (central heat pump) - greater than 5 stories (e.g. 20 stories, >200 dwellings)	500,000	unit	HIP V. HYPE Better Buildings Lead Dave Mahony (advice for 212 dwelling apartment development)
Electric hot water system (individual heat pump e.g. townhouses & single dwelling)	4600	unit	Rawlinsons (p. 461)
Electric hot water system (electric boosted solar hot water)	6800	unit	Rawlinsons (p. 463)
Gas hot water system (localised instantaneous)	920	unit	Rawlinsons (p. 461)
Gas hot water system (central) - per dwelling / per 1000m2 non-res GFA	1,887	unit	Proportion of the high rise central heat pump figure (based on Dave Mahony advice)
Gas hot water system (central) - greater than 5 stories (e.g. 20 stories, >200 dwellings)	400,000	unit	Dave Mahony (advice for 212 dwelling apartment development)
Gas hot water system (storage)	3000	unit	Rawlinsons (\$3000) - 410L
Gas cooktop	2,700	system	Rawlinsons (p. 681)
Induction cooktop	3,500	system	Rawlinsons (p. 681)
Solar PV system (residential)	939	kW	Average based on <a href="https://www.solarchoice.net.au/blog/solar-power-system-prices">https://www.solarchoice.net.au/blog/solar-power-system-prices</a>
Solar PV system (commercial)	985	kW	Average based on <a href="https://www.solarchoice.net.au/blog/solar-power-system-prices">https://www.solarchoice.net.au/blog/solar-power-system-prices</a>
Bicycle hoop (e.g. standard in ground)	410	hoop	Rawlinsons (p. 303)
Bicycle rack (e.g. Ned Kelly)	319	rack	Written quote (NJM Group, supplier of Ned Kelly racks)
Bicycle stacker (e.g. Arc, Josta, Cora)	1640	system	Written quote (Five At Heart, supplier of Arc stackers)
End-of-trip locker (two tier)	289	item	Rawlinsons (p. 307)
Electric vehicle capacity - infrastructure & cabling (medium density)	500	dwelling	Moreland City Council Low Emission Electric Vehicles Standard Report (2021) (p.108)
Electric vehicle capacity - infrastructure & cabling (apartment & non-residential)	869	parking space	Moreland City Council Low Emission Electric Vehicles Standard Report (2021) (p. 110)
Electric vehicle capacity - retrofit (medium density)	750	dwelling	Moreland City Council Low Emission Electric Vehicles Standard Report (2021) (p. 65)
Electric vehicle capacity - retrofit (apartment)	2,607	parking space	Moreland City Council Low Emission Electric Vehicles Standard Report (2021) (p. 66)
Electric vehicle charging units	2,200	system	Moreland City Council Low Emission Electric Vehicles Standard Report (2021), via Brendan Wheeler from EVSE

## Appendix B

The following details the capital costs used in the analysis, the cost source and any relevant notes.

ITEM	COST (\$)	PER	SOURCE / REFERENCE
Space allocation - Basement (e.g. car & bike parking space) - Construction	1,630	m2	Rawlinsons (p. 35)
Space allocation - Wet area (e.g. shower & changing space) - Construction	2,605	m2	Rawlinsons (p. 30)
Space allocation - Residential (townhouses) - Construction	2390	m2	Rawlinsons (p. 43)
Space allocation - Residential (apartments) - Construction	3270	m2	Rawlinsons (p. 43)
Space allocation - Covered walkway - Construction	1380	m2	Rawlinsons (p. 23)
Space allocation - Non-residential (retail) - Construction	2830	m2	Rawlinsons (p. 47)
Space allocation - Non-residential (office) - Construction	2600	m2	Rawlinsons (p. 33)
Space allocation - Non-residential (warehouse) - Construction	885	m2	Rawlinsons (p. 30)
Showerheads: 3 Star (>7.5 but <=9L/min)	No differential	unit	<a href="https://www.harveynorman.com.au/bathroom-tiles-renovations/bathroom-sink-tapware/shower-heads-arms/caroma/3+stars/993-1411">https://www.harveynorman.com.au/bathroom-tiles-renovations/bathroom-sink-tapware/shower-heads-arms/caroma/3+stars/993-1411</a>
Showerheads: 4 Star (>6 but <=7.5L/min)	No differential	unit	<a href="https://www.harveynorman.com.au/caroma-urbane-ii-hand-shower-brushed-nickel.html">https://www.harveynorman.com.au/caroma-urbane-ii-hand-shower-brushed-nickel.html</a>
Showerheads: 4 Star (>4.5 but <=6L/min)	No differential	unit	<a href="https://www.harveynorman.com.au/caroma-luna-multifunction-hand-shower-brushed-nickel.html">https://www.harveynorman.com.au/caroma-luna-multifunction-hand-shower-brushed-nickel.html</a>
Washing machine: 3 Star	800	unit	Approximation from available Harvey Norman products
Washing machine: 4 Star	749	unit	<a href="https://www.harveynorman.com.au/bosch-series-4-8kg-front-load-washing-machine.html">https://www.harveynorman.com.au/bosch-series-4-8kg-front-load-washing-machine.html</a>
Washing machine: 5 Star	1200	unit	<a href="https://www.harveynorman.com.au/bosch-8kg-front-load-washing-machine-2.html">https://www.harveynorman.com.au/bosch-8kg-front-load-washing-machine-2.html</a>
Toilets: 3 Star	No differential	unit	<a href="https://www.bunnings.com.au/estilo-wels-3-star-3-6l-min-pvc-link-p-trap-toilet-suite_p4821911">https://www.bunnings.com.au/estilo-wels-3-star-3-6l-min-pvc-link-p-trap-toilet-suite_p4821911</a> <a href="https://www.bunnings.com.au/stylus-wels-3-star-4l-min-allegro-link-toilet-suite_p4823156">https://www.bunnings.com.au/stylus-wels-3-star-4l-min-allegro-link-toilet-suite_p4823156</a> <a href="https://www.bunnings.com.au/caroma-wels-3-star-4l-min-uniset-ii-connector-s-trap-toilet-suite_p4823150">https://www.bunnings.com.au/caroma-wels-3-star-4l-min-uniset-ii-connector-s-trap-toilet-suite_p4823150</a>
Toilets: 4 Star	No differential	unit	<a href="https://www.reece.com.au/product/toilets-c469/toilet-suites-c705/base-link-toilet-suite-s-trap-with-seat-white-4-9503292">https://www.reece.com.au/product/toilets-c469/toilet-suites-c705/base-link-toilet-suite-s-trap-with-seat-white-4-9503292</a> <a href="https://www.reece.com.au/product/toilets-c469/toilet-suites-c705/posh-solus-round-close-coupled-s-trap-toilet-9500993">https://www.reece.com.au/product/toilets-c469/toilet-suites-c705/posh-solus-round-close-coupled-s-trap-toilet-9500993</a> <a href="https://www.reece.com.au/product/toilets-c469/toilet-suites-c705/american-standard-studio-round-close-coupled-9506994">https://www.reece.com.au/product/toilets-c469/toilet-suites-c705/american-standard-studio-round-close-coupled-9506994</a>
Taps	No differential	unit	Approximation / comparison from of product listings from online suppliers

## Appendix B

The following details the capital costs used in the analysis, the cost source and any relevant notes.

ITEM	COST (\$)	PER	SOURCE / REFERENCE
Dishwasher: 3 Star	799	unit	<a href="https://www.thegoodguys.com.au/bosch-stainless-steel-freestanding-dishwasher-sms40e08au">https://www.thegoodguys.com.au/bosch-stainless-steel-freestanding-dishwasher-sms40e08au</a>
Dishwasher: 4 Star	1049	unit	<a href="https://www.thegoodguys.com.au/bosch-60cm-freestanding-dishwasher--sms4hvi01a">https://www.thegoodguys.com.au/bosch-60cm-freestanding-dishwasher--sms4hvi01a</a>
Dishwasher: 5 Star	1299	unit	<a href="https://www.thegoodguys.com.au/bosch-60cm-freestanding-dishwasher-sms6hai01a">https://www.thegoodguys.com.au/bosch-60cm-freestanding-dishwasher-sms6hai01a</a>
Rainwater tank - 5000L	1720	tank	<a href="https://www.tankworld.com.au/tanks-accessories-pumps/5000l-slimline-slr-2/">https://www.tankworld.com.au/tanks-accessories-pumps/5000l-slimline-slr-2/</a>
Rainwater tank - 32000L	4,390	tank	<a href="https://www.bluewatertanks.com.au/tanks/round-poly-tanks/32-000-litre-poly-water-tank/">https://www.bluewatertanks.com.au/tanks/round-poly-tanks/32-000-litre-poly-water-tank/</a>
Climate Risk Assessment	15,000	Report	HV.H
Glazing - double glazed fixed	439	m2	Rawlinsons (p. 363)
Glazing - double glazed operable	529	m2	Rawlinsons (p. 363)
Glazing - double glazed curtain wall component (additional to curtain wall framing)	385	m2	Rawlinsons (p. 366)
Facade - spandrel glass & insulation (additional to curtain wall framing)	228	m2	Rawlinsons (p. 366)
Facade - Face brick (total wall construction) (e.g. RES 2)	272	m2	Rawlinsons (p. 127)
Facade - Timber cladding (total wall construction) (e.g. RES 3)	147	m2	Rawlinsons (p. 129)
Facade - Precast concrete (total wall construction) (e.g. RES 4)	420	m2	Rawlinsons (p. 252)
Shading - fixed fins or louvres (e.g. office)	400	m2	Rawlinsons (p. 387)
Shading - screens (on track) (e.g. apartments)	405	m2	Rawlinsons (p. 368)
Shading - fixed horizontal	370	m2	Rawlinsons (p. 387)
Shading - canvas awnings (townhouses & single dwellings)	320	m2	Rawlinsons (p. 387)
Roof - optimised design	Cost neutral / possible cost saving	dwelling	JCB Architects
Materials (low embodied) - 30% SCM concrete (cost premium)	10	m3	Holcim (verbal conversation) and Boral (written response)
Materials (high SRI) - white cement (e.g. RES 1)	24	m2	Rawlinsons (p. 252)
Green cover / landscaping - Planter	1,640	m2	City of Melbourne (average figure)
Green cover / landscaping - Green facade	596	m2	City of Melbourne (assumed 1m2 planter to every 5m2 of climber)
Green cover / landscaping - Green roof	808	m2	City of Melbourne
Green cover / landscaping - In ground only	200	m2	GLAS Landscape Architects

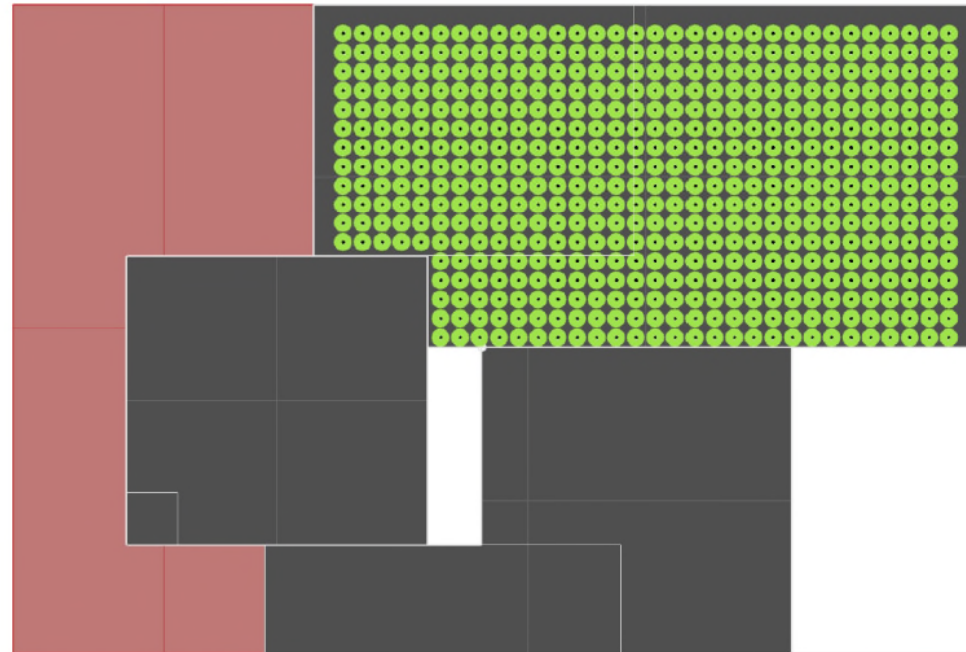
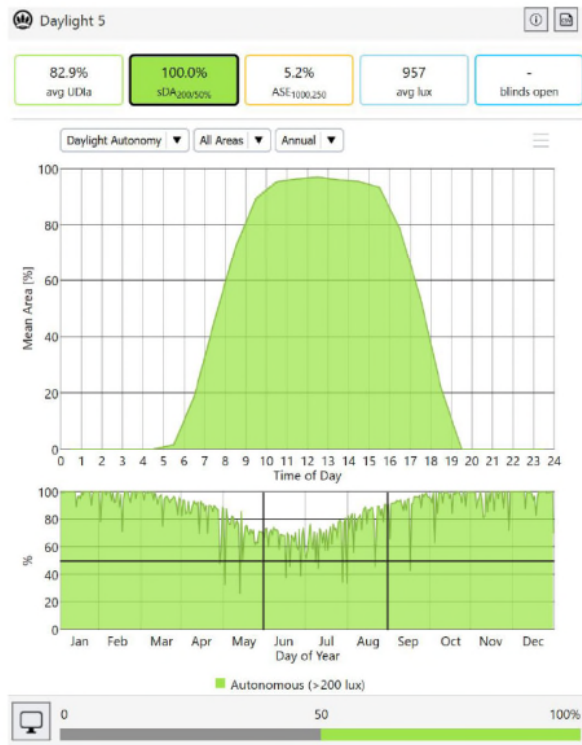


## Appendix C

### Spatial Daylight Autonomy

Buildings must achieve a daylight level of minimum 200 lux for at least half of daylit hours each day to at least half the area of every habitable room and regularly occupied space.

(sDA200,50%)

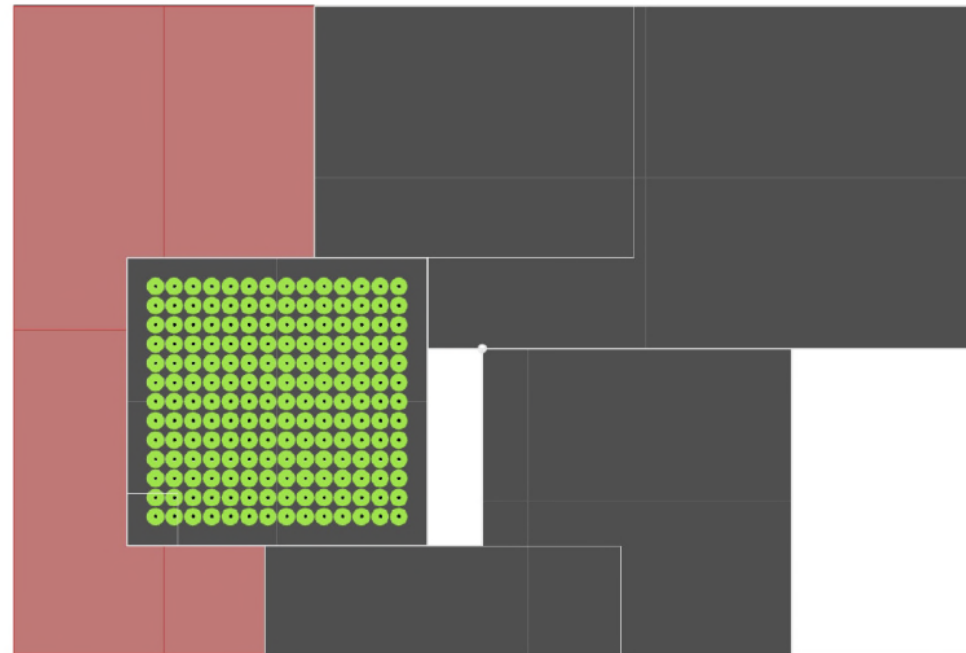


Original apartment layout

### Spatial Daylight Autonomy

Buildings must achieve a daylight level of minimum 200 lux for at least half of daylit hours each day to at least half the area of every habitable room and regularly occupied space.

(sDA200,50%)



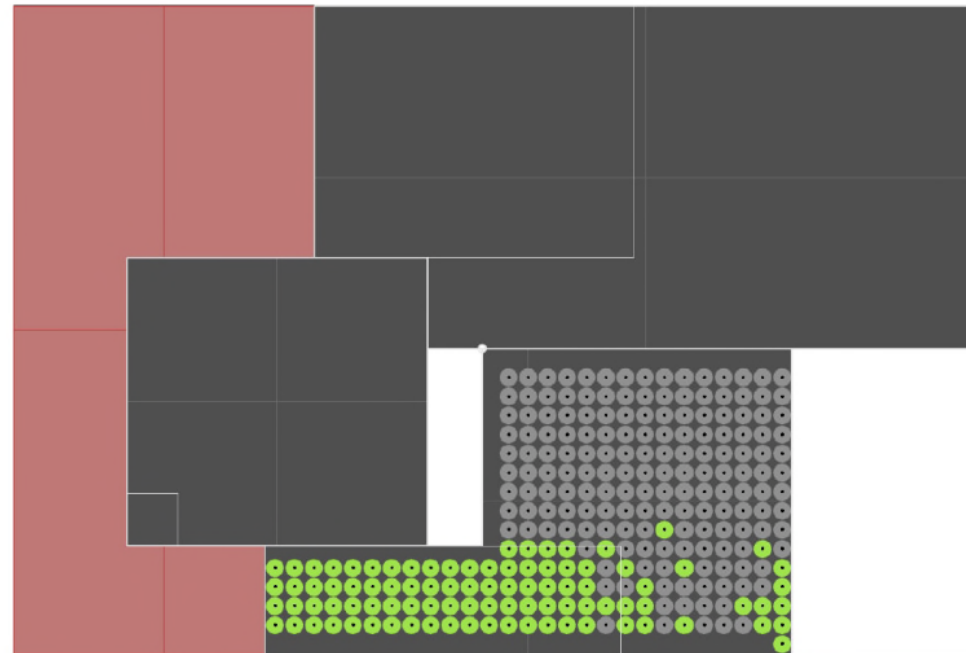
Original apartment layout

**HIP V. HYPE**

### Spatial Daylight Autonomy

Buildings must achieve a daylight level of minimum 200 lux for at least half of daylit hours each day to at least half the area of every habitable room and regularly occupied space.

(sDA200,50%)

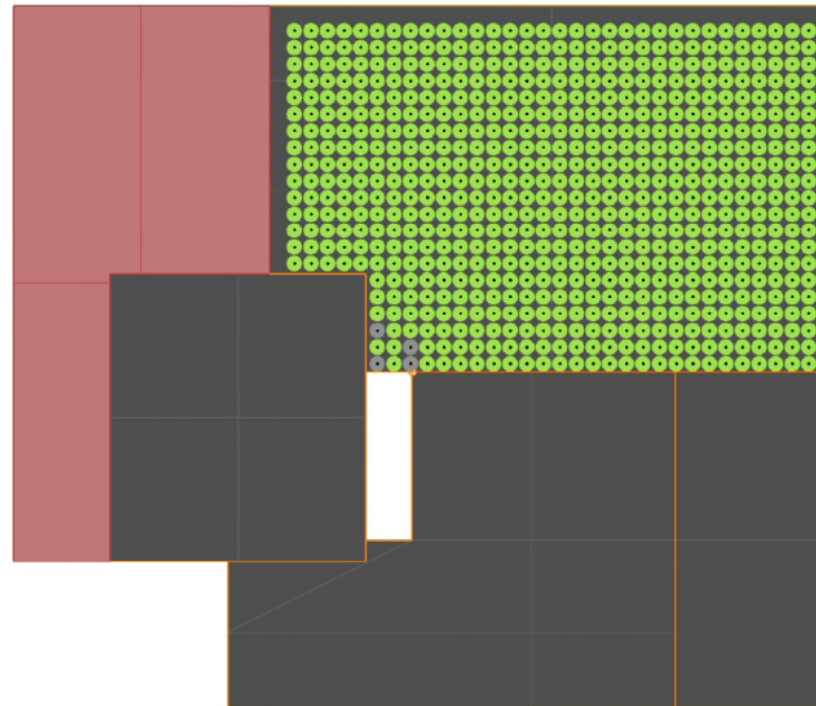
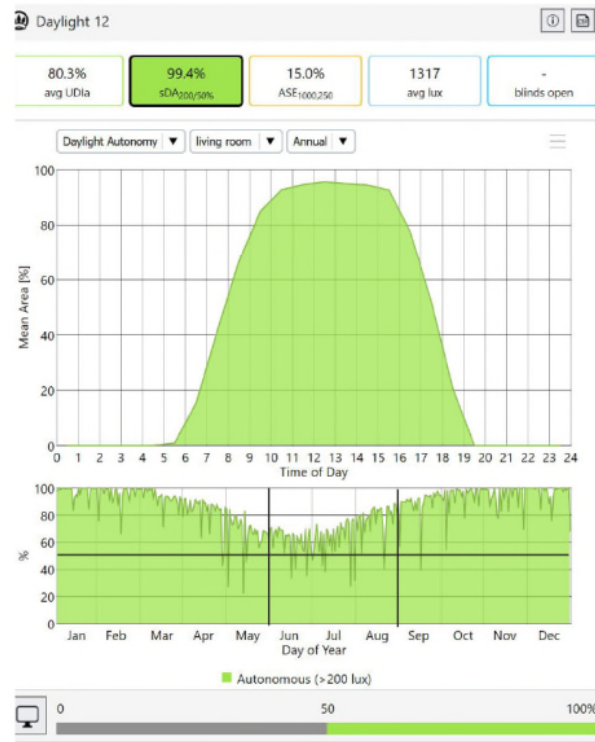


Original apartment layout

### Spatial Daylight Autonomy

Buildings must achieve a daylight level of minimum 200 lux for at least half of daylit hours each day to at least half the area of every habitable room and regularly occupied space.

(sDA200,50%)



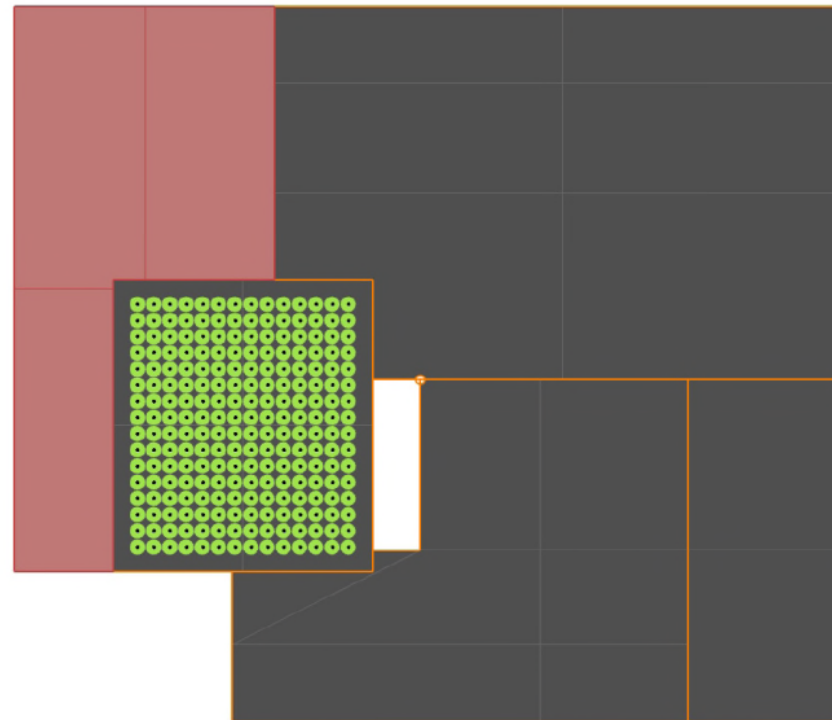
Optimised apartment layout (improved apertures to rooms; balcony cut out to second bedroom aligned to Better Apartments Design Standards (BADS))



### Spatial Daylight Autonomy

Buildings must achieve a daylight level of minimum 200 lux for at least half of daylight hours each day to at least half the area of every habitable room and regularly occupied space.

(sDA200,50%)

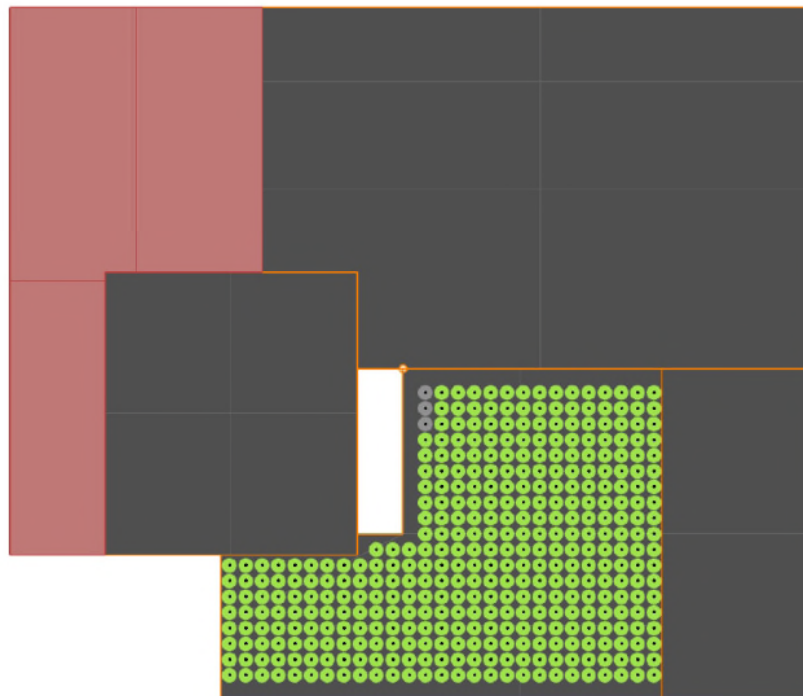
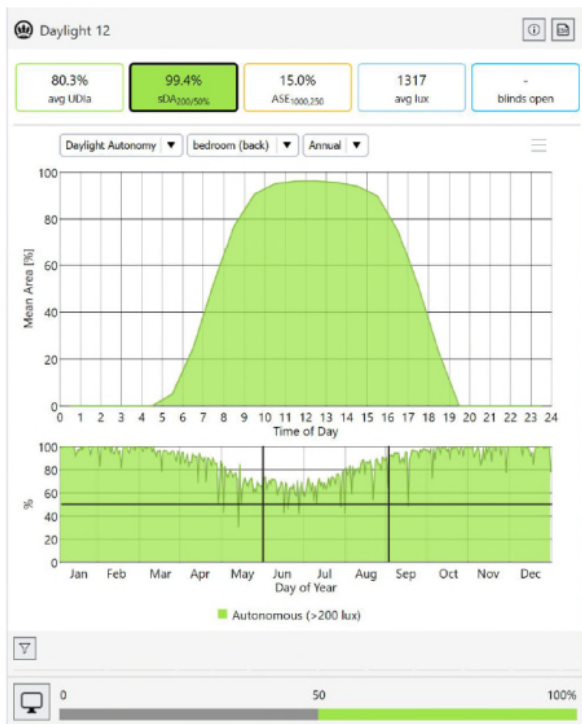


Optimised apartment layout (improved apertures to rooms; balcony cut out to second bedroom aligned to BADS)

### Spatial Daylight Autonomy

Buildings must achieve a daylight level of minimum 200 lux for at least half of daylit hours each day to at least half the area of every habitable room and regularly occupied space.

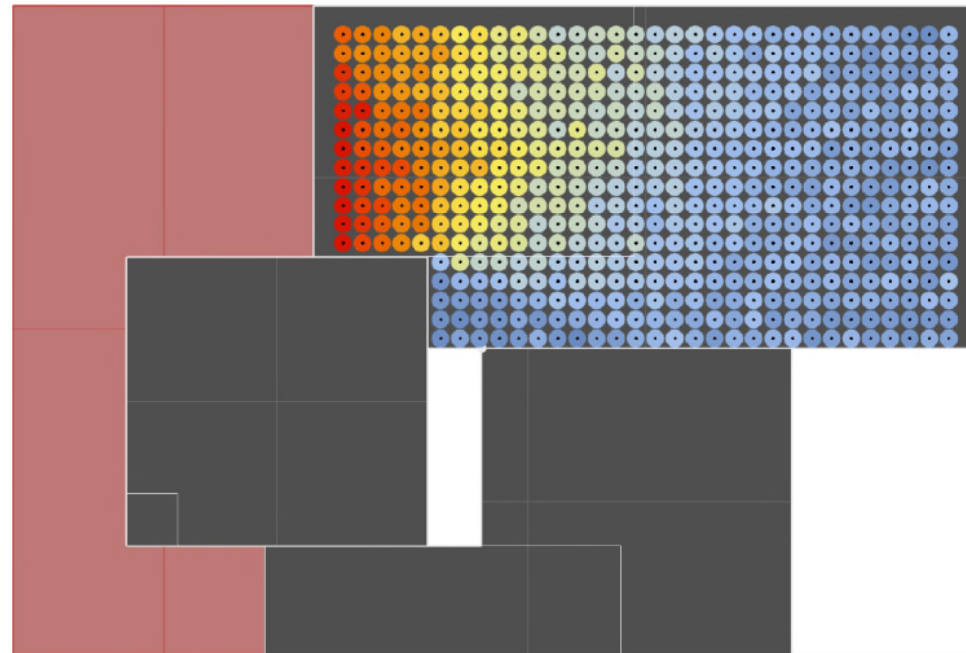
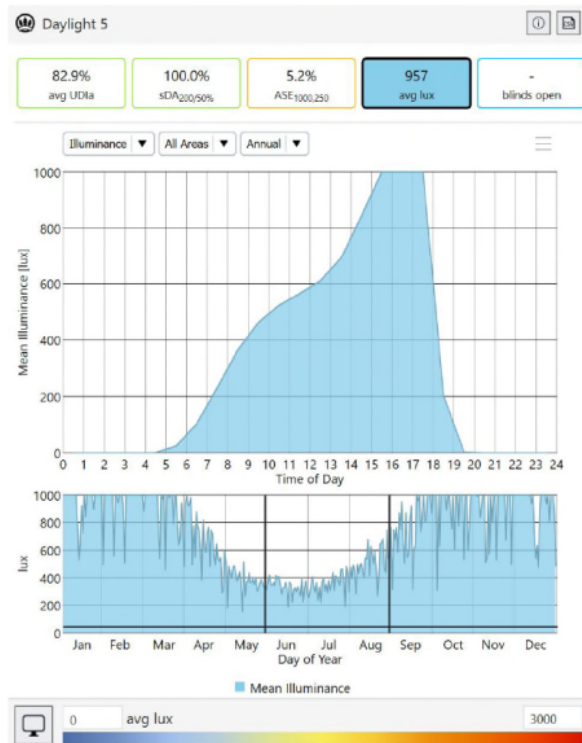
(sDA200,50%)



Optimised apartment layout (improved apertures to rooms; balcony cut out to second bedroom aligned to BADS)

### Daylight Illuminance

Building must achieve a daylight level across the entirety of every habitable room and regularly occupied space of minimum 50 lux.

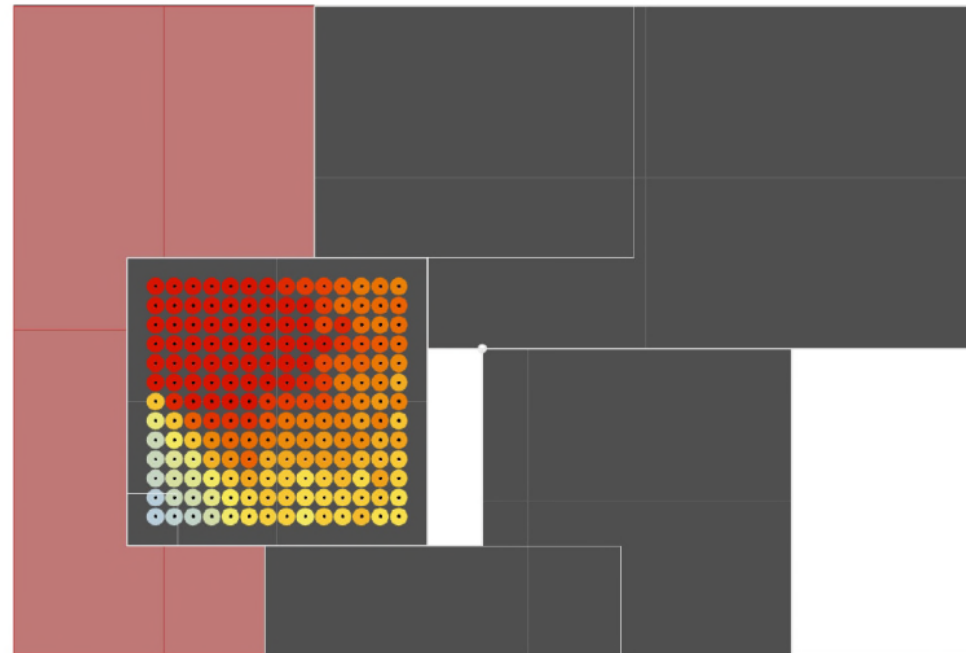
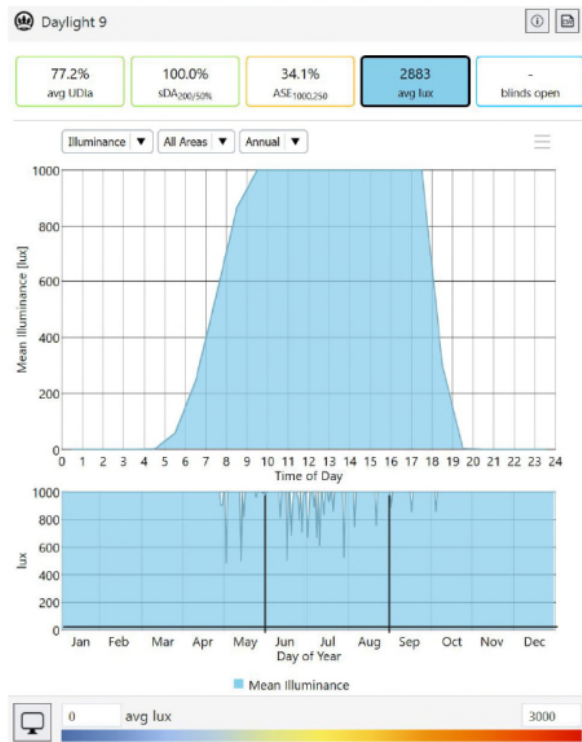


Original apartment layout

**HIP V. HYPE**

### Daylight Illuminance

Building must achieve a daylight level across the entirety of every habitable room and regularly occupied space of minimum 50 lux.



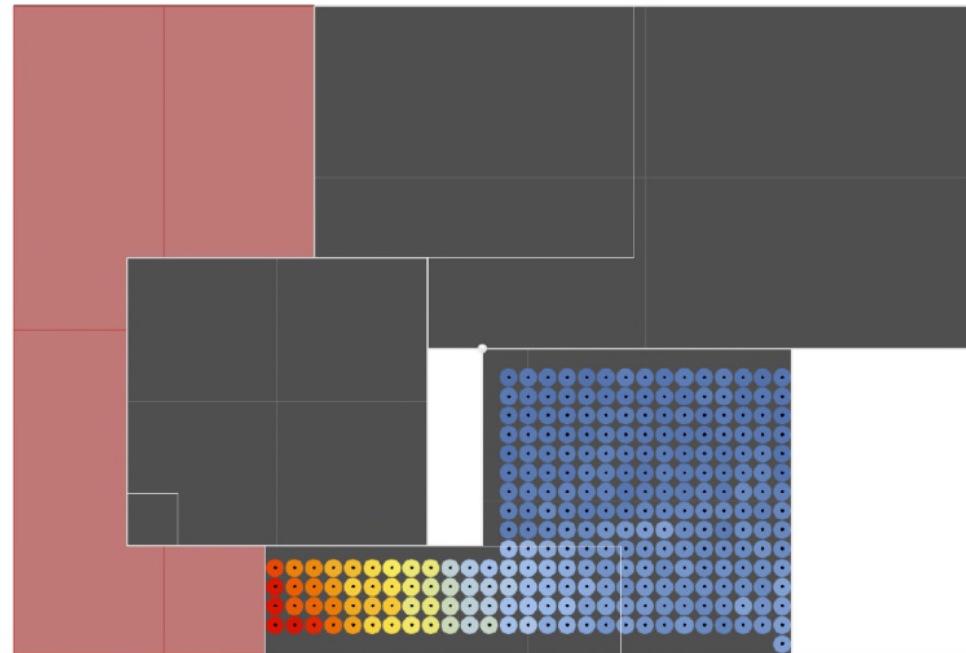
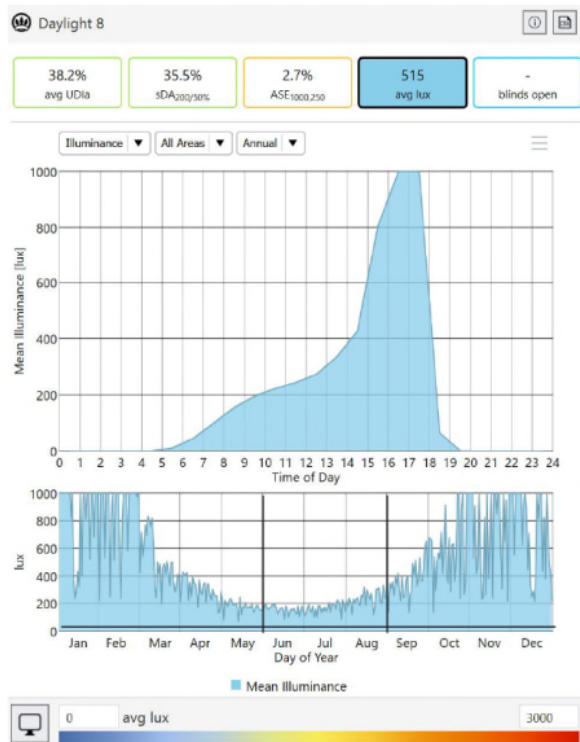
Original apartment layout

**HIP V. HYPE**



### Daylight Illuminance

Building must achieve a daylight level across the entirety of every habitable room and regularly occupied space of minimum 50 lux.

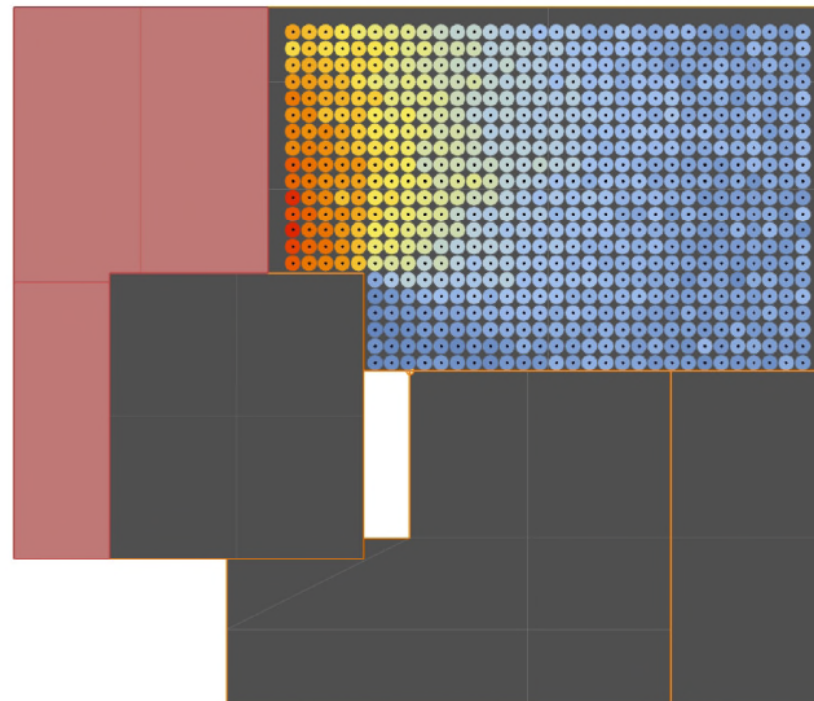
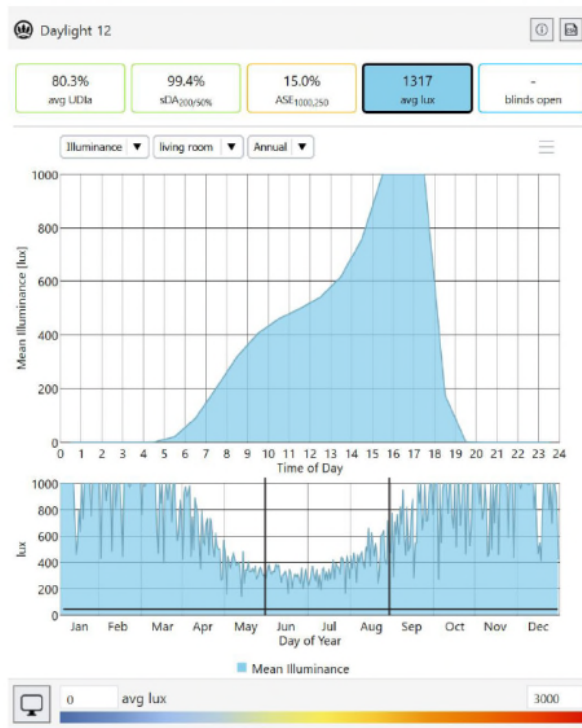


Original apartment layout

**HIP V. HYPE**

### Daylight Illuminance

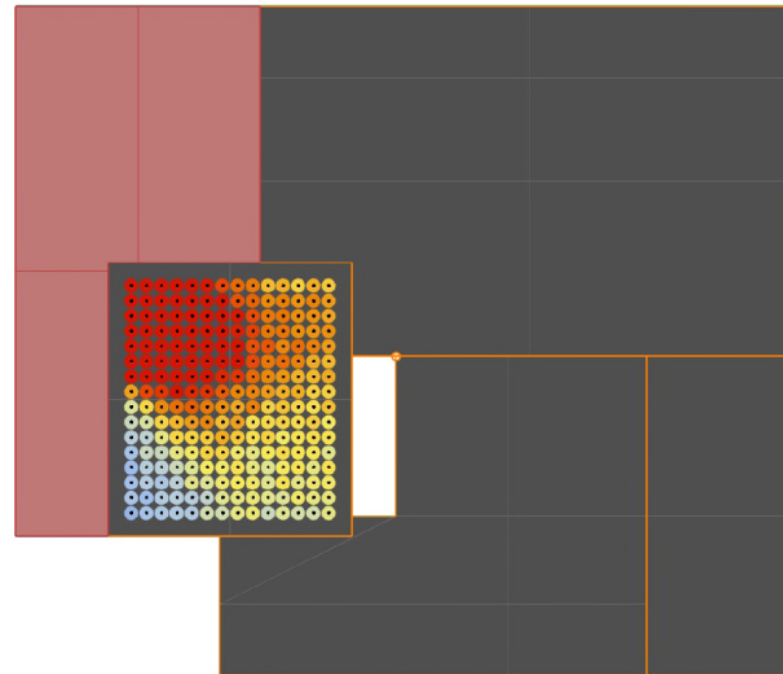
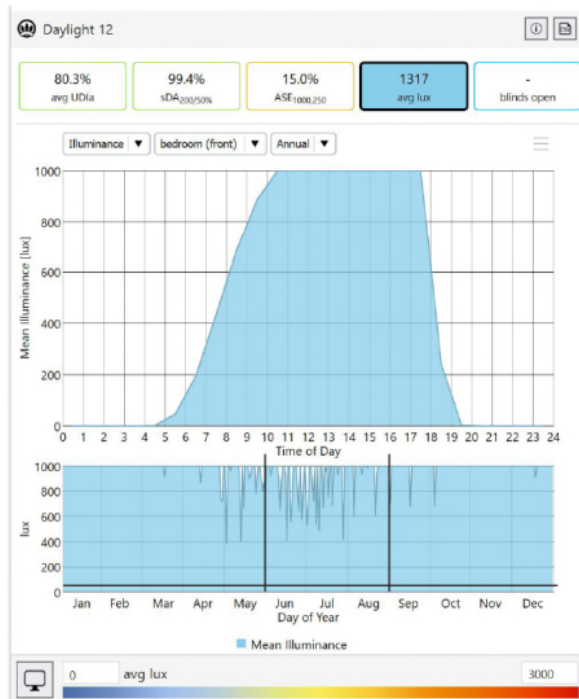
Building must achieve a daylight level across the entirety of every habitable room and regularly occupied space of minimum 50 lux.



Optimised apartment layout (improved apertures to rooms; balcony cut out to second bedroom aligned to BADS)

### Daylight Illuminance

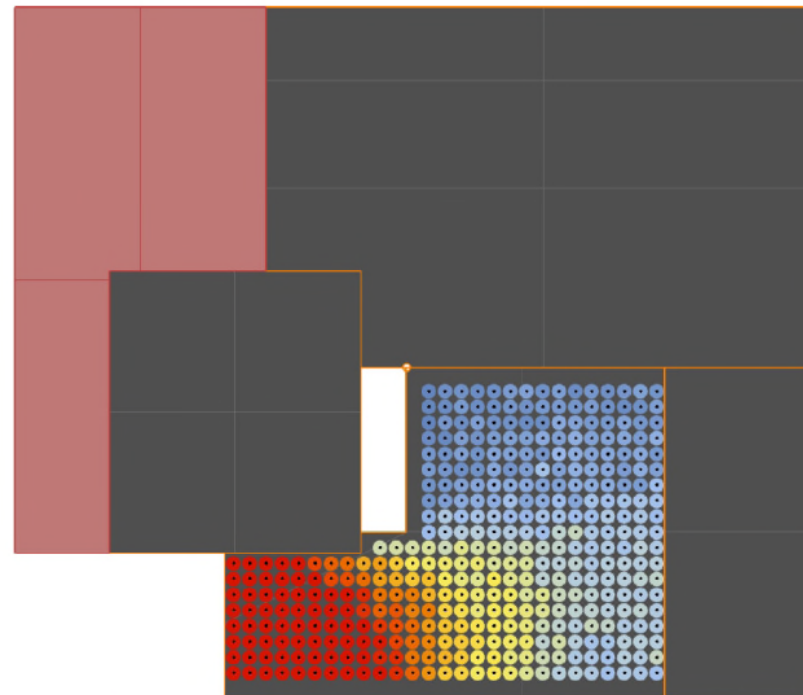
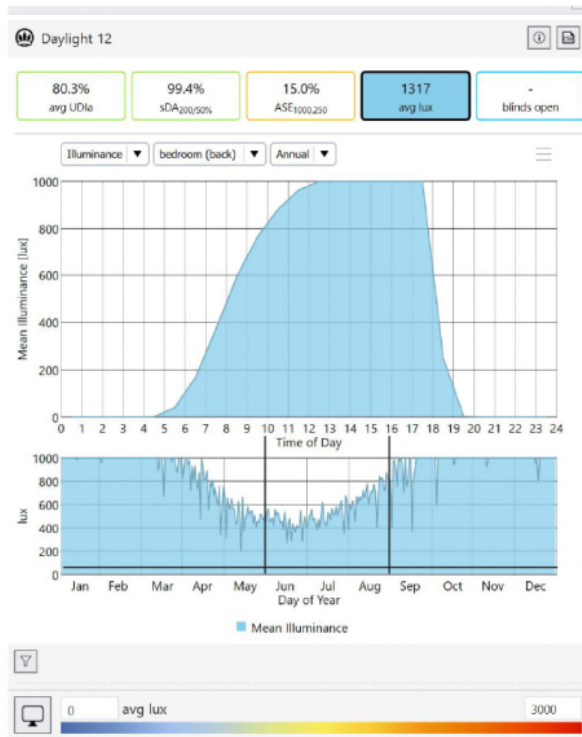
Building must achieve a daylight level across the entirety of every habitable room and regularly occupied space of minimum 50 lux.



Optimised apartment layout (improved apertures to rooms; balcony cut out to second bedroom aligned to BADS)

### Daylight Illuminance

Building must achieve a daylight level across the entirety of every habitable room and regularly occupied space of minimum 50 lux.

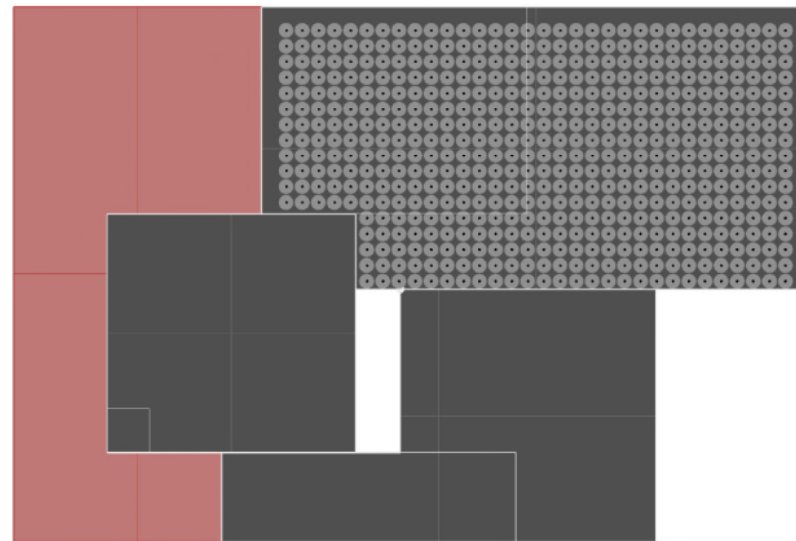
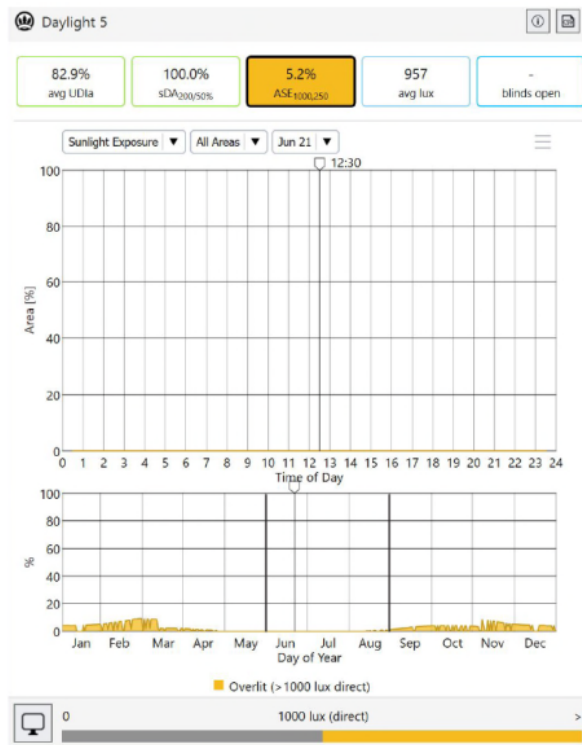


Optimised apartment layout (improved apertures to rooms; balcony cut out to second bedroom aligned to BADS)

**HIP V. HYPE**

### Daylight Access

Buildings should achieve direct sunlight to all primary living areas for 2 hours on June 21 to at least 1.5 m deep into the room from glazing.

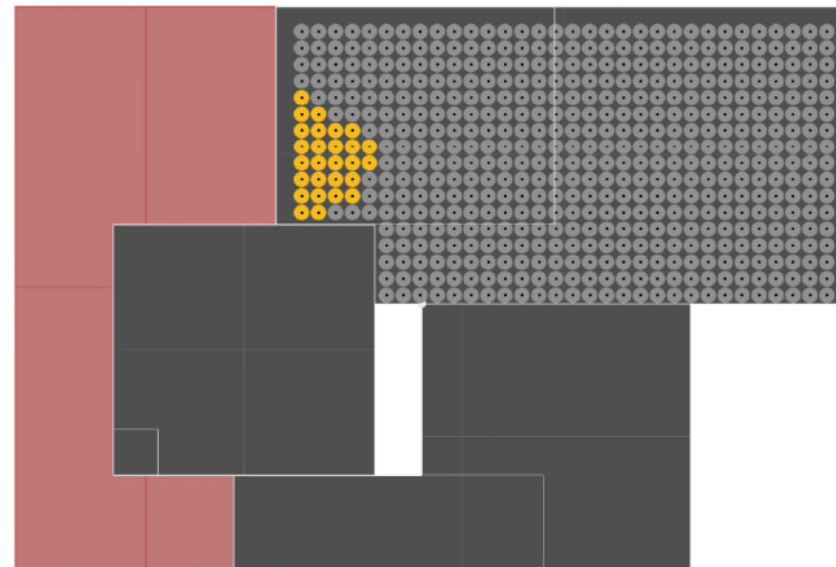
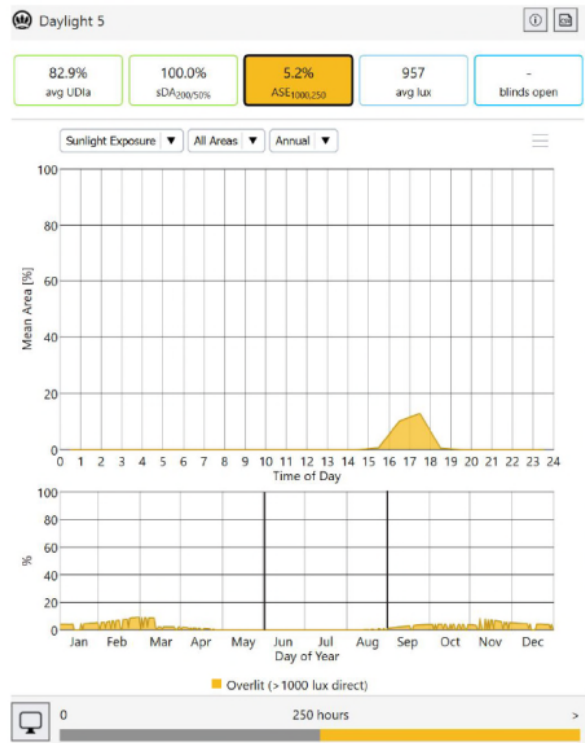


Original apartment layout

**HIP V. HYPE**

### Daylight Access

Buildings should achieve direct sunlight to all primary living areas for 2 hours to at least 1.5 m deep into the room from glazing.

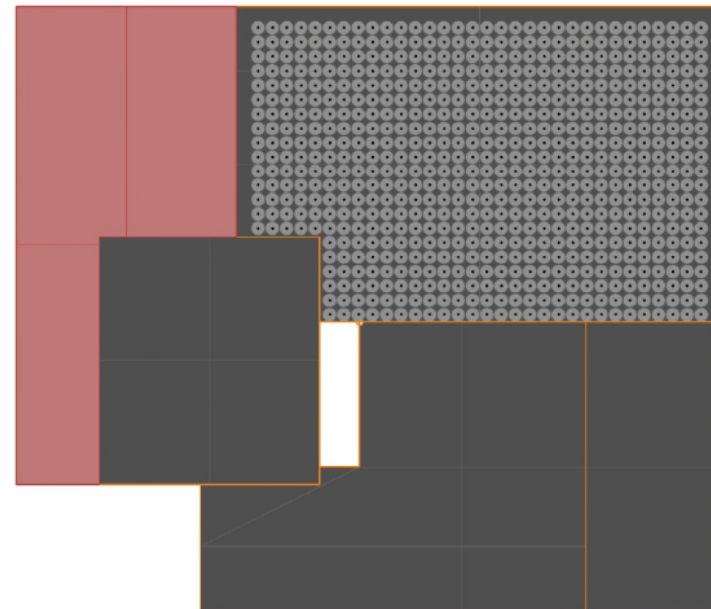


Original apartment layout

**HIP V. HYPE**

### Daylight Access

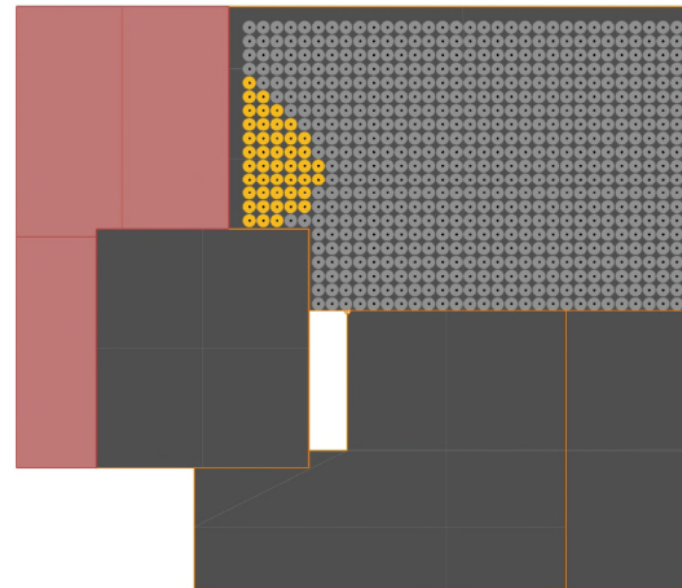
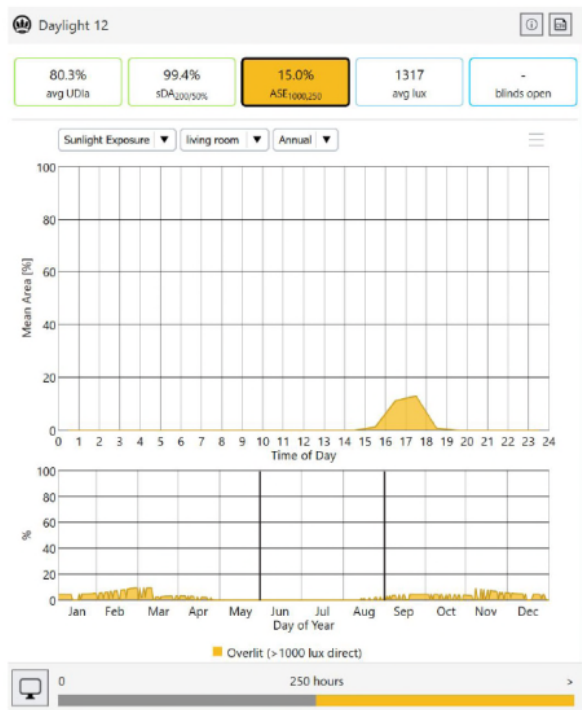
Buildings should achieve direct sunlight to all primary living areas for 2 hours on June 21 to at least 1.5 m deep into the room from glazing.



Optimised apartment layout (improved apertures to rooms; balcony cut out to second bedroom aligned to BADS)

### Daylight Access

Buildings should achieve direct sunlight to all primary living areas for 2 hours on to at least 1.5 m deep into the room from glazing.



Optimised apartment layout (improved apertures to rooms; balcony cut out to second bedroom aligned to BADS)



## Appendix D

The following seeks to highlight the evolution of category wording throughout the process of the ESD technical feasibility and the planning advice, and highlight where standards were redistributed from categories in the ESD report to different categories in the planning report.

CATEGORIES IN ESD REPORT	REVISED CATEGORIES IN PLANNING REPORT	SUMMARY OF STANDARDS REDISTRIBUTION INTO REVISED PLANNING REPORT CATEGORIES (IF APPLICABLE)
Operational Energy	Operational Energy	Standards redistributed to this category include those relating to: - External shading (from Indoor Environment Quality category)
Sustainable Transport	Sustainable Transport	
Integrated Water Management	Integrated Water Management	
Green Infrastructure	Green Infrastructure	
Indoor Environment Quality	Indoor Environment Quality	
Circular Economy	Waste and Resource Recovery Embodied Emissions	Standards redistributed between two new categories (Waste & Resource Recovery and Embodied Emissions)
	Climate Resilience	Standards redistributed to this new category include those relating to: - Urban heat reduction (from Green Infrastructure category) - Comfort of pedestrian pathways (from Green Infrastructure category) - Responding to future climate impacts (from Integrated Water Management category)

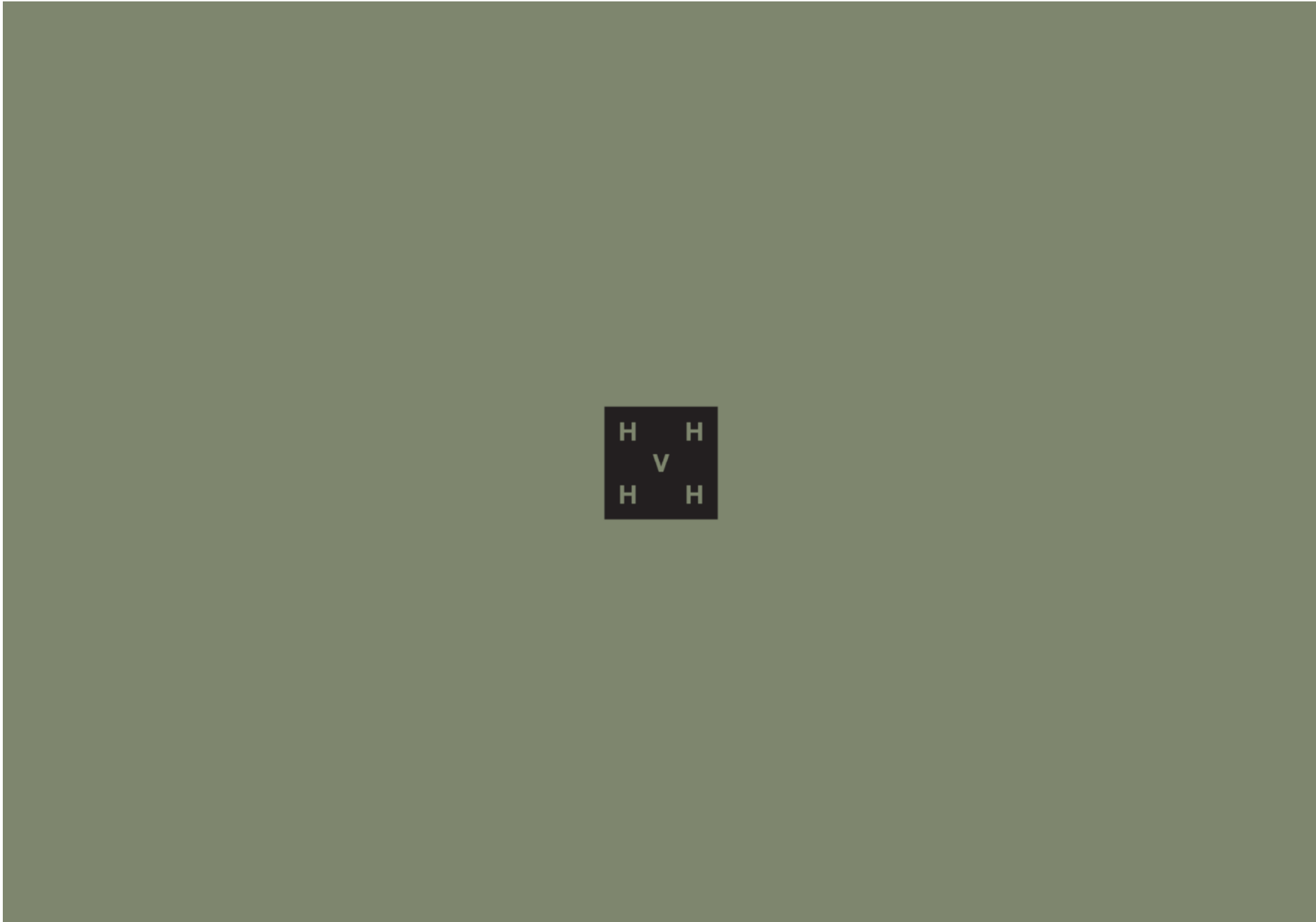
For additional information, questions unturned, collaboration opportunities and project enquiries please get in touch.

293 Barkly Street  
Brunswick VIC 3056  
T. (03) 8060 1252

12/7 Grevillea Street  
Byron Bay NSW 2481  
T. (03) 8060 1252

wedeservebetter@hipvhype.com  
hipvhype.com

© HIP V. HYPE Group Pty Ltd







# SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH

PART B: PLANNING ADVICE

for the **Municipal Association of Victoria** on behalf of **CASBE**  
March 2022



urban planning | urban design | landscape architecture

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

## CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	Page 3
<b>2.0</b>	<b>PEER REVIEW</b>	Page 4
2.1	The Objectives and Standards	Page 6
2.1.1	Other Standards	Page 22
2.2	Associated Matters	Page 23
2.2.1	Definitions	Page 23
2.2.2	Information Requirements	Page 23
2.2.3	Permit Conditions	Page 24
2.2.4	Guideline Material	Page 25
<b>3.0</b>	<b>IMPLEMENTATION CONSIDERATIONS</b>	Page 26
3.1	Technical Information within Objectives and Standards	Page 26
3.2	Use of External or Other Documents	Page 27
3.3	Planning Practice Notes	Page 28
3.4	Sustainability Guidelines	Page 28
3.5	Permit Triggers	Page 30
3.6	Building Typologies	Page 31
3.7	Net Zero Carbon	Page 34
3.8	Implementation into Planning Schemes	Page 36
3.9	Alignment with State Government approach to sustainability standards	Page 39
3.10	Staging Implementation	Page 42
3.11	Application Requirements and Assessment details	Page 47
<b>4.0</b>	<b>SUMMARY RECOMMENDATIONS</b>	Page 49
4.1	Rationale and benefits	Page 49
4.2	Alternate Pathways	Page 50

## 1.0 INTRODUCTION

Hansen Partnership, Hip V Hype and Frontier Economics have been engaged to provide advice on a range of draft ESD standards proposed for inclusion in the planning schemes of a growing number of participating councils. These standards represent an 'elevation' of existing standards currently found in the local policies of 20 of Victoria's councils.

A total of 31 Victorian councils are involved in the 'Elevating Environmentally Sustainable Development (ESD) Targets Planning Policy Amendment' project (the project), indicating the increasing awareness of the importance of planning in delivering ESD. It also signals the importance that planning plays in the ability of local governments to act in response to their communities concerns, expressed through various declarations associated with the climate emergency.

Hansen's role has been to review the proposed standards and recommend adjustments, and to provide advice on related questions of implementation. HIP V. HYPE undertook an assessment of the technical and financial implications of the Standards (Component A), and Frontier Economics considered undertook a cost benefit analysis (Component C).

This report contains two key sections - the first documents the outcomes of a review of draft standards provided to the project group, bringing together input from not only Hansen, but also technical advice and feedback from stakeholders. The second component of this report responds to a series of questions related to how those Standards could, or should, be implemented through Victoria's planning system, before the report concludes with a series of recommendations.



## 2.0 PEER REVIEW OF STANDARDS

Hansen have undertaken a thorough review of the proposed Standards. The outcome of this review and associated discussion is contained in this section of the report.

The review process comprised a number of stages:

- Initial review and identification of matters which were not appropriate for implementation through a planning scheme. Some of these were identified as more appropriate as guidelines, some were identified as duplicating other standards, and others were not matters that are suitably addressed through a planning scheme, for example:

*All engineered wood should meet the maximum total indoor pollutant emissions limits as set out in most current GECA, Global GreenTag GreenRate, Green Star or WELL standards.*

- A workshop was then held with members of the client group who had been involved in a 'strategic working group', developing the Standards in their early phases. Through this process, the intent behind particular Standards was discussed and additional Standards resolved for removal, modification or consolidation were identified.
- Hansen then undertook a more thorough review of the Standards considering the following:
  - The likely implementation mechanism and therefore the appropriate 'framing' of the Objectives and Standards.
  - Existing content within planning schemes, and content proposed through current reforms.
  - Opportunities for simplification and clarification.
  - The ability for planners to assess the proposed Standards and the ways in which they might do so.
- Following this, the Standards were further updated on the basis of advice prepared as part of Component A of this project which examined the technical feasibility and viability of the proposed Standards. Where technical challenges were identified with respect to implementing and embedding relevant standards, corresponding adjustments were made to address this.
- The Standards were also tested with a number of stakeholder groups, such as ESD practitioners and peak industry bodies.

The updated Objectives and Standards are included on the following pages, followed by identification of Standards which are recommended to not be pursued further as part of this project.

There are a number of matters to note:

- The Objectives and Standards have been arranged thematically. However, these themes have been adjusted from those originally proposed. The rationale for these adjustments is outlined in the highlight box opposite.
- While the particular requirements of development have been retained as 'Standards', it is noted that these may require further translation once the preferred implementation mechanism has been confirmed and DELWP preferences ascertained. For example - it may be that more specific Performance Measures and Criteria are preferred, or Requirements and Guidelines. See Implementation into Planning Schemes for further details.



SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**THEMES**

**ENERGY**

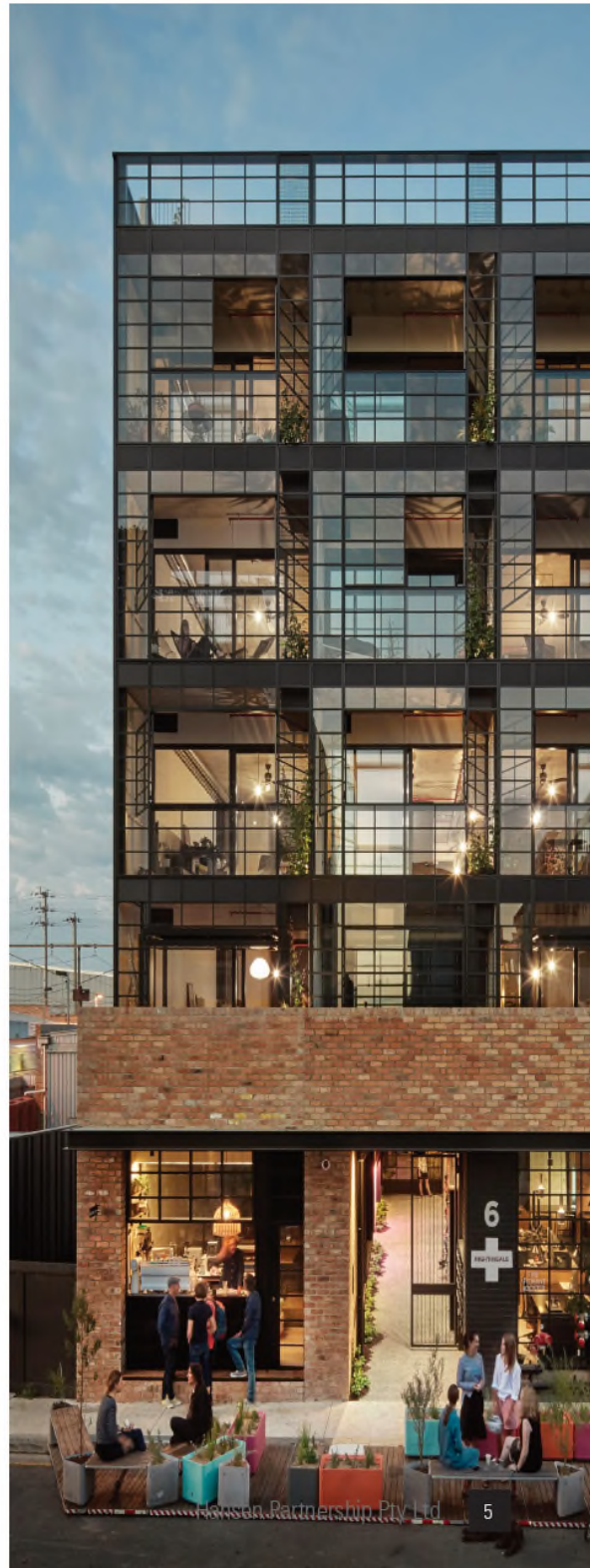
This theme has been split into Operational Energy and Embodied Carbon. This allows for the splitting of objectives related to these two matters. The introduction of a new Embodied Carbon theme allows for an increased emphasis on this and to provide a logical 'home' for Standards which are seeking to achieve objectives related to this. While most of the Standards in this theme are not quantitative or specific, it provides the opportunity for later updates as consideration of embodied carbon becomes more resolved.

**GREEN INFRASTRUCTURE**

This theme replaces Urban Ecology. While urban ecology is important, as a theme it fails to appropriately encompass the range of matters addressed under this heading and is perhaps more aligned with specific 'biodiversity' outcomes which are often situated in other parts of the scheme. Green Infrastructure allows a greater focus on health and wellbeing considerations alongside biodiversity outcomes.

**WASTE & RESOURCE RECOVERY**

While this theme was originally identified as Waste, Materials & the Circular Economy, much of the content related to materials has been moved to the Embodied Carbon theme. While the Objectives of this theme certainly relate to the development of a circular economy, it is considered that the Standards proposed under this relate primarily to waste and resource recovery rather than the broader circular economy and so a thematic heading which reflects that provides greater clarity.



## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

## 2.1 THE OBJECTIVES AND STANDARDS

The table is broken into relevant themes, and for each a series of Objectives are detailed. Below these the revised Standards are included. These have been subject to a rigorous process of review and testing with stakeholders but should be subject to a further round of review prior to any exhibition of a Planning Scheme Amendment

For each theme, the relevant Objectives which the Standard is intended to deliver is identified, along with some commentary as to how the standards would be assessed through the proposed process. It is important that all the Standards are practical in terms of how they can be assessed by any decision-maker and also that they do not impose unreasonable burdens on applicants. These should be read in conjunction with the discussion at Section 2.3 on application requirements and supporting material.

### THEME: OPERATIONAL ENERGY

#### Objectives

- .1 To ensure new development achieves net zero carbon emissions from operational energy use.
- .2 To support the inclusion of renewable energy generation and ensure a transition to renewable energy sources.
- .3 To ensure higher levels of energy efficiency and reduce pressure on energy networks.
- .4 To support effective energy load management and storage.
- .5 To support development that demonstrates innovation in the delivery of carbon positive emission outcomes.

Standards	Assessment process	Objectives
<p>S1 All development should be designed to reflect the following hierarchy in achieving net zero carbon performance from all operational energy use:</p> <ol style="list-style-type: none"> <li>1. Design buildings to be all electric;</li> <li>2. Design building orientation, envelope and openings to increase energy efficiency;</li> <li>3. Selection of energy efficient systems, equipment and appliances;</li> <li>4. Onsite generation of renewable energy;</li> <li>5. Purchase of offsite renewable energy.</li> </ol>	<p>As part proposed Sustainability Management Plan (SMP) templates (see Section 2.3) a 'checklist' could be included which, on completion, provides the planner or other decision-maker with a clear understanding of the order and steps taken by the applicant to meet the Standard.</p>	<p>1, 2, 3, 4, 5.</p>

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Standards	Assessment process	Objectives
<p>S2</p> <p>All new development should be designed to avoid consumption of natural gas or other onsite fossil fuels.</p>	<p>This can be clearly identified in the SMP and on relevant plans, including the proposed Sustainability Response Plan. The Guidelines document will provide 'helpful hints' as to ways to overcome common issues with gas. The Guidelines should also include a clear list of uses for which discretion may be warranted from this standard, and any associated parameters.</p> <p>It is noted that advocacy for corresponding changes to the VPPs to address the issue of gas providers as Determining Authority for some permit applications will also need to be pursued.</p>	1
<p>S3</p> <p>All development should be designed to reflect the following hierarchy in achieving net zero carbon emissions from all operational energy use:</p> <ol style="list-style-type: none"> <li>1. Design buildings to be all electric;</li> <li>2. Design building orientation, envelope and openings to increase energy efficiency;</li> <li>3. Selection of energy efficient systems, equipment and appliances;</li> <li>4. Onsite generation of renewable energy;</li> <li>5. Purchase of offsite renewable energy.</li> </ol>	<p>This would be assessed through review of built form as shown on plans, and also as articulated through the SMP. Appropriate design responses would vary dependant on context, but examples of common best practice could be provided through the Guidelines.</p>	3
<p>S4</p> <p>All development should be designed to minimise energy use including:</p> <ul style="list-style-type: none"> <li>• Provision of clotheslines to allow natural drying of clothes and bedlinen, that do not impact the amenity of external secluded private open space, or internal room function.</li> <li>• Provision of appropriate energy management systems (such as load management) to support use of renewable energy generated onsite and efficient energy consumption throughout the day.</li> </ul>	<p>Clothes drying areas would be marked on plans allowing for easy assessment and SMP would contain details of any proposed energy management systems as part of documentation. Guidelines again, could provide details as to common and cost effective forms of energy management for different typologies.</p>	3, 4
<p>S5</p> <p>All residential developments should achieve an average 7 Star NatHERS rating.</p>	<p>Relevant NatHERs modelling reports would be incorporated into the SMP.</p> <p>Note: it is anticipated that this Standard will be removed following delivery of Victorias commitment to pursuing this standard through updates to the building regulations.</p>	1, 3, 4

SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Standards	Assessment process	Objectives
<p>S6 All development should maximise potential utilisation of solar energy and where appropriate, wind, through the following measures:</p> <ul style="list-style-type: none"> <li>• Ensuring electrical systems are designed to optimise the onsite consumption of generated electricity.</li> <li>• Optimising roof form, pitch and orientation for photovoltaic arrays and/or solar air or water heating.</li> <li>• Minimising shading and obstructions.</li> <li>• Designing for appropriate roof structure to accommodate and access equipment.</li> <li>• Consider spatial requirements for future renewable energy storage or other energy management systems.</li> </ul>	<p>The SMP would provide detail on measures proposed, and the Guidelines would provide certainty as to what matters might need to be specified in terms of electrical systems for different typologies. Plans, including the Sustainability Response Plan, could detail roof characteristics allow for assessment, and again, the Guidelines could clearly articulate appropriate responses in different contexts. Where relevant and if load management or storage is suggested to be part of the response, relevant notations and definition of spatial requirements on plans could be sought.</p>	<p>1, 2, 4</p>



## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Standards		Assessment process	Objectives										
<p><b>S7</b> All developments should provide the following minimum requirements for onsite renewable energy generation:</p> <table border="1"> <thead> <tr> <th>DEVELOPMENT</th> <th>REQUIREMENT</th> </tr> </thead> <tbody> <tr> <td>Single dwelling, Two or more dwellings on a lot (multi-dwellings other than apartments)</td> <td>A 3kW minimum capacity solar photovoltaic (PV) system should be installed for each 1-2 bedroom dwelling and an additional 1.0kW per bedroom for each bedroom there-after.</td> </tr> <tr> <td>Apartment development</td> <td>Provide a solar PV system with a capacity of at least 25W per square meters of the development's site coverage, OR 1kW per dwelling.</td> </tr> <tr> <td>Office, Retail, Other non-residential</td> <td>Provide a solar PV system with a capacity of at least 25W per square meters of the development's site coverage.</td> </tr> <tr> <td>Industrial &amp; Warehouse</td> <td>A solar PV system that is:  Sized to meet the energy needs of the building(s) services (lighting, air-conditioning, industrial processes). When no industrial process is proposed, minimum 1.5kW per tenancy plus 1kW for every 150m<sup>2</sup> of gross floor area must be provided,  OR Where an energy intensive industrial process is likely, maximised based on the available unencumbered roof area.</td> </tr> </tbody> </table>		DEVELOPMENT	REQUIREMENT	Single dwelling, Two or more dwellings on a lot (multi-dwellings other than apartments)	A 3kW minimum capacity solar photovoltaic (PV) system should be installed for each 1-2 bedroom dwelling and an additional 1.0kW per bedroom for each bedroom there-after.	Apartment development	Provide a solar PV system with a capacity of at least 25W per square meters of the development's site coverage, OR 1kW per dwelling.	Office, Retail, Other non-residential	Provide a solar PV system with a capacity of at least 25W per square meters of the development's site coverage.	Industrial & Warehouse	A solar PV system that is:  Sized to meet the energy needs of the building(s) services (lighting, air-conditioning, industrial processes). When no industrial process is proposed, minimum 1.5kW per tenancy plus 1kW for every 150m <sup>2</sup> of gross floor area must be provided,  OR Where an energy intensive industrial process is likely, maximised based on the available unencumbered roof area.	<p>The solar PV proposed would be shown on the plans and detailed in the SMP, allowing for easy assessment against the Standard. There will clearly be some instances where there is a need for discretion in the application of this Standard, including where roofs are already overshadowed (where the application of such a requirement would be unreasonable) or where a better overall sustainability outcome is generated through a combination of measures proposed for the site which results in this Standard not being appropriate.</p> <p>In order to ensure transparency, situations where discretion would always lead to the Standard not being applied should be clearly outlined in the Guidelines or suitable wording added to the Standard. Other situations where discretion may be exercised could be identified through case study examples but should not be specifically listed within the Guidelines. Where relevant these matters could be integrated into decision guidelines.</p>	1, 2
DEVELOPMENT	REQUIREMENT												
Single dwelling, Two or more dwellings on a lot (multi-dwellings other than apartments)	A 3kW minimum capacity solar photovoltaic (PV) system should be installed for each 1-2 bedroom dwelling and an additional 1.0kW per bedroom for each bedroom there-after.												
Apartment development	Provide a solar PV system with a capacity of at least 25W per square meters of the development's site coverage, OR 1kW per dwelling.												
Office, Retail, Other non-residential	Provide a solar PV system with a capacity of at least 25W per square meters of the development's site coverage.												
Industrial & Warehouse	A solar PV system that is:  Sized to meet the energy needs of the building(s) services (lighting, air-conditioning, industrial processes). When no industrial process is proposed, minimum 1.5kW per tenancy plus 1kW for every 150m <sup>2</sup> of gross floor area must be provided,  OR Where an energy intensive industrial process is likely, maximised based on the available unencumbered roof area.												
<p><b>S8</b> All residual operational energy should be 100% renewable, purchased through government accredited off-site Green Power, power purchasing agreement or similar.</p>		<p>See Section 3.7 for more in depth discussion of how this Standard could be implemented and assessed.</p>	1										

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**THEME: EMBODIED CARBON****Objectives**

- .1 To encourage development that considers the lifecycle impacts of resource use and supports lower carbon emissions.

Standards	Assessment process	Objectives
<p>S9 Development should reduce the impact of embodied carbon emissions in materials used through a combination of the following measures:</p> <ul style="list-style-type: none"> <li>Reusing all, or part, of existing buildings.</li> <li>Use of reclaimed or repurposed materials where appropriate.</li> <li>Use of new materials with a recycled content.</li> <li>Identifying opportunities to substitute high impact materials, such as concrete or steel, with materials with lower embodied carbon.</li> <li>Selecting materials from sources which have undertaken offsetting of any carbon emissions.</li> </ul>	<p>The SMP would provide detail on measures proposed by the applicant to meet this Standard. The template could be structured to identify opportunities, which the applicant could confirm if they have taken up or not. Guidelines could provide guidance as to the reductions that would be considered reasonable and the circumstances where discretion would be anticipated.</p>	1
<p>S10 Development should demonstrate consideration of the potential for future adaptation and / or alternate uses where relevant, in the design of buildings.</p>	<p>This could be detailed in the SMP, where a template could provide a checklist of measures that have been considered in response to the Standard. The relevant section of the Guidelines could provide best practice case study examples.</p>	1
<p>S11 Development should contribute to the reduction in future embodied carbon through careful material selection, including:</p> <ul style="list-style-type: none"> <li>Utilising materials that are durable, reducing need for replacement.</li> <li>Utilising materials and construction methods which facilitate future recycling of materials.</li> <li>Considering the application of 'design for disassembly' principles.</li> </ul>	<p>Materials and finishes specifications are anticipated to be provided as per standard application requirements. This would allow assessment against the first and second dot point. Similarly to the above, the SMP template could provide a checklist against matters which have been considered by the applicant in responding to the Standard. Guidelines again could provide locally relevant case studies and ideas that could be considered by applicants.</p>	1

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

## THEME: SUSTAINABLE TRANSPORT

## Objectives

- .1 To ensure development supports sustainable and equitable transport patterns through the provision of transport infrastructure that prioritises active transport.
- .2 To support and encourage zero emissions transport.
- .3 To support development that is designed to encourage behavioural changes to reduce transport related emissions and congestion.
- .4 To ensure that development is designed to accommodate the expected increase in use of lower emission modes of transport through the provision of infrastructure that is efficient and can adapt to meet changing needs and innovations in transport technology.

Standards	Assessment process	Objectives												
<p>S12 All development should provide the following rates of bicycle parking:</p> <table border="1"> <thead> <tr> <th>DEVELOPMENT</th> <th>REQUIREMENT</th> </tr> </thead> <tbody> <tr> <td>New residential development</td> <td>A minimum of one secure undercover bicycle space per dwelling. Where a lesser provision of bicycle parking is proposed, development should demonstrate how additional space (i.e. car parking spaces) could be repurposed for bicycle parking should demand arise.  A minimum of one visitor bicycle space per 4 dwelling.</td> </tr> <tr> <td>New retail development</td> <td>A minimum of one secure undercover employee bicycle parking space per 100 sqm net leasable area.  Visitor bicycle spaces equal to at least 5% of the peak visitors capacity.</td> </tr> <tr> <td>New development associated with a Place of Assembly</td> <td>A minimum of 2 secure staff bicycle spaces per 1500 sqm of a place of assembly.  A minimum of four visitor spaces for the first 1500 sqm and 2 additional spaces for every 1500 sqm thereafter.</td> </tr> <tr> <td>New office development</td> <td>A minimum of one secure undercover staff bicycle parking space per 100 sqm net leasable area of office.  A minimum of one visitor space per 500 sqm net leasable area of office.</td> </tr> <tr> <td>For all other non-residential uses</td> <td>Provide bicycle parking equal to at least 10% of regular occupants.</td> </tr> </tbody> </table>	DEVELOPMENT	REQUIREMENT	New residential development	A minimum of one secure undercover bicycle space per dwelling. Where a lesser provision of bicycle parking is proposed, development should demonstrate how additional space (i.e. car parking spaces) could be repurposed for bicycle parking should demand arise.  A minimum of one visitor bicycle space per 4 dwelling.	New retail development	A minimum of one secure undercover employee bicycle parking space per 100 sqm net leasable area.  Visitor bicycle spaces equal to at least 5% of the peak visitors capacity.	New development associated with a Place of Assembly	A minimum of 2 secure staff bicycle spaces per 1500 sqm of a place of assembly.  A minimum of four visitor spaces for the first 1500 sqm and 2 additional spaces for every 1500 sqm thereafter.	New office development	A minimum of one secure undercover staff bicycle parking space per 100 sqm net leasable area of office.  A minimum of one visitor space per 500 sqm net leasable area of office.	For all other non-residential uses	Provide bicycle parking equal to at least 10% of regular occupants.	<p>Bicycle parking areas and proposed numbers should be included on relevant plans. They should also be detailed with the relevant SMP (see recommendation for consolidation of current Green Travel Plan requirements with a single SMP). SMP template could contain an adjustable table with the relevant uses so applicants can just add in relevant floor areas and identify numbers of bicycle parking spaces provided, with justification for any reduction required. This template could also allow for the easy identification of the number of 'other' types of bicycle parking provided (i.e cargo bikes, electric bikes spaces with charging etc).</p>	1, 2, 4
DEVELOPMENT	REQUIREMENT													
New residential development	A minimum of one secure undercover bicycle space per dwelling. Where a lesser provision of bicycle parking is proposed, development should demonstrate how additional space (i.e. car parking spaces) could be repurposed for bicycle parking should demand arise.  A minimum of one visitor bicycle space per 4 dwelling.													
New retail development	A minimum of one secure undercover employee bicycle parking space per 100 sqm net leasable area.  Visitor bicycle spaces equal to at least 5% of the peak visitors capacity.													
New development associated with a Place of Assembly	A minimum of 2 secure staff bicycle spaces per 1500 sqm of a place of assembly.  A minimum of four visitor spaces for the first 1500 sqm and 2 additional spaces for every 1500 sqm thereafter.													
New office development	A minimum of one secure undercover staff bicycle parking space per 100 sqm net leasable area of office.  A minimum of one visitor space per 500 sqm net leasable area of office.													
For all other non-residential uses	Provide bicycle parking equal to at least 10% of regular occupants.													

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Standards	Assessment process	Objectives
<p>S13 All non-residential developments should provide:</p> <ul style="list-style-type: none"> <li>• One shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter.</li> <li>• Personal lockers are to be provided with each bicycle space required if 10 or more employee bicycle spaces are provided.</li> <li>• If more than 30 bicycle spaces are required, then a change room should be provided with direct access to each shower. The change room may be a combined shower and change room.</li> </ul>	<p>As above, this could be included as a table to fill out in any SMP template, and should be marked on relevant plans.</p>	<p>1, 2, 4</p>
<p>S14 All bicycle parking facilities should be designed for convenient access, including:</p> <ul style="list-style-type: none"> <li>• Locating the majority of bicycle parking facilities for occupants at ground level, where this does not compromise other relevant objectives.</li> <li>• For bicycle parking not at ground level, providing the majority within 10 meters of vertical pedestrian access ways (i.e. lifts, stairs).</li> <li>• Providing safe access to bicycle parking facilities in basement carparks via a separate line of travel or by clearly signalling cycle priority through surface treatments and to facilities accessed via lanes by providing suitable lighting and surveillance.</li> <li>• Ensuring any lifts used to access bicycle parking areas are at least 1800mm deep.</li> <li>• Ensuring at least 20% of residential bicycle parking facilities are of a type which support equitable access through a combination of well-spaced ground level facilities to support ease of use and provision of parking spaces to accommodate a diverse range of bicycles (such as cargo bikes or three wheeled bikes).</li> </ul>	<p>Details of how the design has considered easy access could be documented in the SMP, with relevant content included on plans. The Guidelines should include examples of application types for which dot points relating to ground floor locations and separate lines of travel may not be appropriate. As with previous Standards, where decision guidelines etc are used, these matters could be addressed there.</p>	<p>1, 2, 4</p>



SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Standards		Assessment process	Objectives										
<p><b>S15</b>  <b>All development should be designed to support the use of electric vehicles through the provision of:</b></p> <table border="1"> <thead> <tr> <th>DEVELOPMENT</th> <th>REQUIREMENT</th> </tr> </thead> <tbody> <tr> <td>Single dwellings / Two or more dwellings on a lot</td> <td>Appropriate infrastructure and cabling to support at least moderate speed, efficient EV charging (without the EV charger unit) in each garage/ carport.</td> </tr> <tr> <td>Apartment development</td> <td>Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to all car parking spaces.  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed for example, distribution boards, power use metering systems, scalable load management systems, and cable trays or conduit installation.</td> </tr> <tr> <td>Non-residential development under 5,000 sqm gross floor area</td> <td>Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to 20% of all staff car parking spaces (or a minimum of one space).  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed, for example, distribution boards, power use metering systems, scalable load management systems, and cable trays or conduit installation.</td> </tr> <tr> <td>Non-residential development over 5,000 sqm gross floor area</td> <td>Installed EV charging infrastructure complete with chargers and signage to 5% of all car parking spaces.  Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to 20% of all staff car parking spaces (or a minimum of one space).  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed for example, distribution use metering systems, scalable load management systems, and cable trays or conduit installation.</td> </tr> </tbody> </table>		DEVELOPMENT	REQUIREMENT	Single dwellings / Two or more dwellings on a lot	Appropriate infrastructure and cabling to support at least moderate speed, efficient EV charging (without the EV charger unit) in each garage/ carport.	Apartment development	Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to all car parking spaces.  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed for example, distribution boards, power use metering systems, scalable load management systems, and cable trays or conduit installation.	Non-residential development under 5,000 sqm gross floor area	Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to 20% of all staff car parking spaces (or a minimum of one space).  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed, for example, distribution boards, power use metering systems, scalable load management systems, and cable trays or conduit installation.	Non-residential development over 5,000 sqm gross floor area	Installed EV charging infrastructure complete with chargers and signage to 5% of all car parking spaces.  Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to 20% of all staff car parking spaces (or a minimum of one space).  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed for example, distribution use metering systems, scalable load management systems, and cable trays or conduit installation.	<p>SMPs will contain a section which includes details of EV provisions proposed on site. The template could be set up to allow easy assessment against the Standards. Location of relevant infrastructure should also be shown on relevant plans.</p>	<p>2, 3, 4, 5</p>
DEVELOPMENT	REQUIREMENT												
Single dwellings / Two or more dwellings on a lot	Appropriate infrastructure and cabling to support at least moderate speed, efficient EV charging (without the EV charger unit) in each garage/ carport.												
Apartment development	Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to all car parking spaces.  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed for example, distribution boards, power use metering systems, scalable load management systems, and cable trays or conduit installation.												
Non-residential development under 5,000 sqm gross floor area	Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to 20% of all staff car parking spaces (or a minimum of one space).  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed, for example, distribution boards, power use metering systems, scalable load management systems, and cable trays or conduit installation.												
Non-residential development over 5,000 sqm gross floor area	Installed EV charging infrastructure complete with chargers and signage to 5% of all car parking spaces.  Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to 20% of all staff car parking spaces (or a minimum of one space).  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed for example, distribution use metering systems, scalable load management systems, and cable trays or conduit installation.												

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Standards	Assessment process	Objectives
<p>S16</p> <p>All car parking facilities should be designed to support the charging of shared or visitor vehicles through:</p> <ul style="list-style-type: none"> <li>The provision of a minimum of one EV enabled shared parking space if visitor or shared parking spaces are proposed.</li> <li>Locating shared EV charging space(s) in highly visible, priority locations.</li> <li>Providing clear signage indicating that EV charging is available at the shared space(s).</li> </ul>	<p>As with above this information could detailed in the EV section of the SMP through use of a template model, and through the inclusion of relevant spatial details on the plans.</p>	<p>2,3,4,5</p>
<p>S17</p> <p>All car parking facilities should be designed to support the charging of motorcycle, moped, electric bicycle or scooters through:</p> <ul style="list-style-type: none"> <li>Providing electrical capacity for appropriate charging outlets at the parking / storage area.</li> <li>Providing a general power outlet for every six vehicle parking spaces to support charging.</li> </ul>	<p>As above.</p>	<p>2, 3, 4</p>
<p>S18</p> <p>All development should be designed to support modal shift to more sustainable forms of transport through:</p> <ul style="list-style-type: none"> <li>Locating low and zero emission vehicles in a prominent, accessible locations within parking facilities.</li> <li>Designing car parking facilities to be adaptable to other uses.</li> <li>Adopting flexibility in the allocation of car parking spaces to facilitate adaptable uses or transfer of ownership.</li> </ul>	<p>SMP template could provide a section where applicant can outline steps they have taken to support modal shift which may include measures beyond those identified in the Standard. Where items included in the Standard have not been pursued by the applicant the expectation would be the rationale for this is documented in the SMP also.</p>	<p>1, 2, 4,5</p>
<p><b>THEME: INTEGRATED WATER MANAGEMENT</b></p>		
<p><b>Objectives</b></p>		
<p>.1 To support development that minimises total operating potable water use.</p> <p>.2 To support development that reduces the amount of stormwater runoff on site, and improves its quality of stormwater, and impacts for stormwater that leaves a development.</p> <p>.3 To ensure development considers and addresses the impact of future climate conditions in the management of water resources.</p> <p>.4 To encourage development that supports innovation in the use and reuse of water</p>		

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Standards	Assessment process	Objectives
<p>S19</p> <p>All development should be designed to reduce potable water use on site by at least 30% in interior and irrigation uses, in comparison to an equivalent standard development, with use of roof harvested rainwater supply prioritised in the delivery of reductions.</p>	<p>SMP template would include an area where the water use of the 'equivalent standard development' would be recorded (in line with definition and Guideline content). The anticipated usage based on measures which would also be outlined could then be recorded, allowing an easy assessment of the reduction in use anticipated to be achieved by the development. A breakdown of where the reductions have been achieved could also be provided.</p>	1, 4
<p>S20</p> <p>Design developments to use water resources efficiently through a range of measures, including;</p> <ul style="list-style-type: none"> <li>• Collection of rainwater from above ground catchments, and appropriate filtering for on-site use for toilet flushing as a minimum, and additional uses such as laundry, irrigation, wash down facilities, etc.</li> <li>• Capture of fire-test water for on-site reuse</li> <li>• Collection of stormwater for on-site reuse</li> <li>• Considering opportunities for onsite recycling of wastewater through the installation of approved greywater or blackwater systems</li> <li>• Reducing potable water use for irrigation by selection of drought tolerant landscaping, design for passive irrigation, and selection of efficient irrigation systems where needed</li> <li>• Connecting to a precinct scale Class A recycled water source if available and technically feasible (including a third pipe connection to all non-potable sources).</li> <li>• Providing water efficient fixtures, fittings and equipment.</li> </ul>	<p>Measures taken to achieve water efficiency will vary from site to site, but should be documented in the SMP. The SMP could include all measures identified in the Standard to ensure direct response to these key opportunities but would also allow for other measures to be identified.</p>	1, 3, 4
<p>S21</p> <p>Reduce the volume and flow of stormwater discharging from the site by appropriate on-site detention and on-site retention strategies, consistent with catchment scale IWM objectives and targets.</p>	<p>This would be demonstrated through use of tools such as STORM / MUSIC as is currently the case. The results would be included in the SMP.</p>	2
<p>S22</p> <p>Improve the quality of stormwater discharging from the site by meeting best practice urban stormwater standards.</p>	<p>This would be demonstrated through use of tools such as STORM / MUSIC as is currently the case. The results would be included in the SMP.</p>	2

SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**THEME: GREEN INFRASTRUCTURE**

**Objectives**

- .1 To deliver development that protects existing landscape values on and adjoining the development site, including canopy, vegetation, and habitat for biodiversity.
- .2 To deliver development that increases vegetation, particularly indigenous and native vegetation, and enhances existing landscape values, connects biodiversity corridors and increases the resilience of ecosystems.
- .3 To ensure landscaping proposed as part of development will be resilient to future climate conditions and supports integrated water management and energy efficiency outcomes.
- .4 To support development that increases amenity, improves connections to surrounding natural landscapes and supports health and wellbeing.
- .5 To encourage development that provides opportunities for on-site food production.

Standards	Assessment process	Objectives
<p>S23 All new development should achieve a Green Factor score of 0.55 (0.25 for industrial and warehouse uses)</p> <p>OR</p> <p>A minimum of at least 40% of the total site coverage area (20% for Industrial or Warehouse) must comprise green cover (external landscaping) that delivers at least one of the following:</p> <ul style="list-style-type: none"> <li>• A minimum of 65% of the required green cover area as new or existing canopy planting and a minimum of 35% as understory planting. Canopy planting and understory planting can overlap.</li> <li>• Species selection and associated planting arrangement comprising native and / or indigenous species which provides habitat for native fauna.</li> <li>• Green cover which is located to provide maximum benefit in relation to the cooling of the adjoining public realm. Green walls or facades under this pathway must benefit the public realm and be on the lower levels of the building.</li> </ul>	<p>If using the Green Factor Tool (GFT), the final score report which is generated would be provided allowing the Standard to be easily assessed.</p> <p>If alternate measures are proposed to meet the Standard then this would be documented on the relevant plans, including planting schedules. Guidelines would be needed to provide additional detail as to the parameters of how the alternate pathway would be assessed (i.e. lower levels are up to three storeys etc).</p>	<p>1, 2, 3, 5</p>

SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

<p>S24 Green infrastructure should:</p> <ul style="list-style-type: none"> <li>• Support the creation of complex and biodiverse habitat.</li> <li>• Provide a layered approach, incorporating both understory and canopy planting.</li> <li>• Provide either native, indigenous and/or climate change resilient exotic plants that provide resources for native fauna.</li> <li>• Support the creation of vegetation links between areas of high biodiversity through planting selection and design.</li> <li>• Ensure species selection is appropriate to address expected future climate conditions.</li> </ul>	<p>As per some earlier standards, a 'checkbox' approach within the SMP template could provide an easy mechanism for assessment.</p>	<p>1, 2, 3, 5</p>
<p>S25 Siting of buildings should seek to retain existing mature canopy trees (excluding invasive species) or significant areas of other green cover which contribute to biodiversity corridors and habitat.</p>	<p>Existing trees would be shown on plans. Any removal of mature canopy trees would need to be justified as part of any application. Guidelines would make clear the parameters what appropriate responses may be in different circumstances. This could address approaches based on preferred densities, location of trees on lots etc. If trees are proposed for removal an arborists report would form part of application requirements.</p>	<p>1, 2, 3</p>
<p>S26 Development should ensure appropriate measures are integrated to support the establishment and ongoing maintenance of landscaping</p>	<p>Review of landscape plans and any associated material should detail proposed measures (noting crossover with IWM requirements).</p>	<p>5</p>



## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**THEME: CLIMATE RESILIENCE****Objectives**

- .1 To improve the resilience of the built environment to climate change related hazards and natural disasters.  
 .2 To deliver development that reduces the urban heat island effect.

Standards	Assessment process	Objectives
<p>S27            New development should demonstrate that future climate impacts have been considered and addressed in any design response.</p>	<p>Applicants would be required to prepare a Sustainability Response Plan, similar to existing Design Response Plans, which identify the future climate impacts. Impacts would be as per State of the Climate reports. This plan would summarise impacts and then identify proposed responses which would be outlined in more detail in SMPs. Guidelines could provide further information of the impacts that would need to be considered and what potential responses could include.</p>	1, 2
<p>S28            Provide at least 75% of the development's total site area with a combination of the following elements to reduce the impact of the urban heat island effect:</p> <ul style="list-style-type: none"> <li>• Green infrastructure.</li> <li>• Roof and shading structures with cooling colours and finishes that have a solar reflectance index (SRI) of:               <ul style="list-style-type: none"> <li>• For roofing with less than 15 degree pitch, a SRI of at least 80.</li> <li>• For roofing with a pitch of greater than 15 degrees, a SRI of at least 40</li> </ul> </li> <li>• Water features or pools.</li> <li>• Hardscaping materials with SRI of minimum 40.</li> </ul>	<p>The total 75% area would be documented on the Sustainability Response Plan, allowing for easy assessment as per current documentation of permeability requirements under ResCode.</p>	1,2
<p>S29            Pedestrian pathways should be designed with thermal comfort in mind. This includes incorporating landscaping (tree canopy and other vegetation), shading and covered structures.</p>	<p>Plans would allow easy assessment of whether pedestrian paths incorporate responses to urban heat.</p>	1,2

SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**THEME: INDOOR ENVIRONMENTAL QUALITY**

**Objectives**

- .1 To support development that achieves safe and healthy indoor environments, specifically addressing:
  - Thermal comfort
  - Thermal safety
  - Access to clean, fresh air
  - Access to daylight and sunlight
  - Harmful indoor air pollutants
- .2 To deliver development that considers the impact of future climate conditions on indoor environment quality.

Standards	Assessment process	Objectives								
<p><b>S30</b> Buildings should be designed to be able to provide appropriate levels of thermal comfort without reliance on mechanical heating and cooling systems, as follows:</p> <table border="1"> <thead> <tr> <th>DEVELOPMENT</th> <th>REQUIREMENT</th> </tr> </thead> <tbody> <tr> <td>Single dwellings Two or more dwellings on a lot</td> <td>All habitable rooms should be cross ventilated.</td> </tr> <tr> <td>Apartment development Residential Buildings</td> <td>60% of all apartments should be effectively naturally ventilated, either via cross ventilation, single-sided ventilation or a combination  At least 40% of apartments on every floor to be cross ventilated</td> </tr> <tr> <td>Non-Residential development</td> <td>All regular use areas of non-residential spaces should be effectively naturally ventilated; or commensurate mechanical measures provided.</td> </tr> </tbody> </table>	DEVELOPMENT	REQUIREMENT	Single dwellings Two or more dwellings on a lot	All habitable rooms should be cross ventilated.	Apartment development Residential Buildings	60% of all apartments should be effectively naturally ventilated, either via cross ventilation, single-sided ventilation or a combination  At least 40% of apartments on every floor to be cross ventilated	Non-Residential development	All regular use areas of non-residential spaces should be effectively naturally ventilated; or commensurate mechanical measures provided.	Plans should document proposed flow paths allowing for assessment of ventilation. Guidelines should make definitions of cross and single side ventilation clear.	1
DEVELOPMENT	REQUIREMENT									
Single dwellings Two or more dwellings on a lot	All habitable rooms should be cross ventilated.									
Apartment development Residential Buildings	60% of all apartments should be effectively naturally ventilated, either via cross ventilation, single-sided ventilation or a combination  At least 40% of apartments on every floor to be cross ventilated									
Non-Residential development	All regular use areas of non-residential spaces should be effectively naturally ventilated; or commensurate mechanical measures provided.									
<p><b>S31</b> Buildings should achieve a daylight level across the entirety of every habitable room of 100 lux and of 50 lux across the entirety of any other regularly occupied space.</p>	Proposed lux levels should be documented in the SMP. For larger and more complex development, application requirements would include specialist reporting.	1								
<p><b>S32</b> Internal spaces in buildings should utilise natural light to minimise the use of artificial lighting during daylight hours, unless the proposed use of the room is contrary to the provision of glazing.</p>	Standard application plans such as elevations would be used to assess this Standard.	1								

SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

<p><b>S33</b>                  Primary living areas of at least 70% of all dwellings in a development should achieve direct sunlight for 2 hours on the 21st day of June to at least 1.5m deep into the room through glazing.</p>	<p>Extent of sunlight through glazing could be documented on plans. Guidelines could show how this should be demonstrated, and detail considerations in calculating solar access. For larger and more complex development, application requirements would include specialist reporting.</p>	<p>1</p>
<p><b>S34</b>                  Development should include openable external windows to circulation corridors and lift lobbies to facilitate natural ventilation for residential development below six storeys.</p>	<p>Plans notate openable windows.</p>	<p>1, 2</p>
<p><b>S35</b>                  Development should use materials which are low toxicity in manufacture and use, and that do not cause harm to people or ecosystems.</p>	<p>Guidelines would list materials to be avoided and cross references could occur with Materials and Finishes specification.</p>	<p>1</p>





## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**THEME: WASTE & RESOURCE RECOVERY****Objectives**

- .1 To facilitate development that supports functional waste recovery and management.  
 .2 To enable the continuous improvement of sustainable waste management and resource recovery

Standards	Assessment process	Objectives
<p>S36            Development should include:</p> <ul style="list-style-type: none"> <li>Adequate waste and recycling infrastructure to manage the waste demand of the development in a sustainable manner and to support recycling, such as an appropriate number of bins, waste chutes, and cleaning facilities.</li> <li>Waste and recycling infrastructure and enclosures which are:               <ul style="list-style-type: none"> <li>Adequately ventilated.</li> <li>Integrated into the design of the development.</li> <li>Located and designed for convenient access by occupants and made easily accessible to people with limited mobility</li> <li>Signposted to support recycling and reuse.</li> </ul> </li> <li>Adequate facilities or arrangements for bin washing.</li> </ul>	A Waste Management Plan would be required as part of application requirements for applications other than single dwellings, and a template will assist easy assessment against aspects of the Standards.	1
<p>S37            Development should be designed to facilitate:</p> <ul style="list-style-type: none"> <li>Collection, separation and storage, and where appropriate, opportunities for on-site management of food waste through composting or other waste recovery as appropriate.</li> <li>Collection, storage, and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.</li> <li>Collection and storage of glass recycling</li> <li>Collection and storage of containers under any Container Deposit Scheme as appropriate for the proposed use and scale.</li> <li>The provision of adequate circulation space on site to allow waste and recycling collection vehicles to enter and leave the site without reversing.</li> <li>Waste and recycling separation, storage and collection designed and managed in accordance with an approved Waste Management Plan, if required by the responsible authority.</li> <li>For apartment development, the provision of space for communal storage of additional waste streams including E waste, hard waste and textiles.</li> </ul>	A Waste Management Plan would be required as part of application requirements for applications other than single dwellings, and a template will assist easy assessment against aspects of the Standards.	1
<p>S38            An application should demonstrate through the provision of a Construction / Demolition Waste Management Plan, if required by the Responsible Authority, that all practical and feasible practices and activities to minimise waste and increase resource recovery will be implemented.</p>	The required CMP, and associated template would support assessment.	1

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**2.1.1 OTHER STANDARDS**

It is noted that a number of other Standards were initially proposed as part of this amendment. Some of these initial Standards will inform updates to BESS (CASBE's sustainability rating tool) or relevant Guidelines, while others may form part of a future planning scheme amendment when further work has been undertaken.

The Standards which were not pursued at this point in time related to:

**ENERGY**

- Improvements on NCC for commercial energy efficiency.
- Glazing specifications.
- Airtightness requirements.
- Penetration points in insulation.
- Appliance and system efficiency requirements.
- Electric heat pump minimum standards.
- Illumination power density of internal lighting.
- Provision of electric cooktops.
- Basement car park ventilation.
- Installation and specification of HVAC systems.
- Specific controls for energy management.
- Preparation of an EV management plan.
- Discretionary fast charging points.
- Reduction in vehicle crossover lengths.
- Efficient fixtures, appliances and fittings.

**INTEGRATED WATER MANAGEMENT**

- Increased permeability requirement.
- Reduction in flood impact on site and in associated context.
- Modelling of flood impacts.
- Ensuring environmental safety and human health in reuse of water.

**GREEN INFRASTRUCTURE**

- Retention of soil profiles.
- Provision of composting and soil conditioning.
- Provision of uncontaminated top soil.
- Landscape measures compliance reporting.

- Shared urban ecology space (including food production) requirements.
- Water supply and taps to balconies.

**CLIMATE RESILIENCE**

- Strengthening local community resilience.
- Blackout refuge requirements.

**INDOOR ENVIRONMENTAL QUALITY**

- Internal room temperature minimum and maximums for habitable rooms.
- Workplace heating requirements.
- Provision of double glazing.
- Heating and cooling load densities of habitable rooms.
- Higher provision of daylight levels to specified proportion of habitable rooms.
- Winter sun access to primary private open space.
- Provision of layered views from habitable rooms.
- Distance between fixed points of occupation (i.e desks) and glazing.
- Pollutant emissions of engineered wood, carpet, paint and sealants and other materials.
- Olfactory comfort in non-residential development.
- Land use directives for development within proximity of main roads truck routes and diesel train corridors and other sources of pollution.
- Specific technical requirements for development within proximity of main roads truck routes and diesel train corridors.

**WASTE & RESOURCE RECOVERY**

- Onsite reuse of materials.
- Private waste contractor resource diversion.
- Onsite versus street collection of waste and street space allocation.
- Internal waste storage space (dwellings).
- Provision of charity donation bins.
- Waste capacity for peak demand times.
- Odour impacts of waste collection vehicles.

## 2.2 ASSOCIATED MATTERS

### 2.2.1 DEFINITIONS

While planning should always be drafted in plain English, in the case of ESD, this can often mean including reference to specific elements, for example “green infrastructure” or “Solar Reflectance Index (SRI)”. It is important that there is a consistent understanding of these terms.

There are two options for including definitions. They could be included within the provision itself (which is standard practice) or they could be included in a Glossary which is an Incorporated Document within the schemes. If further consideration or legal advice suggests only a small number of terms would require statutory weight then the definitions could be included within the provision. If however, there are a large number of terms requiring definition with statutory weight, then the Incorporated Document is the preferred approach as it is considered that most of the terms are unlikely to require an ‘explanation’ for most users of the scheme. Specific definitions are relevant only when a Councils definition of them (for example as included in the proposed Policy Document) is challenged in a legal setting. In that scenario, the statutory weight accorded to a definition included as an Incorporated Document becomes important. If agreed State definitions are introduced through Clause 73 then these definitions may not be required.

Terminology included within the proposed Standards which may benefit from definition include:

- Net zero carbon performance
- Operational energy use
- Residual carbon emissions
- Embodied carbon
- Green infrastructure
- Green cover
- Solar Reflectance Index (SRI)
- Net Leasable Area (NLA)
- Available unencumbered roof area
- Peak visitor capacity
- Regular occupants
- Total site area
- EV ready
- Mature canopy trees
- Regularly occupied spaces

### 2.2.2 INFORMATION REQUIREMENTS

The review also identified other considerations and associated requirements which may be needed to support planners, and other relevant officers or decision-makers, in assessing the various Standards.

Generally speaking, it is considered that the *content* required to undertake an assessment against these Standards is likely to be similar across all scale and types of development. What is likely to differ is the *scope and level of detail of information* provided under relevant themes.

New format Local Policy does not allow for the identification of application requirements. Consistent with the *Planning and Building Approvals Process Review* undertaken in 2019 by Better Regulation Victoria, application requirements should be identified by councils external to planning schemes.

While this approach is supported, it is also important to ensure that it is clear to applicants what information is required to allow decision-makers to assess their proposal against relevant Standards. This need is reflected in proposed changes to ResCode (*Improving the operation of ResCode, 2021*) which retains the Information Requirements against the various Standards contained within those Clauses. If such a model is adopted then relevant requirements should be integrated into the provision.

While relevant documents such as Sustainability Management Plans (SMPs) are sometimes provided only as Permit Conditions, it is considered that in delivering these Standards, councils will need additional information to be able to efficiently assess the Standards. Upfront provision of such documents also signals the importance of integrating their content with the overarching design of any development, rather than ESD measures being an ‘add-on’.

There are significant opportunities to streamline the required information pertaining to other parts of the scheme (for instance Water Sensitive Urban Design / Integrated Water Management requirements) into a single document, reducing complexity and avoiding contradictions. Well-considered structuring of a shared templates for participating councils will also significantly improve consistency and transparency for applicants in required ESD information.

Developing templates will not only support council staff in ensuring that the ‘right’ information is provided upfront, reducing the need for Requests for Further Information, but will also assist applicants (particularly those who may not be frequent users of the planning system) in understanding what material needs to be provided and what council will be considering during any assessment phase.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**Sustainability Management Plan**

As noted earlier, this is a key document and should be seen as an 'automatic' requirement similar to the requirement for an Urban Context Report for apartment development. A refresh of these key documents as part of this process is suggested. This would allow the development of a consistent template, and also make clear the level of expectation in terms of content for differing scales of development. A Practice Note on the preparation of an SMP would also be of benefit.

**Sustainability Response Plan**

In addition to the more detailed SMP, it is suggested that all development should include within their set of plans a 'Sustainability Response Plan', modelled on the current Design Response required under ResCode - with a focus on responding to existing and future environmental conditions rather than neighbourhood character. This would not be a replacement for the more detailed SMP or the inclusion of relevant elements on other plans, but a way of bringing upfront acknowledgement of the climatic and other environmental conditions to which the design of any building should be responding to. It would provide a summary of key elements of the design response relevant to sustainability on a single plan.

In addition, a number of other reports are likely to be required to allow assessment. These are discussed briefly below:

- A **Waste Management Plan** (WMP) which deals with how operational waste will be managed on the site should be required for all development, other than single dwellings or two dwellings on a lot. As part of reducing complexity and ensuring the burden on applicants is not unreasonable, templates for smaller scale development should be considered to allow applicants to provide this information without the need to employ specialist waste experts. This 'template' could also be used to convey 'best practice' to applicants and educate them in effective ways of managing their waste. For larger scale developments more typical WMPs would still be required, with relevant updates and endorsement to follow as part of any issue of permit, as per current practice.

- In addition to operational waste, construction (and in relevant cases where a permit is triggered, demolition) waste is also a key source of landfill. While some targets proposed have sought specific landfill diversion targets etc, the diversity of areas covered by the councils affiliated with these Standards means a flexible approach is more appropriate. Permit Conditions now often require **Construction Management Plans** for larger scale development and similar application requirements are embedded in other parts of the scheme (i.e. requirement that the application describes how the site will be managed prior to and during construction periods at Clause 53.18) - such requirements could be integrated with this requirement, and this integration communicated through Application Requirement guidelines. Similar to the approach proposed to WMPs it is suggested that a template for the management of construction waste, including tips for best practice could also be adopted.
- Although again, increasingly standard practice, it will be important that a **Landscape Plan**, and associated maintenance plan for larger scale development is also submitted with any applications. See discussion on Guideline Material for more detail.

Finally, it should be made clear through any Application Requirement guidelines that all relevant ESD content should be shown spatially on plans where relevant to ensure they are carried through all stages of the construction process. As part of a 'support package' for implementation of any amendment, Application Requirement guidelines could be prepared which could be used by all councils who apply the seek to integrate the Elevated ESD Standards in their schemes.

**2.2.3 PERMIT CONDITIONS**

As outlined in Section 3.7 of this report, Permit Conditions will be critical in ensuring objectives for net zero operational energy. The proposed requirement for Sustainability Certificates at Construction and Operational stages would need to be included as Permit Conditions.

There are also a number of other matters which would need to be addressed as Permit Conditions to effectively implement the proposed Standards. While many of these are already applied by some councils, again, a consistent approach across all councils applying the Elevated ESD Standards would be highly beneficial.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Other matters to be addressed by Permit Conditions would include:

- Endorsement of the SMP (including EV management and also IWM) prior to construction commencing.
- Endorsement of the Construction / Demolition management plan (if required) prior to construction commencing.
- Endorsement of the WMP prior to construction commencing.
- Endorsement of Landscape Plan/s and associated Maintenance Plan (if required) prior to construction commencing.
- Endorsement of any Green Travel Plan, if relevant and not integrated into the SMP.

### 2.2.4 GUIDELINE MATERIAL

As noted in the Peer Review of the Standards, a number of the initial standards and some of the more 'technical' details are suggested for inclusion in a document which sits outside planning schemes.

A **Guidelines for Sustainable Building Design** document is recommended which could be used consistently by all councils who apply the Elevated ESD Standards, and could be included as a Background Document in relevant schemes. This could provide more explicit technical information, appropriate alternatives for responding to performance criteria, and real life case studies. Its inclusion as a Background Document may provide the flexibility for it to be included (similar to the Best Practice Environmental Management Guidelines) in a manner which allows it to be updated over time as technology changes (i.e. "or as updated"), ensuring the technical recommendations are consistent with any contemporary best practice.

These Guidelines could provide not only clear direction as to options for delivering the Standards, but could also clearly articulate expectations at different scales of development. This confusion about expectations from different councils is a key issue for applicants, as a lack of understanding of what may be expected in the 'ESD' space can act as a significant barrier. Guidelines can assist with breaking down this barrier. Importantly, the Guidelines should be structured and drafted to directly relate to the content within the schemes which would be assessed through any approval process.

Areas relevant to the proposed Standards which could benefit from coverage in any guidelines include:

- SMP content, outlining expectations of a SMP and the level of detail required for different development. This could then link directly to different thematic headings where common issues, helpful tips and best practice case studies are documented.
- Landscape plans & maintenance plans, in particular requirements at different scales and references to other key resources (such as the City of Melbourne Green our City resources).
- Best practice case studies of construction waste management.
- Guidelines for designing for a adaptation or 'design for disassembly' for different typologies.
- How to maximise available roof space for solar and options for managing competing space requirements.
- Expectations around EV infrastructure, including addressing tricky issues like how EV infrastructure might be integrated with car stackers.
- Guidelines for ventilation, across all typologies and tips for addressing common issues.

### 3.0 IMPLEMENTATION CONSIDERATIONS

This part of the report addresses a number of specific questions posed in the project brief. They include the following:

*Advise on what proportion of technical information can be contained within the draft objectives and standards, and what proportion would be better located elsewhere..*

*Advise on how other external references such as incorporated documents, background documents and reference tools could be utilised to deliver the best format and structure.*

*Review proposed staged triggers for the planning scheme amendment. Consider the value of this as a tool for implementing the more ambitious and challenging aspects of the proposed objectives and standards.*

*Consider whether these staged triggers could be exhibited and published as part of one planning scheme amendment, rather than a series of amendments.*

*To assist the analysis, consider the proposed planning mechanisms in context of the eight development typologies included below to ensure an adequate cross section of development typologies across Victoria are represented to demonstrate net community benefit of sustainable resilient built environments.*

*Advise on suitable application documentation, such as Sustainability Management Plan (SMP) being suitable for initial development application and assessment.*

*Advise on suitable operational evidence and reporting options, by referring to previously completed legal advice from Maddocks and consider how best to administer new provisions notably the operational aspects of the zero-carbon performance standard including ongoing operational purchasing of renewable energy, by considering the following:*

- i. Use of SMP and planning permit conditions to set ESD performance standards, including new zero carbon standards.*
- ii. Use of s173 agreements, Owners' Corporation Rules, Tenancy agreements or other devices to require renewable energy purchasing for the life of the building.*
- iii. Use of Implementation Reports, similar to Operational Waste Management Plans,*
- iv. Other alternative reporting, submission or assessment mechanisms as necessary.*

### 3.1 TECHNICAL INFORMATION WITHIN OBJECTIVES AND STANDARDS

A question posed in the brief was to:

*Advise on what proportion of technical information can be contained within the draft objectives and standards, and what proportion would be better located elsewhere.*

The initial draft of the elevated standards circulated with the brief contained considerable detailed technical information and reference to technical requirements and standards. Examples include:

- *Buildings must be designed, constructed and tested to achieve a maximum air permeability of 5 m<sup>3</sup>/hr.m<sup>2</sup> when tested at 50 Pa.*
- *Electric heat pump hot water must have a COP of at least 3.0 at winter design conditions or within 85% of most efficient system available.*
- *Infrastructure and cabling (without the EV charger unit) is to be provided for each garage, to support a minimum Level 2 (Mode 3) 7kW 32Amp EV car charging.*

It also included reference to some sustainability assessment tools such as the Green Factor Tool and NatHERS.

Planning is the first stage of the approvals process for the construction buildings. Initially the planning process dealt with basic issues concerning the use and the development of land (i.e. the construction of buildings and works). In relation to buildings, it focussed on the basics of siting, form and design, and the impacts of buildings on their surrounds.

The building system deals with more detailed technical information that sets minimum requirements for safety, health, amenity and energy efficiency in the design and construction of new buildings.

Over time, increasingly more detailed and technical information has been incorporated into planning schemes. This is largely because the building process focusses on minimum standards whereas the planning process provides the opportunity to implement higher than minimum standards. This is particularly relevant in relation to sustainability standards.

The outcome is that additional technical expertise and specialised tools are required to assess planning permit applications. Sustainability engineers and other more specialised areas of expertise, and documents that relate specifically to sustainability, such as Sustainable Design Assessments and Sustainability Management Plans, are now required as part of the planning permit application and assessment process.

The proposed elevated ESD Standards contain considerable additional technical information in relation to requirements to be met for sustainable buildings. In deciding on the type of technical information appropriate to include in planning policies and controls, the following principles should be applied:

- The information must assist in realising a planning objective.
- The information must assist in determining whether a development meets stated objectives or requirements contained in a planning control.
- The information must be from a verified and legitimate source that is recognised by the planning system.
- The information must be understood and be capable of being measured, applied and assessed by professionals that are commonly involved in assessing planning permit applications, both within local government and the development industry.
- Should not replicate standards included in other legislation.

It is considered appropriate for technical information that complies with the above principles to be included in objectives and standards in any provisions proposed to be included in planning schemes.

Principles for including technical details in the VPPs

- Must assist in realising a planning objective.
- Must assist in determining if a development meets stated objectives or requirements.
- Must be from a verified and legitimate source.
- Must be understood and be capable of being measured, applied and assessed by professionals involved in assessing planning permit applications.
- Should not replicate standards included in other legislation.

## 3.2 USE OF EXTERNAL AND OTHER DOCUMENTS

The project brief seeks advice on:

*... how other external references such as incorporated documents, background documents and reference tools could be used to deliver the best format and structure.*

### 3.2.1 DOCUMENTS REFERRED TO IN THE VPPS

*Planning Practice Note 13 Incorporated and Background Documents* explains the role of external documents in planning schemes. Two options exist in relation to referencing external documents in schemes:

- Incorporated documents.
- Background documents.

#### Incorporated documents

Incorporated documents are documents that are essential to the function of planning schemes. Incorporated documents form part of planning schemes. They carry the same weight as other parts of the scheme. An incorporated document can only be changed by a planning scheme amendment. It can include planning controls and requirements and can trigger the need for a planning permit.

An incorporated document must be listed in Clause 72.04 of the VPPs, which provides a list of all documents that are incorporated into a scheme.

There is a strong preference as part of the planning reform process underway in Victoria, to simplify and streamline planning provisions. The aim is for all planning requirements to be included within planning schemes rather than in incorporated documents, wherever possible.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

It is not considered necessary to include an incorporated document into the VPPs to implement the proposed Standards as part of this project. All relevant provisions related to elevated ESD Standards for sustainable buildings can be included in appropriate controls within the framework provided by the VPPs, such as particular provisions. See also discussion on Definitions (at Section 2.2.1) which identifies one potential use of an Incorporated document that may be considered.

### Background documents

Background documents are documents that are referred to in planning schemes but which are not actually part of schemes.

They are documents that may provide useful background advice to applicants or that assist in understanding planning scheme requirements, why particular requirements are included in the planning scheme, substantiate issues or provide background to specific decision guidelines in local planning policies or schedules. The substantive planning elements of background documents are generally included within the planning scheme itself.

Background documents must be listed in Clause 72.08 of the VPPs. As set out in that clause a background document is one that may:

- Have informed the preparation of, or an amendment to, the planning scheme;
- Provide information to explain the context within which a provision has been framed; or
- Assist the understanding of the planning scheme.

The key documents and key tools that are referred to in any proposed planning provision included in the VPPs as part of this project, will need to be listed as background documents. An example of this might be the proposed *Guidelines for Sustainable Building Design*.

### 3.2.2 SUSTAINABILITY TOOLS

The proposed elevated ESD Standards include reference to external tools and other published standards such as:

- NatHERS – The National House Energy Rating Scheme, which measures the energy efficiency of dwellings.
- The Green Factor Tool, developed by the City of Melbourne (currently in a voluntary pilot phase) to deliver green infrastructure in line with international best practice.

It is commonplace for planning schemes to refer to external tools to be used in the assessment of planning permit applications. Tools that are presently commonly referred to in planning schemes include:

- NatHERS.
- Green Star.
- The Built Environment Sustainability Scorecard (BESS) tool.
- STORM and MUSIC – Calculators used to model stormwater treatments for small subdivisions (STORM) and more complex projects (MUSIC).

Application of external sustainability tools in planning schemes has been considered and supported by Planning Panels Victoria in a number of key panel hearings in relation to planning scheme amendments:

- Environmentally Efficient Design Local Policies, Planning Panels Victoria 2014
- Fishermans Bend Planning Review, Planning Panels Victoria, 2018

In both cases the committees / panels supported reference to various sustainability tools within planning policies in planning schemes. The amendments have since been approved.

Various approaches have been used to reference tools in existing planning schemes:

- Some tools are listed as reference documents (i.e. Melbourne Planning Scheme, Clause 22.19-7, Port Phillip Planning Scheme Clause 22.13-6, Manningham Planning Scheme, Clause 22.21-6).
- In some cases they are 'defined' in local policies (i.e. Melbourne Clause 22.19.8).
- In others that are included as policy guidelines (i.e. Moreland).

None of the documents mentioned above are presently listed as background documents in Clause 74.08 of those planning schemes. This is probably because the schemes were amended prior to the VPPs being reformatted as a consequence of Amendment VC148.

It will be necessary to list any sustainability tool directly referred to in any proposed planning provisions within the actual provision and also in Clause 74.08 of the VPPs.



In the case of the Green Factor Tool, it is noted that current testing is underway to ensure it broader applicability beyond an inner city context. It will also be important to provide a level of transparency in the content of any tool referenced in the planning scheme. This may be addressed through a current review of governance arrangements, but alternatively the relevant Standard could include a 'date' thereby ensuring that any change to the tool from that identified time would require a planning scheme amendment to carry statutory weight. This would ensure relevant 'checks and balances' are in place.

#### Principles for including references to external tools in the VPPs

- It will be necessary to list any sustainability tools referred to in the planning provisions as a background document
- Any tool would need to be transparent in relation to the content against which any application would be assessed.

While considering the use of external tools it is pertinent to also note some further work which could be undertaken in this area. While current practice refer to a variety of tools that can be used to support assessments has many benefits, there is the potential for a more streamlined approach to the use of external tools which would be beneficial.

Given the role that CASBE plays in leading both this amendment project and in the governance of the BESS tool, the benefits of more widespread use of that tool is noted. While this is happening to a degree naturally due to the ease of use and the alignment of the tools with requirements of existing Local ESD policies, it should be encouraged. If possible, further liaison should occur with the State government around issues of governance and responsibilities for maintenance. These discussions around governance of external tools will also likely be important in generating support at State level for tools such as the Green factor Tool.

There may also be benefit in some clearer articulation of the different tools currently referenced in planning schemes and their role through a Planning Practice Note. This could provide clarity for planners, many of whom may benefit from a greater understanding of, for example, what NatHERS does, as opposed to more holistic tools such as BESS or Green Star. Such a note may also allow for the identification of preferred tools, while leaving open the opportunity to utilise other tools where appropriate.

### 3.3 PLANNING PRACTICE NOTES

Planning Practice Notes give advice about how to prepare, apply and use planning provisions contained in planning schemes.

A wide range of planning practice notes that have been prepared by DELWP for a wide range of issues. They generally relate to statewide issues.

No planning practice note has been prepared to date that explains the sustainability initiatives that presently exist in planning schemes and how such matters are to be taken into account in the assessment of planning permit applications.

Benefit would exist in the Department preparing a planning practice note in relation to sustainable buildings. The practice note could:

- Explain the policy context and justification for sustainability requirements for buildings.
- Explain the relationship between the proposed statewide building sustainability requirements and the elevated sustainability standards proposed to be included in planning schemes as a consequence of this project.

### 3.4 SUSTAINABILITY GUIDELINES

The initial list of elevated ESD Standards generated by the client, upon which this project is based, was extensive. It included many initiatives that were not appropriate to be included in a planning provision as Objectives or Standards but which were good design ideas to improve the sustainability of buildings.

Merit exists preparing a separate detailed document called *Guidelines for Sustainable Building Design*. That document could be listed as a background document in the VPPs and / or referenced in the proposed particular provisions recommended to be included into the VPPs as part of this project.

The guidelines would provide additional sustainability advice and guidance beyond that contained in the particular provision itself. It could operate in a similar fashion to the *Urban Design Guidelines for Victoria* which were prepared by DELWP and which are a reference document in all planning schemes through the state.

## 3.5 PERMIT TRIGGERS

Generally the VPPs provide the opportunity to impose requirements on development that needs a planning permit. The VPPs do not generally provide the opportunity for standards to be imposed on development that does not require a planning permit. Exceptions to this do exist. It is not recommended that an exception be pursued for the purpose of implementing sustainable building standards. The preferred approach to apply sustainability standards to developments that do not require a planning permit would be:

- Via the National Construction Code.
- Via public education and a voluntary approach. The design guidelines referred to in the previous section could be made available to the general community, builders and designers.

Planning permits are required for most buildings and works undertaken in most zones. Noticeable exceptions include:

- Single dwellings on standard size lots (i.e. 300 to 500 sqm or more).
- Public buildings in public use zones such as universities, hospitals, local government building etc, on land that is zoned for public purposes.

### 3.5.1 ZONES AND OVERLAY TRIGGERS

The requirement for a planning permit for buildings and works arises from the VPPs provisions from either:

- Zone controls.
- Overlay controls.
- A particular provision.

In situations where a planning permit is not required for buildings and works by zone controls, an overlay may trigger the need for a permit. When an application under an overlay is being assessed, it is only assessed against the purpose for which the overlay has been introduced. For example:

- A single dwelling in a residential zone does not require a planning permit.
- However a planning permit is required because the land is covered by a heritage overlay.
- The only matters that can be taken into account in assessing the application, are heritage matters.
- The fact that a heritage overlay triggers the need for a planning permit, would not enable sustainability requirements contained in a particular provision to be imposed.

### 3.5.2 VICSMART

VicSmart is a fast track process for assessing planning permit applications that are triggered by other requirements of the VPPs – either zone or overlay requirements. VicSmart provisions do not trigger the need for planning permits in their own right.

One of the features of the VicSmart process is that the matters to be taken into account when assessing a planning permit application, are limited to only those specified for that type of application (i.e. decision guidelines). Sustainability requirements contained in a particular provision, could only be taken into consideration in assessing a VicSmart application, if they were specified as a VicSmart decision guideline for that class of application in the scheme (either as a standard requirement or as a local requirement).

Most development that has been identified for assessment via the VicSmart process, is smaller types of development or extensions. In most cases, it would not be necessary to specify that sustainability considerations need to be taken into account for VicSmart applications.

Under VicSmart a council officer cannot ask for more information than the planning scheme requires. A council can only consider a local planning policy where it is included in the decision guidelines for a VicSmart class of application and included in the planning scheme.

Under the VicSmart process there is an application requirement for buildings and works pathway for a written statement describing whether the proposed buildings and works meet *“Any development requirement specified in the zone or the schedule to the zone”*. There are requirements to meet certain clauses of ResCode but energy efficiency, for example, is not one of these.

A DDO would also trigger assessment under VicSmart (and therefore not allow for consideration of local policy) in any commercial zone or a Special Use, Comprehensive Development, Capital City, Docklands, Priority Development or Activity Centre Zone up to \$500k or in an industrial zone up to \$1million

For land in a Design and Development Overlay, a written description of the proposal including *“how the proposal responds to the design objectives specified in a schedule to the overlay”* and *“how the proposal meets the requirements specified in a schedule to the overlay”*.

There is no explicit reference under VicSmart requirements that reference the need to comply with any particular provisions.

### 3.6 BUILDING TYPOLOGIES

The brief sought advice in relation to the types and scale of development that might be used as a basis for staging:

*To assist the analysis, please consider the proposed planning mechanisms in context of the eight development typologies included below to ensure an adequate cross section of development typologies across Victoria are represented to demonstrate net community benefit of sustainable resilient built environments.*

The suggested typologies and scales referenced in the brief included the following:

Typology
i. Large residential mixed use development > 50 apartments and small retail
ii. Large non-residential > 2000sqm GFA office development
iii. Large industrial > 2000sqm
iv. Small multi-dwelling residential < 3 dwellings
v. Small multi-dwelling residential > 5 dwellings but less than < 10 dwellings
vi. Small residential apartment building < 10 dwellings but > 20 dwellings
vii. Small non-residential office and retail > 2000sqm
viii. Single dwelling and/or residential extensions

Another suggestion was included as part of the documentation of initial draft Standards, also attached to the brief. These differed slightly and were as follows:

Typology
Residential: 100 or more dwellings
Non-residential: > 5000sqm new floor space
Residential: 50 or more dwellings
Non-residential: > 3000sqm new floor space
Residential: 20 or more dwellings
Non-residential: > 2000sqm new floor space
Residential: 2 or more dwellings
Non-residential: > 200sqm new floor space

Building typologies shown in the first table above, categorise buildings by three land use types:

- Residential
- Non-residential
- Industrial

For non-residential and industrial development only one category was suggested, for larger developments of more than 2,000 sqm. No category was suggested for smaller developments of less than 2,000 sqm. It is noted that existing local policies for sustainable buildings in planning schemes, commonly apply to non-residential buildings of less than 2,000 sqm, often down to 50 sqm in area (i.e. Moreland, Port Phillip etc.) Local policies in the Melbourne Planning Scheme relate to offices of all sizes, although lesser standards apply to smaller offices.

There is a need for a consistent approach to classifying building typologies. Typologies used for sustainability standards should closely align with land use definitions and building types used throughout the VPPs. The VPPs define land uses and group (or nest) similar uses together in nesting diagrams contained in Clause 73.43 of the VPPs. This grouping of land uses is an effective way to categorising different groups of land uses to which the elevated ESD Standards can be applied. The recommended approach is outlined in the following table. The table:

- Lists all of the land use 'nesting groups' identified in Clause 73.04 of the VPPs.
- Identifies those groups appropriate to be subject to sustainable building guidelines.
- Identifies categories of uses with each group, where appropriate. This only relates to residential development.
- Groups together 'nesting groups' that have similar built form characteristics.
- Lists the names of the building typologies recommended to be used for the purpose of this project.
- Identifies scales of development (i.e. small or large) for typologies where it is appropriate to do so.

A number of "nesting groups" are identified in the table as not needing sustainability standards. They are generally land uses that do not rely on buildings for the use of the land. Where some buildings are required in association with the use (i.e. an office, a restaurant, a workshop, storage building etc), Standards applicable to those particular activities should be applied to those buildings. The typologies to which the elevated ESD Standards applied is likely to require further refinement during any implementation phase, particularly considering non-metropolitan contexts.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Nesting groups	Are standards needed?	Categories within group	Similar groups	Recommended building typologies	Size classification (where relevant)	
					Small	Large
<b>Accommodation</b>	Yes	Single dwelling		<b>Single dwelling</b>		
		Multi-dwellings – other than apartments		<b>Multi-dwellings – other than apartments</b>	10 or less	More than 10
		Multi-dwellings - apartments		<b>Multi-dwellings – apartments</b>		
		Other accommodation <u>i.e.</u> corrective institution, residential aged care facility, residential building, residential village, retirement village		<b>Accommodation (other than dwellings)</b>		
<b>Agriculture</b>	No					
<b>Education centre</b>	Yes		Hospital	<b>Institutional –</b> Includes education centre and hospitals	1,000 sqm or less	Greater than 1,000 sqm
<b>Industry</b>	Yes		Warehouse	<b>Industry and warehouse –</b> includes storage		
<b>Leisure and recreation</b>	Yes		Place of assembly Transport terminal			
<b>Earth and energy resource industry</b>	No					
<b>Office</b>	Yes		Shop			
<b>Place of assembly</b>	Yes		Leisure and recreation Transport Terminal	<b>Place of assembly and other gathering places</b> – includes Place of assembly, Leisure and recreation, Transport terminal	1,000 sqm or less	Greater than 1,000 sqm
<b>Recreational and boat facility</b>	No					

SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Nesting groups	Are standards needed?	Categories within group	Similar groups	Recommended building typologies	Size classification (where relevant)	
					Small	Large
Retail premises – other than shop	Yes	Retail premise - shop Office	Retail premise - shop Office	<b>Retail premises and offices</b>	1,000 sqm or less	Greater than 1,000 sqm
Retail premises – shop	Yes	Retail premises – other than shop Office	Retail premises – other than shop Office			
Transport terminal	Yes	Place of assembly Leisure and recreation	Place of assembly Leisure and recreation			
Utility installation	No					
Warehouse	Yes	Industry	Industry			
Energy generation	No					

Table 1: Assessment of typologies



33

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

### 3.7 NET ZERO CARBON

A key objective of the elevated ESD Standards is to achieve net zero carbon emissions during the operational stage of buildings. If this is to be sought through the issue of the planning permit there are a number of important considerations. Any requirement of a planning permit condition / or a Sustainability Management Plan must be able to be monitored and enforced by council for it to have effect.

There are four stages of the development cycle: Design, Construction, Operation and Demolition. Planning generally deals with the first two stages – design and construction. It also deals with the third stage to a more limited degree. Permits can contain conditions that regulate the future use of the land such as hours of operation, patron numbers, compliance with EPA requirements etc.

The question is whether an objective for net zero operational carbon is appropriate or necessary to include in the elevated sustainability standards. Given this is a key objective and a strong case can be made for the built environment to deliver net zero buildings and for the role of the planning system in this, the critical question becomes, how can it be monitored and applied?

It is noted that planning regulation to ensure that new development does not contribute to increased carbon emissions is only one part of jigsaw in the current transition phase. However, planning controls are important in an efficient transition as it is well understood that embedding appropriate responses at a planning stage results in more considered and integrated responses.

One of the matters required to be taken into account by Ministerial Direction 11 – Strategic Assessment of Amendments, is the administrative burden an amendment will place on a responsible authority:

- To monitor compliance with a permit condition that required ongoing carbon emissions to be met during the operational life of a building would likely require either regular inspections from Council enforcement officers or a self-reporting mechanism like a certificate of compliance lodged by owners or tenants of the building.
- To be effective throughout the operational life of building, this would need to be done on an ongoing basis. While some typologies or developers may chose a pathway such as NABERS which includes monitoring of operational energy use, for most development, ongoing monitoring would place an unreasonable administrative burden on Councils.

It is therefore considered that the need for one certificate of compliance upon occupation of a building (i.e. within 12 months), would be sufficient to demonstrate that the requirements of a permit condition had been complied with, at least in the short term. Such a requirement is less likely to impose an unreasonable administrative burden on a Council. The process for issue of this operational certificate may also be able to be undertaken by a consolidated resource (i.e through funding of a compliance program via CASBE).

In addition, given the complexity and the varying interpretations of associated terms, statutory definition of net zero operational emissions must be included in any amendment. Any other relevant terms such as green power or offsets should also be included.

Any process for documenting and demonstrating compliance should be documented in the proposed Guidelines so this is clear to applicants. This should include the various 'options' that would be considered acceptable in demonstrating to Council the achievement of relevant standards (such as through external tools such as NABERS or GreenStar).

For applicants the process could look as follows:

1. Document proposed approach to delivery of zero carbon in the SMP, including anticipated energy efficiency, proposed onsite energy generation and proposed approach to delivery of green power (e.g. through a power purchase agreement, Section 173, GreenStar certification or other).
2. Permit conditions would be applied and updated SMP endorsed as part of the planning permit process.
3. If applicable, S173 applied (CASBE should consider development of a 'standard' S173 for consistent application) if this option is used.
4. At construction completion, an '*ESD compliance certificate: construction*' would be issued. This certificate could be issued either by Council or by a consolidated resource funded through CASBE for those councils without sufficient internal resources. Where relevant external certification could be used. This would confirm that all the proposed steps to deliver net zero outlined in the SMP had been delivered. A standard assessment template / process should be developed by CASBE.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

5. At a certain timeframe post occupancy a second certificate 'ESD compliance certificate: occupation' would be issued. This should only occur one time, nominally 1 year post occupancy. This certificate would focus on ensuring that required operational aspects of the SMP has been delivered, including relevant greenpower or purchase arrangements.

This last step has been subject to further legal advice as to how any operational compliance would operate in respect the strata titled or multi-tenancy development, where the operational components of energy use may fall outside the control of any landowner to whom the planning permit would apply. The legality of the proposed approach and applicable responsibilities has been confirmed through this advice.

Given net zero can be achieved through the purchase of GreenPower etc. without major changes to building fabric, there remains avenues to achieve compliance with the net zero objective even in a post-construction phase. Consideration should be given to the wording of permit conditions to ensure that councils can seek alternative approaches to the delivery of net zero objectives if constructed development precludes any approach which formed part of original planning approvals.

The process for assessing and issuing 'compliance' certificates should be documented to ensure this occurs in a consistent manner across all councils. This could be modelled on, or build on, the Residential Energy Efficiency Scorecard program to ensure compatibility with other programs and with NatHERS. Any process must be designed in a manner which integrates with existing processes to avoid creating additional burdens. As noted, where compliance monitoring is required at construction and operational stages, consideration should be given to whether this can be absorbed within existing regulatory processes of participating councils or through RBS processes or if a more effective approach may be through shared central or regional resources to undertake this work. It is recommended that a monitoring and review system be implemented so that common issues and levels of compliance can be tracked and processes improved or adjusted if needed.



## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

### 3.8 IMPLEMENTATION INTO PLANNING SCHEMES

A question in the brief was to:

*Provide advice on the best format and location for the zero carbon and elevated sustainability outcomes in the Victorian planning scheme.*

*Initial policy work has indicated that a preferred location would be for a new local schedule for a new Victorian Particular Provision (VPP), from the ESD Roadmap or other (e.g. Existing or new Particular Provision addressing ESD objectives). This relies on an appropriate VPP being in place. This also assumes that any State drafted VPP changes will be of a lower standard to what is drafted as part of this project. Review and assess this position and consider whether there is another suitable place in the planning scheme that may have higher value. See DEWLP discussion paper for detail on ESD Roadmap.*

*Before the new VPPs are finalised, the draft planning scheme amendment is currently formatted as a Design and Development Overlay for entire municipalities. Analyse whether this is viable over all zones and land uses across the range of local government areas contained within the participating councils.*

The Advisory Committee that considered the amendments exhibited by Councils in 2014, considered options as to how the provisions should be implemented. It considered the following five options:

- Incorporated document.
- Local planning policy framework.
- Amended existing particular provisions – i.e. Clause 55, 56, 58 etc.
- A new particular provision.
- Design and Development Overlays.

The committee noted that each option had advantages and disadvantages, and may be appropriate in different circumstances. However, it did not form an opinion on the most appropriate option, as the amendments before it proposed local policies.

The Table 2 on the following pages includes an updated review of options to include elevated ESD Standards into the VPPs.

A new particular provision in Clause 53 of the VPPs is considered the most appropriate way to introduce elevated ESD Standards for buildings into the VPPs. A new particular provision is considered a superior option to a DDO.

A new particular provision would work in the following way:

- It would be a freestanding Clause that would include all operational provisions required to implement the elevated ESD Standards in the one clause in the VPPs.
- This Clause would appear in planning schemes in Victoria, where a council had adopted the Clause for its municipality.
- The provision would include a list of municipalities to which the provision applies.
- Those municipalities that choose to adopt the Standards would amend their planning schemes to add the name of their municipality to the list.
- Any local policies regarding sustainable buildings already contained in municipal planning schemes would need to be reviewed and potentially deleted as part of the amendment, to avoid duplication and inconsistencies between existing policies and the new particular provision.
- If the state government introduced a separate statewide policy for sustainable buildings at a later date, both provisions could apply in a municipality. If a contradiction existed between two controls the accepted practice is that the more stringent control applies.
- There would be no need to amend other clauses that may apply to existing uses (such as Clause 55, Clause 56, Clause 58 etc).

A new particular provision in the VPPs is the most appropriate way in which to introduce elevated standards for sustainable buildings



## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Location in the VPPs	Comments
Local Planning Policy	<p>Similar to the way existing sustainability requirements are implemented into many municipal schemes.</p> <p>A policy has less statutory weight than a requirement that is contained within a planning control, such as a DDO or a particular provision.</p> <p>A policy cannot be applied as a mandatory requirement or include mandatory standards.</p> <p>Conflicting policies need to be balanced in regard to net community benefit and sustainability. This may lead to policies for sustainable buildings being given lesser weight than other policies in some circumstances.</p> <p>An aim of this project is to move beyond the current policy approach and to give greater statutory weight to elevated sustainability requirements.</p> <p>Application requirements, definitions and decision guidelines cannot be included in Local Policy the new PPF format</p>
Design and Development Overlay	<p>A municipal wide DDO would be a mechanism that could be used to introduce elevated sustainability standards into planning schemes.</p> <p>DDOs can introduce planning permit triggers for buildings and works into a planning scheme that may not presently require a permit under other provisions of a planning scheme.</p> <p>Both discretionary and mandatory requirements can be included in a DDO.</p> <p>A municipal wide DDO could be crafted to relate to all land uses within a municipality, or to different uses in different parts of a municipality.</p> <p>The opportunity would exist to apply different DDOs to different zones or localities within a municipality, if there was a benefit in doing so i.e. Central City Zone, industrial zones, residential zones etc.</p> <p>The structure and set sections of a DDO schedule are not ideal and do not provide enough flexibility to achieve what is intended from the elevated targets (i.e. bicycle parking rates could not be included).</p> <p>DDOs are generally designed to apply to specific locations within a municipality and are not the preferred tool for a requirement that applies across a whole municipality.</p>
Particular Provision	<p>A particular provision would be an appropriate mechanism by which to introduce elevated sustainability standards into planning schemes.</p> <p>Generally, particular provisions are statewide provisions. They usually apply to a particular issue or to a particular type of use or development across the state, often regardless of the zoning of the land.</p> <p>Other than in a few situations where schedules exist, there is no opportunity for a local council / or groups of local Council's to introduce a new particular provision into the VPPs. However, with the consent of DELWP, it would be possible to introduce elevated ESD as a new particular provision into Clause 53 of the VPPs (i.e. General Requirements and Performance Standards). This would involve preparing a particular provision that contained a clause that stated which municipality the provision applied to. As additional municipalities adopt the elevated sustainability standards, a simple amendment would be made to the VPPs to add the name of those municipalities to the list of municipalities to which the provision applies.</p> <p>Greater flexibility exists in the structure of a particular provision than a schedule to a DDO, as the contents and structure of schedules to DDOs are set out in a Ministerial Direction regarding the Form and Content of Planning Schemes. This is not the case in relation to particular provisions.</p> <p>This approach could be presented to DELWP as a provision that will apply across the state, but only in those municipalities that choose to adopt the provision, technically meeting the test of being a statewide provision.</p> <p>Some flexibility could be included in the scheme for municipal variations and for staged implementation with municipalities, by the inclusion of a schedule to the provision if deemed necessary.</p>

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Location in the VPPs	Comments
<p>All standards in the one place in the planning scheme or spread throughout the scheme.</p>	<p>Preferably, elevated sustainability standards should be embedded into relevant existing provisions contained in the VPPs for particular uses or issues in a fully integrated way (i.e. Clause 52.34 Bicycle Facilities; Clause 53.18 Stormwater in Urban Areas; Clause 55 Multi dwellings; Clause 58 Apartments etc). This would remove the potential for duplication and contradictory standards between different clauses of the planning scheme and would be a better overall approach.</p> <p>This approach would only be possible where standard statewide provisions are introduced into the VPPs that apply to all municipalities from the outset. Such an amendment could include a thorough review other aspects of the VPPs that also relate to sustainability, and make consequent changes to those clauses to achieve a fully integrated outcome.</p> <p>This approach would not be practicable where elevated sustainability standards are being introduced at the municipal level, as proposed by this project. It would not be practical to amend other statewide provisions of the planning scheme (i.e. Clause 55 and 58) to include sustainability standards that only applied in specified municipalities.</p> <p>The most practical approach to include elevated standards for specified municipalities, is for all standards to be included in the one place in the VPPs, either a single particular provision (preferable) or alternatively a schedule to a DDO.</p> <p>This may result in some duplication and conflict between provisions that already exist in other clauses of planning schemes. However, such an outcome is justified in the short to medium term, until elevated standards eventually become statewide standards and any duplication is removed.</p> <p>This approach has been supported by Planning Panels Victoria in relation to Amendment C278 to the Melbourne Planning Scheme. That amendment introduced new mandatory overshadowing controls for parks throughout the municipality. Those controls contradicted numerous other specific overshadowing controls contained in numerous other schedules to DDOs throughout Melbourne. Where two contradictory controls exist, the planning principle is that the most stringent control applies.</p>
Special Control Overlay	Inconsistent with the stated purpose of the overlay.
Incorporated document	<p>Technically, elevated sustainability standards could be presented in a single document that sits outside the planning scheme but which is incorporated into the planning scheme by a planning scheme amendment.</p> <p>An incorporated document is read as if it is part of the planning scheme and it can include planning permit triggers and both discretionary and mandatory requirements.</p> <p>There is a strong preference within DELWP for planning provisions to be included in the VPPs, rather than to be included in separate free standing document, wherever possible.</p>

Table 2: Potential implementation options

### 3.9 ALIGNMENT WITH STATE GOVERNMENT'S APPROACH TO SUSTAINABILITY STANDARDS

It is understood that the state government is preparing statewide standards for sustainable buildings that are likely to be included as a particular provision in the VPPs. These provisions are likely to be based on lesser targets and a lesser number of matters than the elevated targets advanced as part of this project.

This does not present an impediment to the introduction of elevated standards that can be applied in those municipalities that choose to adopt them in their planning schemes.

As far back as 2007, when one of the first reports was prepared that investigated the role of sustainability requirements for buildings in planning schemes in Victoria, it was noted that there is a valid role for local government to encourage and to trial best practice sustainability standards in municipal planning schemes. The observation was made that municipal planning schemes provide a legitimate vehicle to implement new best practice requirements, ahead of the introduction of more widespread statewide planning requirements, or ultimately requirements that might eventually be included in the National Construction Code.



Figure 1: Interaction between standards in the planning and buildings systems in Victoria

Elevated municipal targets would work in conjunction with proposed state government targets as follows:

- The elevated targets would only apply in those municipalities listed in the particular provision.
- Upon the introduction of statewide provisions by the state government, those provisions would apply in those municipalities that had chosen to adopt the elevated standards.
- In municipalities in which both sets of provisions apply, the established planning principle is that the most stringent control prevails.
- In municipalities in which only the statewide provisions applies, those provision would apply with no reference to the elevated standards.
- Over time as the elevated standards become more widely applied in more municipalities, the ambition would be that the state government would adopt the elevated standards as statewide provisions.
- In the longer term, the opportunity may exist for all or many of the standards to be adopted as requirements of the National Construction Code. This would remove the burden of requiring and assessing compliance with the standards as part of the planning process.

The advisory committee that considered a number of amendments exhibited by Council's in 2013 to concurrently implement local planning policies sustainable buildings into planning schemes, discussed the appropriateness of including local provisions for sustainable buildings in schemes, as distinct from statewide provisions. The committee supported the approach, commenting as follows:

- A statewide approach would be the most effective way to implement sustainability outcomes into planning schemes.
- In the absence of a statewide approach it is appropriate for Councils to develop local policies for sustainable buildings.
- It would be a concern if Councils adopted different approaches between municipalities.
- Until statewide policies are prepared, it is appropriate for municipalities to include a local policy in their planning schemes.
- Even if a statewide policy is introduced, local policies may still be appropriate where municipalities seek to raise the bar either in specific locations, or where the community has higher sustainability expectations.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

- There would be merit in including a sunset clause in any local policies introduced. That would enable the review of the policies in light of any statewide approach introduced. If the policies duplicated the statewide approach it would be appropriate for the local policies to be deleted. However, if the local policies went further than the statewide approach, the policies could be refined to delete areas of duplication and retain those elements that are higher than the state wide provisions.

The above comments clearly envisage a role of local sustainability standards that are higher than statewide targets. Whilst the comments were made in relation to local policies into schemes, it is considered they are also relevant to standards in planning controls, rather than policy.

### 3.9.2 WHERE MIGHT DUPLICATION OCCUR?

While the previous section of the report discusses the broad parameters of alignment with State level ESD standards, it is noted that as part of the second stage of the delivery of the ESD Roadmap (now scheduled for mid 2022) also identifies areas where specific Standards are being developed. The development of specific State level ESD standards means it will be important to assess any duplication or key differences to properly integrate the two processes.

Areas where specific State level standards are proposed include the following. The table includes relevant cross-references to proposed 'local' Standards:

ESD Roadmap areas of interest	Standard
Residential:	
Improved guidance on passive design including building and subdivision orientation	S3
Support for generation and deployment of renewable and distributed energy systems	S1, S6, S7
Updated development standards to minimise overshadowing	S6
Clearer guidance on assessing 'unreasonable' overshadowing of rooftop solar panels	N/A

Investigate measures to support 'solar ready' building design to support future installation of rooftop solar systems	S7
Enhance planning system guidance to support implementation of the 2018 stormwater reforms	S20, S21, S22, S23
Review measures to support water efficiency/ use of alternative water sources	S20, S21
Update of standards for apartments and developments of two or more dwellings on lot to include key elements from Sustainability Victoria's Better Practice Guide for Waste Management and Recycling in Multi-unit Developments	S37, S38
Encourage assessment of opportunities for subdivision infrastructure to facilitate small scale recycling and resource recovery technologies (e.g. reverse vending machines)	N/A
Investigate design measures to support new multi-unit developments being EV ready	S17
Review bicycle space allocation requirements and end of trip facility standards of clause 52.34	S14
Consideration of development interaction with strategic cycling corridors	N/A
Review planning policy, tools and guidance to support sustainable and active transport outcomes for land use development	S13, S14, S15, S16
Suite of planning measures to support retaining and increasing urban tree cover as further developed through the forthcoming planning response to cooling and greening	S24, S25, S26
Guidance and new planning standards to reduce urban heat exposure (in addition to tree canopy cover), including cool paving and surfaces, shade devices and water sensitive urban design	S29

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

Extend apartment noise design standards to other residential developments and other noise sensitive land uses	Local Standard not pursued
Implement siting and design standards to reduce impacts of air and noise pollution from transport corridors on building occupants	Local Standard not pursued
<b>Commercial &amp; Industrial</b>	
Support for generation and deployment of renewable and distributed energy systems	S1, S6, S7
Enhance planning system guidance to support implementation of the 2018 stormwater reforms (e.g. advice on treatment options to meet planning standards)	Guide only
Review how to support VicSmart processes to improve assessment of stormwater management	N/A
Adopt minimum requirements to support effective management, separation and storage of waste and recycling	S37, S38
Encourage assessment of opportunities for subdivision infrastructure to facilitate small scale recycling and resource recovery technologies (e.g. bio-digestion unit in commercial precinct)	N/A
Investigate design measures to support new developments being EV ready	S13, S17, S18, S19
Investigate measures to support new industrial developments being designed to be EV ready, where appropriate	S17
Suite of planning measures to support retaining and increasing urban tree cover as further developed through the forthcoming planning response to cooling and greening*	S24, S25, S26
Consideration of measures to support urban biodiversity	S24, S25, S26

Guidance and new planning standards to reduce urban heat exposure (in addition to tree canopy cover), including cool paving and surfaces, shade devices and water sensitive urban design ^	S29
Implement noise and air pollution siting and design standards for sensitive land uses	Local Standard not pursued

Table 3: Alignment with ESD Roadmap

### 3.9.3 OTHER REFORM CONSIDERATIONS

In addition to any alignment of Standard with comparable Standard, in light of ongoing programs of planning reform (see <https://reform.planning.vic.gov.au/>) it is important to also acknowledge any potential influences on recommendations which may arise.

In particular the following is noted:

- The introduction and potential expansion of the VicSmart program, which includes specification of application requirements, what can be assessed by any decision-maker and a shorter timeframe for assessment. See Section 3.5.2 for more in depth discussion of VicSmart implications
- Introduction of other streamlined planning pathways for particular types of development (such as State Significant projects etc which include similar restrictions on matters which inform any assessment of permits. In some cases this may include the turning off of other VPPs.
- Introduction of new decision-makers for some precincts or areas, meaning in some cases, local government may not be the decision-maker for applications.
- Reforms to ResCode provisions to align with future digitalisation of the system and introduction of new code assessment pathways. As part of the implementation of SMART planning objectives around digitisation, there is clear intention to deliver increased clarity to the planning system to allow some aspects to be easily assessed as part of a 'code' that increases clarity for applicants that if they commit to certain performance measures they can have greater confidence in the approval process and reduction in assessment timeframes can be achieved.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

### 3.10 STAGING IMPLEMENTATION

The project brief seeks advice on the following matters:

*Review proposed staged triggers for the planning scheme amendment. Consider the value of this as a tool for implementing the more ambitious and challenging aspects of these proposed objectives and standards.*

*Consider whether staged triggers could be exhibited and published as part of one planning scheme amendment, rather than a series of amendments.*

*To assist the analysis, consider the proposed planning mechanisms in context of the eight development typologies included below to ensure an adequate cross section of development typologies across Victoria are represented to demonstrate net community benefit of sustainable resilient built environments.*

#### 3.10.1 A STAGED APPROACH

A staged approach to the implementation of elevated ESD Standards may be easier to gain approval from the State government, as it provides the ability to progressively introduce new standards into planning schemes over time.

However, it is recommended that the full suite of proposed elevated ESD Standards should be presented to the State Government. The package should be seen as an indication of the preferred level of building sustainability standards sought to be included in planning schemes and any changes to the proposed suite of Standards should be tested through a transparent and independent Panel process. It should be presented as the benchmark to be pursued by local government preferably also by state government. This process would also ensure the development industry and the community are aware of local government ambitions for sustainable buildings in Victoria.

If the package of standards is to be introduced in stages, the aim should be to pare back the full suite of Standards, in a number of progressive steps, with each step based on minimising the disbenefits to the community of retreating from the full suite of Standards.



## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**Options for staging the introduction of sustainability provisions**

Immediate implementation of the full package of elevated ESD Standards is the preferred approach. The need to progress to a zero net carbon built environment is urgent. After a decade of debate, a staged implementation plan would result in further greenhouse gas emissions from the built environment and more buildings which may require expensive retrofitting. The elevated ESD Standards proposed are an important component in slowing climate change, which has been highlighted by the UN as critically important in the next eight years.

While the following are not considered to apply, it should be acknowledged that there is a potential rationale that may suggest a staged approach to implementation including matters such as:

- Potential political impacts of concerns from the community and the development industry about perceived additional costs and regulations, particularly around housing affordability.
- The need to give to the development industry 'time' to adapt to new requirements.
- If the complexity of assessing the benefits of some Standards makes the justification for more ambitious requirements less clear.
- To enable the time to build up resources and implement capacity building to support implementation of the Standards through assessment of planning permit applications.

However, in relation to 'staging, it must be acknowledged that the proposal to introduce elevated ESD Standards as a particular provision into the planning scheme will be a form of staged implementation in itself:

- A number of municipalities already have policies for sustainable buildings in their planning schemes. This project is advancing those existing policies, giving them greater statutory weight by making them planning requirements rather than just planning policy, and by including elevated targets and a wider range of considerations.
- The new particular provision would only apply to those municipalities that amend their planning schemes to apply the particular provision. This would result in a gradual increase (i.e. a staged implementation) in the number of municipalities that apply the provisions over time.

It is considered that the need to allow for time for adaptation is of less relevance than if an entirely new suite of controls was proposed.

If the Standards were not implemented as a single package as recommended, the following alternative approaches exist to staging the implementation of provisions:

- A transition period.
- A two tiered system.
- By theme.
- By location.
- By building use / size of development.

Transition period

This option would involve:

- The particular provision being included in the VPPs in its entirety.
- The provision being worded to the effect that "This provision will not come into effect until 1 year (or an alternative time to be determined) after the approval date. Until that time a responsible authority and planning permit applicant may agree to apply the requirements of this provision in part or in full."
- During the 'transition period' councils could seek to implement the provisions with the 'co-operation' of planning permit applicants.

This approach would lend itself to introducing the full package of requirements into the planning scheme at the outset. This would enable the development industry and community to become aware of the elevated ESD Standards and adapt to them prior to them becoming mandatory controls.

Two tier system

This option would involve wording the particular provisions to set out two different levels of standards. For example:

- Standard requirements – Standards that are based on lesser targets or a lesser number of items than included in the full package.
- Preferred requirements - The full list of elevated ESD Standards ultimately sought to be applied by the proposed particular provision.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

The particular provision would be worded to say that the 'standard requirements' apply for a specified period i.e. one year. After that period the 'preferred requirements' would apply and the standard requirements would become redundant. The provision could be worded so that the transition period applies from the 'approval date' at which each municipality amends its planning scheme to make the provisions apply to that municipality.

The consultant team has not identified which standards fall within each category. This would need to be further considered and determined by the project working group.

#### By theme

The proposed standards are framed around the following themes:

- Operational Energy
- Embodied Carbon
- Sustainable Transport
- Integrated water management
- Green Infrastructure
- Climate resilience
- Indoor environmental quality
- Waste and resource recovery

Implementation could be staged by theme. Those themes that are considered more critical to the issue of climate change, more consistent with existing state planning policies and those that have a higher level of strategic justification could be implemented first. Requirements in relation to other themes could be implemented over time, as State government policies evolve to provide a higher level of strategic justification for the inclusion of additional requirements into planning schemes.

Themes or standards for which there is presently insufficient supporting information to enable standards to be prepared and assessed, should be deferred from inclusion in the amendment until those matters are rectified.

#### By location

This option involves staging the implementation of the particular provisions for different regions within the state. Logical regions include:

- Metropolitan Melbourne.
- Municipalities comprising Victoria's main regional centres i.e. Greater Geelong, Greater Ballarat, Greater Bendigo and Latrobe City.
- The 'rest of the state'.

The particular provision could be worded so it initially only applies to municipalities within specified parts of the state i.e. metropolitan Melbourne and the municipalities of Greater Geelong, Greater Ballarat, Greater Bendigo, Latrobe Valley and Greater Shepparton. Municipalities within those parts of the state would still need to decide to amend their individual planning schemes before the provisions would apply.

Application of the elevated ESD Standards to metropolitan Melbourne and major regional cities would maximise the community benefit of the amendment, as those locations accommodate the vast majority of the state's population and the majority of new building development.

#### By building use and scale

The existing approach to sustainable building policies contained in a number of planning schemes, commonly applies to different land uses (i.e. residential or non-residential) and has different requirements and assessment pathways for buildings of different scales (i.e. number of dwellings or floor area).

The elevated provisions recommended as part of this project have been specifically designed to be applicable to all urban land uses and to developments of all sizes. Accordingly, there is no technical need for implementation of the provisions to be staged based on the use of the building or the scale of the development.

In linking staged implementation to different type of buildings, the aim should be to ensure that Stage 1 applies to those building types that are most commonly constructed throughout Victoria.



## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

It can be assumed that the value of building approvals for different types of buildings, equates to the floor area of buildings constructed, which equates to the sustainability benefits that would accrue by applying sustainability standards to those types of buildings. The following table (Table 4) summarises the value of building approvals in Victoria as at March 2020. That date has been used to avoid the impacts of Covid on the building industry. It shows the total value of construction works by building use. The building typologies that experienced the greatest value of approvals in the calendar year up to March 2020 were, in order of priority:

- Domestic (single dwellings - by far the highest value)
- Commercial
- Public buildings
- Retail
- Residential (apartments and other)
- Industrial

If a staged approach based on building typologies was to proceed, maximum sustainability benefits would be realised by applying the elevated ESD Standards based on the priorities listed above. Given that detached dwellings (i.e. domestic) do not generally require a planning permit, the greatest benefits would be achieved by a staged approach that commenced with commercial buildings (i.e. offices) and public buildings. However, at a municipal level the proportion of investment in different types of buildings varies considerably, depending on whether municipalities contain large activity centres or industrial precincts. For this reason, the first stage of sustainability standards should also be applied to residential developments (other than single dwellings).

**FINANCIAL YEAR TO DATE**

Period	Current Financial Year		Previous Financial Year		Analysis	
	July 2019 to March 2020		July 2018 to March 2019		% Changes	
Building Use	No. of Permits	CoW \$M	No. of Permits	CoW \$M	No. of Permits	CoW \$M
Domestic	63,848	17,900.65	68,486	18,449.07	(6.77%)	(2.97%)
Residential	582	1,134.83	580	1,224.53	0.34%	(7.33%)
Commercial	5,007	4,686.67	5,466	4,607.79	(8.40%)	1.71%
Retail	3,170	1,476.41	3,322	1,610.62	(4.58%)	(8.33%)
Industrial	1,030	822.76	961	612.59	7.18%	34.31%
Hospital/Healthcare	344	404.51	410	663.58	(16.10%)	(39.04%)
Public Buildings	2,975	2,613.29	3,116	2,369.91	(4.53%)	10.27%
<b>Total</b>	<b>76,956</b>	<b>29,039.11</b>	<b>82,341</b>	<b>29,538.09</b>	<b>(6.54%)</b>	<b>(1.69%)</b>

Table 4: Summary of number and value of building approvals by building use as at March 2020, Victorian Building Authority

Note: CoW stand for 'cost of works'

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

### 3.11 CAN STAGED TRIGGERS BE PART OF ONE AMENDMENT

The brief sought advice on whether the staged triggers could be exhibited and published as part of one planning scheme amendment, rather than a series of amendments.

Maddocks Lawyers addressed this issue in its advice which the consultant team has reviewed. Maddocks did not see any impediment to introducing staged permit triggers into planning schemes by way of different commencement dates for different types (and scales) of development.

### 3.12 RECOMMENDED APPROACH TO STAGING

The level of detail DELWP is likely to allow in any amendment will likely be a political decision. It is likely to be based on the Department's opinion about the degree that municipal sustainability standards can vary from proposed State standards, if at all. As a consequence it is not possible to recommend a definitive approach to staging at this time. However, it is recommended the following approach should be followed to resolving this issue:

- **Pursue the full suite of standards in their entirety as a starting point.** This is because there is an imperative to improve the sustainability of buildings to the highest degree possible, as soon as possible. The initial draft amendment should express the preferred optimal outcome. This will establish a starting position as the basis for discussion with the Department. It will also provide an end point to aim for, if the full suite of provisions are included in any initial amendment supported by the Department.
- **Staging of the standards should only be considered if the Department will not accept the full suite of standards.** The approach to staging that results, will depend on the variables that the department is prepared to accept.
- **Minimising the sustainability disbenefits to the community** of a staged withdrawal from the full suite of standards, should be the key guiding principle in any discussions with the Department about staging. The starting point should be the full suite of standards. Any withdrawal from that starting point, should be based on adjusting those variables that have the least impact on net sustainability outcomes, until a position of agreement is reached with the department.

It is recommended that the discussion process with the department proceeds on the following basis:

- Priority 1 – **Implement the full suite of standards** (i.e. the preferred requirements) to all building types and make the particular provision available for all municipalities across the state to adopt.
- Priority 2 – Implement the preferred standards but **vary the municipalities** that can adopt the particular provision, based on the following order of priority:
  - Municipalities in metropolitan Melbourne.
  - Municipalities containing larger regional cities: Greater Geelong, Greater Bendigo, Greater Ballarat, Latrobe, Greater Shepparton.
  - Municipalities containing major regional towns.
  - All other municipalities.
- Priority 3 – As for Priority 2 but vary the standards to only implement the **standard requirements** identified and not the preferred standards.
- Priority 4 – As for Priority 3 but only apply the standards to **larger buildings / developments**.
- Priority 5 – As for Priority 3 but limit the **type of buildings** the standards apply to, based on an agreed order of priority linked to scale of impact.

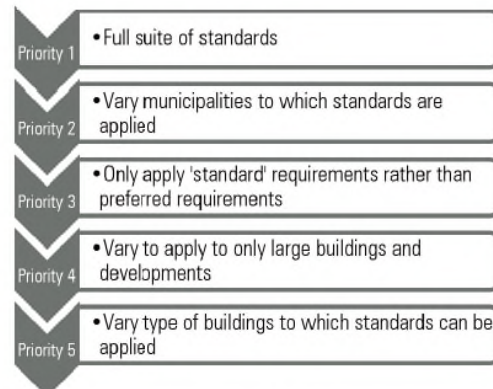


Figure 2: Priorities for stage implementation

### 3.11 APPLICATION REQUIREMENTS AND ASSESSMENT DETAILS

The project brief requested a response to the following questions

*Advise on suitable application documentation, such as Sustainability Management Plan (SMP) being suitable for initial development application and assessment.*

*Advise on suitable operational evidence and reporting options, by referring to previously completed legal advice from Maddocks and consider how best to administer new provisions notably the operational aspects of the zero-carbon performance standard including ongoing operational purchasing of renewable energy, by considering the following:*

- i. Use of SMP and planning permit conditions to set ESD performance standards, including new zero carbon standards.*
- ii. Use of s173 agreements, Owners' Corporation Rules, Tenancy agreements or other devices to require renewable energy purchasing for the life of the building.*
- iii. Use of Implementation Reports, similar to Operational Waste Management Plans.*
- iv. Other alternative reporting, submission or assessment mechanisms as necessary.*

Whilst there is some variation between different municipalities, existing policies regarding sustainable buildings contained in planning schemes generally refer to two key documents:

- A Sustainability Design Assessment (SDA) for small scale developments – provides a simple assessment that can generally be prepared by a specialist.
- A Sustainability Management Plan (SMP) – provides a more detailed assessment of a development that generally needs to be prepared by a specialist consultant.

These documents have an established place in the planning permit process that is generally accepted by the industry and by planning practitioners. It is appropriate that the use of these documents continue in any approach recommended as part of this project. However, given the aim of the project to include higher standards of sustainability into planning scheme than in the past, the use of more basic Sustainability Design Assessment is unlikely to be appropriate in assessing applications under the proposed new planning provisions.

Sustainability is relevant at four stages of the development process of buildings:

- Permit application stage – To ensure that the design of a building complies with all relevant sustainability policies and requirements contained in a planning scheme.
- Construction stage – To confirm that all sustainability initiatives required to include in a development have actually been built into the development.
- Ongoing operation stage – To confirm that a building is being operated in accordance with any requirements included in the initial sustainability management plan, which are relevant to the ongoing operation of a building.
- Demolition stage – To confirm waste minimisation and maximisation of the reuse of buildings materials.

Maddocks Lawyers were asked to provide advice in relation to the legality of requiring sustainability management plans or the like, at each of these three stages of the process. Their advice was that it is possible to require management plans or like at each stage, provided that the need for such was clearly expressed as a requirement in the planning provisions to be included in planning schemes. If the requirement for such documents is contained in a planning control, the documents that can only be prepared after a planning permit has been issued, can be required either by a planning permit condition or a Section 173 Agreement.

While Section 2.2.1 of this report addresses proposed application requirements, the following discussion addresses the questions contained in the brief more specifically.

#### 3.11.1 SUSTAINABILITY MANAGEMENT PLAN

A Sustainability Management Plan (SMP) should be required to be lodged with a planning permit application. The plan should address sustainability requirements at the permit application, construction and operational stages of a development.

If the plan lodged with a planning permit application is not adequate, either a request for further information can be made to rectify the deficiencies, before a planning permit application is assessed, or a condition can be placed on a permit requiring changes to the SMP before it is endorsed as part of the approved planning permit.

SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

**3.11.2 CERTIFICATES OF COMPLIANCE**

This section of the report details with the issue of certificates of compliance at the construction stage and during the operational stage of a building’s lifecycle.

The relevance of and the need for certificates of compliance for operational aspects of buildings was discuss in Section 2 of this report. This section further discusses the issue, assuming that a one-off certificate of compliance is are required.

The documents required to be submitted at the construction phase and operation phase of a development are not management plans as such, which set out what needs to be done to make a development comply with the sustainability requirements contained in the planning scheme. Rather, they are documents that confirm that the requirements of the endorsed sustainability management plan are met. Accordingly, they should be referred to as certificates of compliance rather than management plans. They could be referred to as follows:

- Sustainability Certificate – Construction
- Sustainability Certificate – Operation

In relation to a Sustainability Certificate – Operation, a question is, when and how often should such as certificate be required. It is considered that an operations certificate should only be required once, 12 months after the occupation of a development. To require a certificate on an ongoing basis would impose an excessive administrative burden on both Council and the owner / body corporate of a development.

Whilst Maddock’s advice was that a condition could be included on a planning permit requiring an operation certificate to be provided at some time after a building had been occupied, there are practical issues. Who is responsible for providing such a certificate once a development has been strata subdivided and an owners corporation and multiple owners exist? There may be an ability to seek a certificate from the owners corporation that relates to the communal areas it is responsible for. However it would be impractical and an administrative burden to require certifications from multiple owners of dwellings within a large development. This matter needs to be clarified by further legal opinion.

The following actions are required in response to the question of application requirements and compliance with requirements at the construction and operation stage of a development:

- Include a requirement in the planning scheme (if appropriate based on mechanism) or in any Application Requirement guidelines that a Sustainability Management Plan must be submitted with a planning permit application.
- Include a requirement in the planning scheme that a *Sustainability Certificate – Construction* must be submitted to the satisfaction of the responsible authority upon completion or within 6 months of the occupation of a building. That certificate is to demonstrate that all requirements of the Sustainability Management Plan relevant at the construction stage of a development are complied with.
- Include a requirement in the planning scheme that a *Sustainability Certificate – Operation* is required to be submitted to the satisfaction of the responsible authority within 12 months of the occupation of a building. That certificate is to demonstrate that all requirement of the Sustainability Management Plan relevant to the ongoing operation of the building are complied with (subject to further legal opinion).



Figure 3. Key permit conditions

## 4.0 SUMMARY RECOMMENDATIONS

As outlined above, the following key recommendations are suggested:

- That a new Particular Provision be prepared and incorporated into the planning schemes of relevant councils that includes the elevated ESD standards. The new Particular Provision would include the following characteristics.
  - Mandatory objectives, with associated Standards (or performance measures and criteria) which would be applied as relevant to ascertain delivery of the Objectives.
  - Provision would only to those municipalities who 'opt in' to the elevated standards and amend their schemes to include the provision. State guidelines on ESD would be applied through proposed changes (to clauses 54, 55 and 58, as well as the new particular provision for commercial and industrial uses) and would apply to all other municipalities.
  - Provisions would include relevant definitions if a small number required (i.e net zero operational carbon).
  - Inclusion of a specific 'date-stamped' reference to the Green Factor Tool to ensure certainty. Resolution of external governance issues may mean this is not required.
- Further work may be undertaken to adjust existing proposed Standards to be suitably framed as performance 'measures' (i.e where specific metrics have been identified) and criteria (where a range of measure may be appropriate) consistent with proposed reforms to particular provisions. This would also allow clear identification of the information required to support assessment of the relevant performance measure / criteria. However, this should not occur until there is a greater degree of certainty as to that proposed reform.
- Further work would also be required to confirm participating Councils expectations regarding the inclusion of typologies as proposed in the current Standards.
- A consistent set of Application Requirements should be developed, along with relevant templates, in particular a standard Sustainability Management Plan template, to support applicants in preparing application material. These templates would also assist in ensuring consistent responses across the various municipalities.
- A consistent set of Permit Conditions should be developed to deliver Standards (i.e. sustainability certificates).
- A *Guidelines for Sustainable Building Design* document be prepared that could be used consistently by all councils who apply the elevated ESD standards, and would be included as a Background Document in relevant schemes. This should provide more explicit technical information where relevant, appropriate alternatives for responding to Objectives where Standards cannot be met, and real life examples.
- Background documents could be included in any local strategies contained in the Planning Policy Framework which address ESD and underpin the application of the particular provision.
- A consistent set of Definitions should also be incorporated into relevant planning schemes. If a small number then integration within provision is recommended, if large then consideration of Glossary as Incorporated Document should be considered. Ideally definitions should be consistent across State and included at Clause 73 General Terms.

### 4.1 RATIONALE AND BENEFITS OF THIS APPROACH

As clearly articulated by DELWP (for example, in relation to neighbourhood character as part of ResCode reforms) Local Policy should not be used as a planning control, nor is it mandatory. What this means is that for Local Government to have any certainty about the delivery of ESD outcomes through their planning schemes, a Local Policy is no longer appropriate, unless it is drafted in a manner which is directly contradictory to instruction contained within the Practitioners Guide prepared by the Department. The approach to the delivery of ESD Standards recommended in this report offers a number of benefits, including:

- Provides certainty to Local Government about the standard of design responses that will be delivered through their planning schemes.
- Provides a mechanism to ensure that actions proposed through the any development approval process are delivered.
- Provides a much greater level of transparency and certainty to the development community as to what is required to meet policy Objectives.

## SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

- Provides the opportunity for a much greater level of consistency in requirements and assessment of ESD across the municipalities to which the Standards would apply.
- Provides a framework within the planning scheme for future changes in response to new evidence, and the flexibility for robustly tested standards to be migrated to Statewide provisions if appetite for change increases at a State level.
- Allows for other municipalities to join the 'elevated' ESD group if and when their council and community supports such a move.
- Fills key gaps in the delivery of ESD outcomes prior to any more widespread changes to building regulations.

It is noted particularly, that in current processes, many of the elements addressed through the proposed Standards are already considered and delivered through Permit Conditions under existing Local Policies. The consideration of these matters through Permit Conditions occurs without any legislated timeframes and without clear guidance. In many ways, while these targets represent an 'elevation' of existing targets, and certainly bring new aspects such as Climate Resilience, Green Infrastructure and net zero outcomes into greater focus they are, in fact, also streamlining an existing process in many ways. They do this by bringing consideration and agreement about relevant ESD matters upfront in the process, and integrating them with broader consideration of the appropriateness of any application.

## 4.2 ALTERNATE PATHWAYS

While the preferred option for the integration of these Standards has been clearly articulated, it must be acknowledged that there is the possibility of some resistance at a State level to some of the underlying rationale behind what is proposed through any amendment seeking to introduce more stringent and elevated ESD Standards applied to participating municipalities, rather than Statewide.

It is acknowledged that the approach taken by this amendment and sought by the participating councils, in some ways, represents a shift from business as usual. It seeks to position the planning scheme as the 'front line' in the critical transition to net zero across all sectors, while other systems lag in the delivery of appropriate responses to the current climate emergency. This is however, more accurately characterised as an 'evolution' of the role planning schemes already play in ensuring that aspects of sustainable design are embedded from the earliest stages of the development process.

Careful consideration has been needed to ensure that the proposed Standards act in a complementary way to other regulations. While it is considered that the right 'balance' has been identified, other options must also be considered, not least due to the preferred option requiring State level commitment to a new provision prior to any amendment gaining authorisation for exhibition.

The alternate pathways and the implications of these are therefore explored in Figure 4 on the following page.

SUSTAINABILITY PLANNING SCHEME AMENDMENT BACKGROUND RESEARCH - COMPONENT B: PLANNING ADVICE

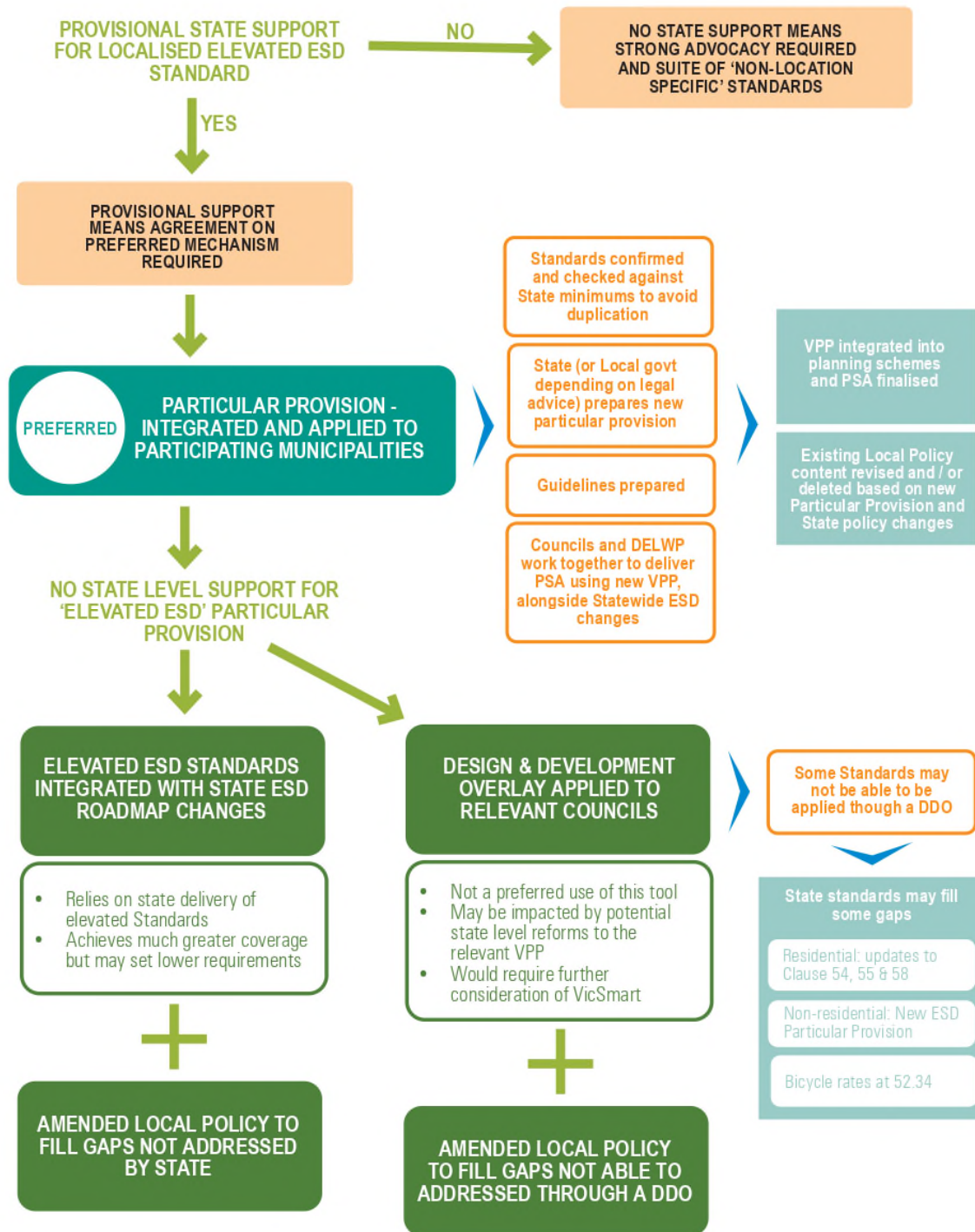


Figure 4: Alternate implementation pathways







## Sustainability Planning Scheme Amendment – Cost-Benefit Analysis



A report for the Municipal Association of Victoria on behalf of CASBE | 28 March 2022



Frontier Economics Pty Ltd is a member of the Frontier Economics network, and is headquartered in Australia with a subsidiary company, Frontier Economics Pte Ltd in Singapore. Our fellow network member, Frontier Economics Ltd, is headquartered in the United Kingdom. The companies are independently owned, and legal commitments entered into by any one company do not impose any obligations on other companies in the network. All views expressed in this document are the views of Frontier Economics Pty Ltd.

#### **Disclaimer**

None of Frontier Economics Pty Ltd (including the directors and employees) make any representation or warranty as to the accuracy or completeness of this report. Nor shall they have any liability (whether arising from negligence or otherwise) for any representations (express or implied) or information contained in, or for any omissions from, the report or any written or oral communications transmitted in the course of the project.



# Contents

<b>1</b>	<b>Introduction</b>	<b>6</b>
1.1	About this report	6
1.2	The case for change	6
<b>2</b>	<b>Methodology</b>	<b>8</b>
2.1	Overview of Cost-Benefit Analysis	8
2.2	How this CBA fits with other workstreams and typologies assessed	9
2.3	Impacts	10
2.4	Approach to valuing costs and benefits	15
2.5	Overarching CBA parameters and sensitivities	23
<b>3</b>	<b>Cost-Benefit Analysis Results</b>	<b>25</b>
3.1	Results – central scenarios	25
3.2	Sensitivity results	28
3.3	Break-even analysis	30
<b>4</b>	<b>Conclusion</b>	<b>33</b>
4.1	Summary of key results	33
4.2	Lessons and potential next steps	33
<b>A</b>	<b>Detailed results</b>	<b>35</b>
<b>B</b>	<b>More information on benefit valuation</b>	<b>48</b>
	Avoided GHG emissions	48
	Reduction in energy use	49
	Avoided health costs of electricity generation	51
	Reduction in potable water use	51
	Avoided landfill / increased recycling	51
<b>C</b>	<b>Literature review</b>	<b>53</b>
	<b>Tables</b>	



<b>Table 1:</b> Typologies and base cases included in the analysis.	10
<b>Table 2:</b> Logic mapping	13
<b>Table 3:</b> CBA valuation benchmarks	17
<b>Table 4:</b> Qualitative assessment	20
<b>Table 5:</b> Overarching parameters for the CBA	23
<b>Table 6:</b> Cost-benefit analysis results – ESD Policy base case	26
<b>Table 7:</b> Cost-benefit analysis results – Non-ESD Policy base case	27
<b>Table 8:</b> Breakdown of Net Present Value by theme for best and worst performing scenarios (in dollars)	28
<b>Table 9:</b> Sensitivity results – best performing scenario (NON-RES 1, ESD Policy base case)	29
<b>Table 10:</b> Sensitivity results – worst performing scenario (NON-RES 2, ESD Policy base case)	29
<b>Table 11:</b> Results of breakeven analysis: Indicative incremental avoided deaths notionally required to reach a scenario BCR of 1	31
<b>Table 12:</b> Breakdown of Net Present Value by theme – ESD Policy base case (in dollars)	36
<b>Table 13:</b> Breakdown of Net Present Value by theme – Non-ESD Policy base case (in dollars)	37
<b>Table 14:</b> Cost-benefit results for low discount rate sensitivities – ESD Policy base case (in dollars)	38
<b>Table 15:</b> Cost-benefit results for low discount rate sensitivities – Non-ESD Policy base case (in dollars)	39
<b>Table 16:</b> Cost-benefit results for high discount rate sensitivities – ESD Policy base case (in dollars)	40
<b>Table 17:</b> Cost-benefit results for high discount rate sensitivities – Non-ESD Policy base case (in dollars)	41
<b>Table 18:</b> Cost-benefit results for high benefits – ESD Policy base case (in dollars)	42
<b>Table 19:</b> Cost-benefit results for high benefits – Non-ESD Policy base case (in dollars)	43
<b>Table 20:</b> Cost-benefit results for low benefits – ESD Policy base case (in dollars)	44
<b>Table 21:</b> Cost-benefit results for low benefits – Non-ESD Policy base case (in dollars)	45
<b>Table 22:</b> Cost-benefit results for residual values – ESD Policy base case (in dollars)	46
<b>Table 23:</b> Cost-benefit results for residual values – Non-ESD Policy base case (in dollars)	47
<b>Table 24:</b> Literature review	54

## Figures

<b>Figure 1:</b> CBA process	8
<b>Figure 2:</b> Overarching project process	9
<b>Figure 3:</b> Overview of key cost and benefit themes considered in this analysis	11
<b>Figure 4:</b> Link between green infrastructure and urban cooling-related benefits	12



**Figure 5:** Forecast emission intensity (tCO<sub>2</sub>-e/MWh) 48

**Figure 6:** Wholesale electricity price projection (\$/MWh) 49

**Figure 7:** Wholesale gas price projections (\$/GJ) 50

### Boxes

**Box 1:** Overview of valuation approaches 16

**Box 2:** Guidelines for residential building regulatory impact assessment 19

**Box 3:** Base case costs and residual values 24

**Box 4:** Valuing the health benefits associated with a reduction in urban heat 30



# 1 Introduction

## 1.1 About this report

The *Council Alliance for a Sustainable Built Environment* (CASBE) is an alliance of Victorian councils committed to the creation of a sustainable built environment within and beyond their municipalities. CASBE's focus is on seeking better sustainability outcomes in the built environment using the planning permit application process. CASBE is auspiced by the Municipal Association of Victoria (MAV). MAV is the peak body for local government in Victoria.

MAV, on behalf of CASBE, has sought expert advice to enable the development of a planning scheme amendment, with a range of new elevated standards of sustainability in buildings.

The purpose of the elevated standards is to ensure that new buildings and significant alterations and additions are planned and designed in a manner which mitigates and adapts to climate change, protects the natural environment, reduces resource consumption and supports the health and wellbeing of future occupants.

This report presents the results of the cost-benefit analysis of the proposed elevated standards. As outlined further in this report, it builds on other workstreams in the project including planning advice and technical and development feasibility. Further information on the standards is provided in the reports for these workstreams.

## 1.2 The case for change

There are numerous benefits and performance improvements that arise from more sustainable buildings. These include operational cost savings from improved energy and water efficiency, and higher-quality building outputs. Improved indoor environment quality has been shown to improve health outcomes and employee productivity.<sup>1</sup> More sustainable buildings can also help to manage climate, regulatory, or other environmental risks.

Despite these potential benefits, there are several market failures that inhibit new developments from achieving more sustainable outcomes. These include:

- **Information asymmetry** – a lack of information by purchasers or renters on the sustainability performance of buildings. In particular, building qualities like efficiency and indoor environment quality are difficult to detect and verify prior to purchase or lease. When buyers and sellers do not have perfect information, it can lead to inefficient outcomes

---

<sup>1</sup> For example the following articles discuss various productivity and health benefits from improved indoor environment quality, <https://theconversation.com/research-shows-if-you-improve-the-air-quality-at-work-you-improve-productivity-76695>; <https://v2.wellcertified.com/health-safety/en/air%20and%20water%20quality%20management>; [https://www.researchgate.net/publication/273746860\\_Costs\\_and\\_benefits\\_of\\_IEQ\\_improvements\\_in\\_LEED\\_office\\_buildings](https://www.researchgate.net/publication/273746860_Costs_and_benefits_of_IEQ_improvements_in_LEED_office_buildings)



- **Negative externalities** - negative externalities may mean that suboptimal decisions are made in the absence of intervention. For example for energy consumption, energy prices that do not fully reflect the economic cost of consuming energy (including the cost of greenhouse gas emissions) can lead to overconsumption of energy. There are similar issues related to the embedded carbon in construction materials.

Negative externalities mean that energy consumption is higher than economically efficient levels and there is under-investment in energy efficiency.

- **Principal-agent problems** - where builders or designers do not share the objectives of those purchasing new homes (for example to minimise energy bills)

These problems and market failures suggest a form of policy response or intervention may be needed.



## 2 Methodology

### 2.1 Overview of Cost-Benefit Analysis

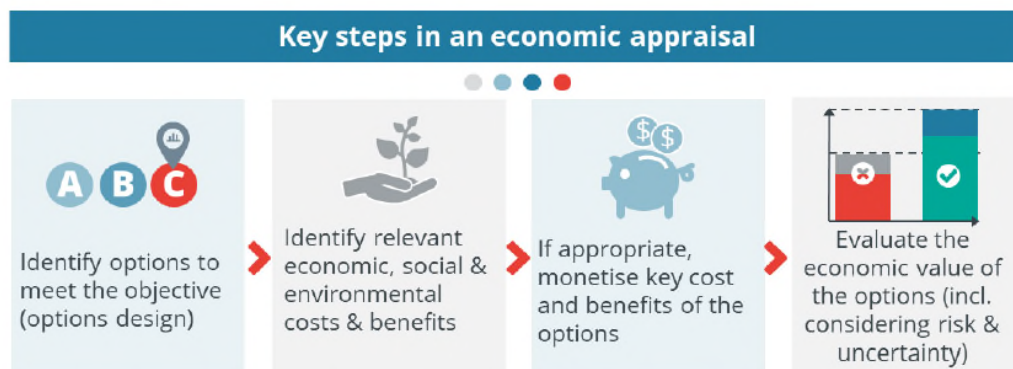
A cost-benefit analysis (CBA) provides a robust framework to assess the impacts of an intervention. A CBA is an assessment tool that compares the costs associated with a potential intervention with the benefits. The analysis is incremental in that it looks at additional costs and benefits over and above a “business as usual” scenario (the base case). The process is shown in

**Figure 1** below and involves:

- **Step #1:** Identifying the appropriate Base Case and alternative interventions options (for comparison against the base case)
- **Step #2:** Identifying the range of relevant, incremental economic, social, and environmental costs and benefits of the options
- **Step #3:** Quantifying and monetising (where appropriate) a subset of the incremental economic, social and environmental costs and benefits

**Step #4:** Undertaking a CBA of the incremental economic value of the options (including considering risk and uncertainty using sensitivity analysis)

**Figure 1:** CBA process



Source: Frontier Economics.

While a CBA is an economic analysis, it looks to value economic, environmental and social impacts. The focus of a CBA is on ‘real resource’ changes from the point of view of society. That is to say, the focus is on incremental changes in scarce resources (labour, material, natural capital etc.) from the point of view of Victorian society. Financial transactions (such as the purchase of land or the payment of a levy) which make one party better off and another worse off are “transfers” which are excluded from a CBA as they result in no change for society.





Importantly for this analysis, property value uplift is not a real resource impact. Rather this is a financial benefit for a property owner. However, a number of the factors driving the higher property value – lower ongoing utility costs and improved amenity benefits etc. are captured in this analysis.

## 2.2 How this CBA fits with other workstreams and typologies assessed

This CBA builds on the planning and environmentally sustainable development (ESD) components of the elevating ESD targets project. As outlined in **Figure 2**, the planning advice refined the Sustainability Planning Scheme Amendment standards, the technical ESD component then estimated the costs and impacts associated with the design response for the standards and then this CBA values and profiles impacts based on available data and evidence.

**Figure 2:** Overarching project process



Source: Frontier Economics

In line with the case study typologies developed in the project, this CBA analyses eight building typologies across a range of locations (ie. inner urban, suburban and regional). For each typology the analysis compares the costs and benefits of an option or *intervention case* (with the Sustainability Planning Scheme Amendment) against two base cases (one for councils with an existing ESD Policy and another for councils that do not have an existing ESD Policy).<sup>2</sup> These typologies and base cases are outlined in **Table 1** and are hereafter referred to as scenarios. These scenarios align with those analysed across the project as a whole.

<sup>2</sup> The exception here is the RES 5 typology which only has a single base case (a council with no existing ESD policy).

**Table 1:** Typologies and base cases included in the analysis.

Typology	Inner Urban	Suburban	Regional
(RES1) Large residential mixed-use development >50 apartments and small retail	ESD Policy	Non-ESD Policy	
(NON-RES 1) Large non-residential >2,000 m2 GFA office development	ESD Policy	Non-ESD Policy	
(NON-RES 2) Large industrial >2,000 m2		ESD Policy	Non-ESD Policy
(RES 2) Small multi-dwelling residential <3 dwellings		ESD Policy	Non-ESD Policy
(RES 3) Small multi-dwelling residential >5 dwellings but < 10 dwellings	ESD Policy	Non-ESD Policy	
(RES 4) Small residential apartment building >10 dwellings but <50 dwellings		ESD Policy Non-ESD Policy	
(NON-RES 3) Small non-residential office and retail <2,000 m2	ESD Policy		Non-ESD Policy
(RES 5) Single dwelling and/or residential extensions greater than 50 m2		Non-ESD Policy	

Source: Frontier Economics

## 2.3 Impacts

The next step in the CBA process (following the identification of a range of potential options) is to identify the range of incremental economic, social and environmental costs and benefits that accrue to the local and broader Victorian communities, compared to the Base case.

The proposed Sustainability Planning Scheme Amendment (the application of which is the difference between our options and the Base Case) covers a broad range of changes to building requirements across the broad themes of:

- Operational Energy
- Sustainable Transport
- Integrated Water Management
- Indoor Environment Quality
- Circular Economy
- Green Infrastructure

Note that the themes above were based on an early categorisation which removed 'Climate Resilience' and redistributed standards under that theme. This theme has now been reintroduced. In this report, results have not been reported separately for climate resilience however to avoid any doubt, the costs and benefits related to climate resilience are still included as part of other themes. In addition, the 'Circular Economy' category was split into two called 'Waste and Resource Recovery and 'Embodied Emissions'. More information is contained in the Technical ESD report.



**Figure 3:** Overview of key cost and benefit themes considered in this analysis



Source: Frontier Economics

The breadth of these themes leads to a broad range of potential impacts. To ensure that this CBA takes a robust approach to analysing these broad impacts, a three-stage approach was taken:

1. Logic mapping exercise undertaken to identify ultimate impacts that should be assessed by category (as opposed to an intermediate implication). The logic mapping process drew on our expertise across these key themes and a range of Australian literature (See Appendix C for more detail). The logic maps started from the theme objective, identified implications and then key impacts.
2. Longlist of potential impacts developed by drawing on the logic mapping exercise.
3. Further research undertaken to identify which outcomes can be quantified and those which should be considered qualitatively (See Appendix C for more detail).

Our logic mapping and potential impacts is shown below in **Table 2**. Importantly, it is the end outcome that are being identified and, if appropriate, valued in the CBA (where possible) as opposed to the initial step in the causal chain or the overall objective.

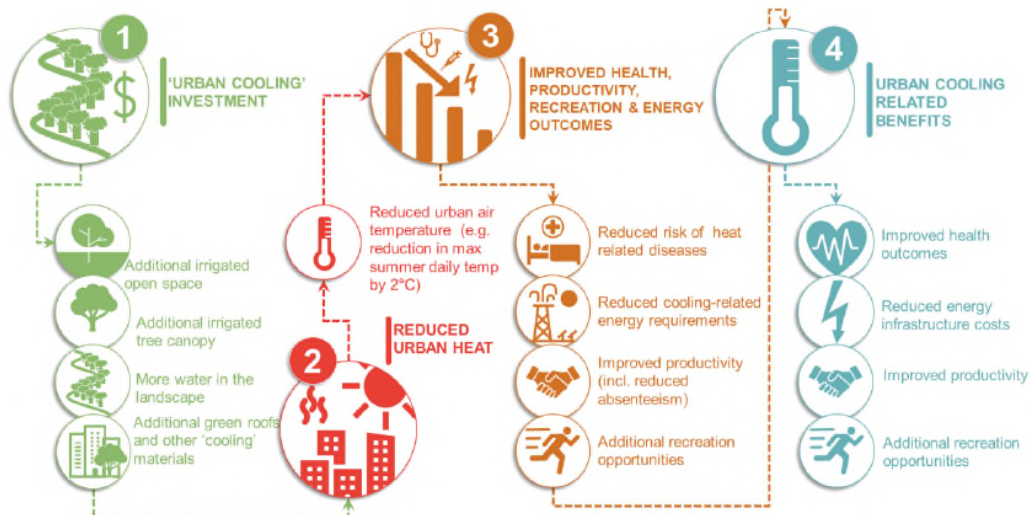
In the discussion below, we elaborate on a logic mapping approach for urban heat. As shown in **Figure 4**, investment to manage urban heat (including investment in irrigated open space and tree canopy, water in the landscape and other cooling-materials such as green roofs) can reduce the urban air temperature (e.g. reducing the max summer daily temperature), providing economic, environmental and social (or liveability-related) benefits to the community.<sup>3</sup> This includes:

<sup>3</sup> See for example Sydney Water Corporation (2017), Cooling Western Sydney A strategic study on the role of water in mitigating urban heat in Western Sydney; CRCWSC (2016), Impacts of Water Sensitive Urban Design Solutions on Human Thermal Comfort. Available at: [https://watersensitivecities.org.au/wp-content/uploads/2016/07/TMR\\_B3-1\\_WSUD\\_thermal\\_comfort\\_no2.pdf](https://watersensitivecities.org.au/wp-content/uploads/2016/07/TMR_B3-1_WSUD_thermal_comfort_no2.pdf); Kabisch, N., et al. (2017). "The health benefits of nature-based solutions to urbanization challenges for children and the elderly—A systematic review." *Environmental Research* 159: 362-373.



- **Reductions in the risk of heat-related diseases** – While urban heat is rarely listed as the cause of death, various studies have found that increased heat levels lead to increased risk of death or disease, especially amongst the most vulnerable in the community: the very young and elderly.<sup>4</sup> A reduction in urban heat can reduce the risk of heat-related diseases, reducing the number of heat-related deaths and the use of health services (reducing the total cost of treatment).
- **Reductions in cooling-related energy requirements** – reduced cooling demand as a result of reduced urban heat, can reduce the generation and network energy infrastructure requirements required to meet future demand. This in turn, defers the operation and augmentation of energy generation and network infrastructure, reducing the future cost of providing the energy infrastructure.
- **Improvement in productivity**– reduced urban heat can lead to improvements in productivity, including reduced absenteeism, which may result from reduced heat stress on the community (for example, reductions in the incidence of disturbed sleep or cancelled workdays due to excess heat).
- **Additional recreation opportunities in the summer** – reduced urban heat can lead to increased participation in active and passive recreation in the summer (in addition to the increased recreation opportunities arising from increased availability of open space).

**Figure 4:** Link between green infrastructure and urban cooling-related benefits



Source: Frontier Economics

The impacts in the table below are in addition to the incremental upfront and ongoing costs to meet the revised standard (i.e. less any costs under the base case). Note that the impacts that are in **bold** text are those that we have been able to quantify and ultimately, monetise, as discussed in the following section.

<sup>4</sup> See for example, Center for Disease Control and Prevention (2006), Heat Island Impacts. Available at: <https://www.epa.gov/heat-islands/heat-island-impacts#3> (viewed January 2018).



Table 2: Logic mapping

Theme	Objectives	Implication	Potential impacts
Operational energy	Net zero operational carbon	<ul style="list-style-type: none"> <li>No natural gas or onsite fossil fuel consumption</li> <li>Maximise onsite renewable energy generation</li> <li>All residual energy to be 100% renewable purchased through Green Power or similar</li> </ul>	<ul style="list-style-type: none"> <li><b>Reduce GHG emissions arising from reduced grid-based energy demand</b></li> <li><b>Reduced energy use, avoiding energy fuel costs and deferring the need for energy network investment</b></li> </ul>
Sustainable transport	Reduce private vehicle trips, support a smooth transition for the future uptake of electric vehicles (EV)	<ul style="list-style-type: none"> <li>Provide for bicycle parking (increase likelihood of residents and workers riding bikes)</li> <li>Provide EV charger outlets</li> <li>Shared space EV charging</li> </ul>	<ul style="list-style-type: none"> <li>Increased active transport and resulting reduction in inactivity-related health benefits / avoided costs arising from increased use of bicycles</li> <li>Increased uptake of EVs leading to reduced GHG emissions and increased electricity use</li> </ul>
Integrated water management	Reduce potable water consumption and improve the quality of stormwater discharging from site	<ul style="list-style-type: none"> <li>Provide efficient fitting, fixtures and appliances</li> <li>Provide for rainwater harvesting (rainwater tanks)</li> </ul>	<ul style="list-style-type: none"> <li><b>Reduced potable water use deferring water network investment</b></li> <li>Reduced stormwater discharge leading to reduced impact of nitrogen and suspended solids. This can lead to improvements in the health of waterways and surrounding ecology.</li> <li><b>Value of recovered organic waste (less cost of recovery)</b></li> </ul>



Theme	Objectives	Implication	Potential impacts
Indoor Environment Quality	Improve the comfort of building occupants including internal temperatures, air quality and daylight access	<ul style="list-style-type: none"> <li>Improved external shading</li> <li>Improved ventilation</li> <li>Improved daylight</li> </ul>	<ul style="list-style-type: none"> <li>Improved productivity</li> <li>Health benefits from improved air quality inside buildings</li> <li>Staff health &amp; retention in non-residential buildings</li> <li>Health benefits from increased natural light</li> </ul>
Circular Economy	Improve rates of resource recovery, encourage the use of materials with recycled content as an alternative to virgin material	<ul style="list-style-type: none"> <li>Provide a Construction and Demolition Waste Management Plan that sets a landfill diversion target</li> <li>Utilise low maintenance, durable, reusable, repairable and recyclable building materials</li> </ul>	<ul style="list-style-type: none"> <li><b>Avoided operational costs of landfill and avoided landfill externalities (disamenity)</b></li> <li><b>Value of recycled materials less costs of transport/processing</b></li> </ul>
Green infrastructure	Increase the amount of green infrastructure (such as tree canopy, green roofs and open space) to provide a range of ecosystem service benefits, reduce the contribution of the built environment to the urban heat island effect	<ul style="list-style-type: none"> <li>All new developments to meet target Green Factor score</li> <li>Improved green cover (leading to reduced urban heat island effect)</li> </ul>	<ul style="list-style-type: none"> <li>Reductions in the urban heat-related diseases</li> <li>Improved productivity</li> <li>Reductions in cooling-related energy requirements</li> <li>Improved biodiversity outcomes</li> <li>Additional recreation opportunities in the summer</li> </ul>

Source: Frontier Economics



## 2.4 Approach to valuing costs and benefits

The aim in economic evaluation is to value very different measures of impact in consistent monetary terms to enable a comparison of a range of economic, environmental and social (or liveability-related) outcomes.

As discussed above, this analysis has sought to, where possible, monetise key costs and benefits where there is an incremental difference in 'real resource' outcomes between the base case and the intervention case.

Many of these impacts can be considered market impacts as the prices of goods or services are observable in markets. Other impacts, such as the environmental or social impacts (or avoided impacts) can be considered non-market impacts.<sup>5</sup> Where the incremental costs and benefits have been monetised, these are shown in bold in **Table 2**.

In some circumstances, there was not sufficient data to establish a quantitative causal link or attach a defensible monetary value to the incremental difference between outcomes of the interventions (such as the benefits of IEQ and GI). Where the incremental costs and benefits have been unable to be monetised to include in the CBA in a quantitative way, these are shown unbolded in **Table 2** and have been qualitatively assessed in **Table 4**.

Consistent with best practice and the Victorian Department of Treasury and Finance Guidelines our analysis has:

- **Drawn upon the best available information**, including information provided by Hip V. Hype on incremental costs and impacts of interventions
- **Focused on impacts in the state of Victoria**, consistent with Victorian Treasury Guidelines. This has involved:
  - including impacts that accrue to people in the local and broader Victorian community
  - excluding impacts that accrue to the Australian (such as wider economic impacts) and international communities.
- **Used accepted and relevant methodologies for monetising key costs and benefits**, including the use of benefit transfer techniques (where appropriate) which draw upon existing literature reflecting the willingness to pay or preferences of a similar community for a similar change in outcome. Recognising the potential limitations of benefit transfer, the approach taken in the CBA adopts – as much as is practicable – a range of studies (mainly in VIC) (see Box 1).

---

<sup>5</sup> As a price cannot be observed and other methods must be used to derive a monetary value.



#### Box 1: Overview of valuation approaches

There is a range of techniques available to monetise non-monetary economic, social and environmental outcomes. These include primary monetisation approaches (such as market-based and survey-based techniques) and secondary approaches, such as benefit transfer:

- **Primary approaches:** use original data from the project site or context to derive a monetary value for some quantified change in outcomes caused by a green infrastructure intervention. There are two broad categories of primary approaches:
  - **Market-based or surrogate market-based techniques** – uses market prices or people’s behaviour in a similar or related market to infer the value of outcomes.
  - **Survey Based** - uses surveys that ask people their willingness to pay to value outcomes.
- **Secondary approaches, such as benefit-transfer,** takes values from a pre-existing study, project, or piece of research (i.e. the ‘study site’) and applies it to a new project, or context (i.e. the ‘policy site’). Judgement is required to determine whether results from a previous study are appropriate to use. In addition to scrutinising the quality of the original study needs to ensure there are no technical weaknesses or biases, important preconditions for benefit transfer include:
  - the impact being valued must be essentially the same (e.g. improved thermal comfort)
  - the base case and extent of change should be similar
  - the affected populations should be similar

Given primary research was outside the scope of this analysis (and can be costly and time consuming), we have primarily considered benefit transfer.

*Source: Frontier Economics*

The following sections provide further detail on our approach to valuing key costs and benefits.

#### 2.4.1 Data for costs and impacts

The CBA takes cost and impact data from the technical ESD analysis undertaken by Hip V. Hype. This data includes:

- upfront incremental capital costs to meet revised standards
- operational energy and water savings incremental to the base case
- avoided waste to landfill
- reduced embodied carbon
- estimated useful life of assets.

Further information on these costs and impacts is provided in the Hip V. Hype report.





## 2.4.2 Benefit data

### Quantified benefits

To value benefits, we have drawn on robust valuation benchmarks as outlined in **Table 3**, with further information provided at Appendix B.

**Table 3:** CBA valuation benchmarks

Benefit category	Valuation approach
Greenhouse gas (GHG) emission reduction	<p>Our valuation includes the following steps:</p> <ul style="list-style-type: none"> <li>• applying the estimated reduction in gas and electricity consumption (obtained from ESD technical workstream)</li> <li>• forecasting emission intensity factors for Victoria during the evaluation period (see Appendix B)</li> <li>• converting reduced gas and electricity consumption into reduced GHG emissions using forecast emission intensity factors</li> <li>• multiplying the reduced emissions by a social cost of carbon (\$75/tonne CO<sub>2</sub>-e) – Frontier Economics estimate of the economic costs, or damages, of emitting one additional tonne of GHG into the atmosphere.</li> </ul>
Reduced energy use (electricity & gas)	<p>We have estimated the resource cost savings associated with reduced electricity and gas consumption, including reduced network and wholesale costs:</p> <ul style="list-style-type: none"> <li>• For electricity network costs, we have based our estimates on published values for the long-run marginal cost (LRMC) from Victorian electricity network distribution businesses (\$0.01/kWh).</li> <li>• For deferred gas network costs, we have adopted an estimate of \$4.50/GJ based on a recent Consultation RIS undertaken by ACIL Allen</li> <li>• For electricity wholesale costs, we have assumed a flat \$70/MWh (Frontier Economics estimate/assumption)</li> <li>• For gas wholesale costs, we have used price forecasts from the Australian Energy Market Operator's 2022 Integrated System Plan (based on new entrant combined cycle gas turbine generator prices) (see Appendix B)</li> </ul> <p>See Appendix B for further discussion on why we have not applied a retail bill (representing financial savings) in our approach.</p>



Benefit category	Valuation approach
Avoided health costs of electricity generation	<p>Electricity generation produces air pollution containing particulate matter, nitrogen oxides, sulphur dioxide, as well as other emissions. These can cause health problems such as respiratory illness and can also affect local economies.</p> <p>We estimated the health benefits of avoided coal and gas-fired electricity at \$1.78/MWh. See Appendix B for information.</p>
Reduced potable water use	<p>Our valuation approach involves:</p> <ul style="list-style-type: none"> <li>• applying the estimated reduction in potable water use (in megalitres) (obtained from ESD technical workstream)</li> <li>• multiplying the reduction in potable water use by the estimated LRMC of water supply based on the value advised by Melbourne Water (\$2,450/ML).</li> </ul>
Reduced embodied carbon	<p>Estimates of reduced embodied carbon obtained from the ESD technical workstream were multiplied by the social cost of carbon discussed above.</p>
Reduced waste to landfill/value of recovered materials	<p>Estimates of reduced construction and demolition waste to landfill (tonnes) were multiplied by the full economic cost of landfill and the net value of recovered materials. This approach provides an estimate of the avoided cost of landfill and value of recovered materials of \$125/tonne. See Appendix B for information.</p>
Recovery of organic waste	<p>Estimates of organic waste recovered, obtained from the ESD technical workstream, were multiplied by an average value added for organic waste. To estimate the average value added for organic waste we used data from Australian Organics Recycling Association's publication 'Australian Organics Recycling Industry Capacity Assessment: 2020-21'. This approach provides an estimate of the value added by additional organic waste recovered of \$93/tonne.</p>
Residual value	<p>Some assets have a useful life that is greater than the analysis period of the CBA. The residual value is the estimated value of assets at the end of the appraisal period, representing the expected value in continuing use. We calculate residual value as the present value of future benefits.</p>

Source: Frontier Economics



We note that our approach is consistent with advice provided by HoustonKemp to the Australian Government for cost-benefit analysis for residential building energy efficiency (**Box 2**).

**Box 2:** Guidelines for residential building regulatory impact assessment

HoustonKemp were engaged by the Department of the Environment and Energy to develop a robust methodology for evaluating the benefits and costs of possible future increases in the stringency of the energy efficiency provisions in the National Construction Code (NCC).

Our valuation approach outlined in **Table 3** is in line with HoustonKemp's recommendations, including that:

- benefits of reduced energy use be estimated based on LRMC estimates and wholesale market prices where available
- benefits of reduced GHG emissions be based on forecast emission intensity factors and GHG abatement costs
- health, safety and amenity benefits be dealt with qualitatively (unless they can be readily quantified)

Our analysis is also consistent with HoustonKemp's base case description, and recommended evaluation timeframe of at least 20 years (outlined below).

*Source: Houston Kemp, Residential Buildings Regulatory Impact Statement Methodology – Report to the Department of Environment and Energy, 6 April 2017.*

### Non-monetised benefits

Critically, CBA does not require monetisation of all key costs and benefits. While we have aimed to value as many benefits as possible, some impacts are inherently difficult to quantify and value. This is particularly the case where impacts are not traded in markets, such as 'improved biodiversity outcomes', 'improved thermal comfort', or 'improved aesthetics'.

For impacts which do not have a robust valuation method, or do not have a clearly attributable incremental impact, they have been assessed qualitatively (**Table 4**). Qualitative assessment of impacts aligns with CBA guidance including the Victorian Department of Treasury and Finance.

To provide an indication of whether these benefits would alter the broad narrative of our results, we have included an assessment of materiality. In our discussion of the CBA results, we provide a break-even analysis to show how much unquantified benefits would need to be for scenarios to be equal to the incremental costs.

**Table 4:** Qualitative assessment

Incremental impacts	Most relevant theme	Materiality	Qualitative assessment (why we have not valued these impacts)
Ongoing cost to meet revised standards	All	Uncertain	Any change in ongoing cost will be dependent on the specific materials and products used in the Sustainability Planning Scheme Amendment option compared to the ESD policy or non-ESD policy base case. The technical ESD assessment haven't proposed specific materials in the design responses (except for recycled content concrete in the Circular Economy theme), which makes any assessment uncertain. At a high level, it is expected that some design responses would increase ongoing costs while others reduce ongoing costs and that the overall impact may not be material.
Health and wellbeing benefits from improved thermal comfort	Operational energy	Minor benefit	Increased thermal comfort can lead to a range of health and wellbeing benefits. <sup>6</sup> The impacts of increased thermal comfort would be expected to be highly context specific – both in terms of the location of the building and how the building is used (i.e. for residential typologies are residents working from home or out of the house 12 hours a day?). For scenarios where the base case has an existing ESD policy there is likely to be a small incremental impact as the base case provides a good level of thermal comfort. The incremental impact may be more for scenarios where the base case does not have an existing ESD policy.
Increased active transport / avoided costs through improved transport mode usage	Sustainable transport	Benefit with unclear materiality	CBA focuses on impacts which are attributable to the intervention. While improved bike access and storage would make active transport more appealing to building users, there are myriad factors which impact on mode choice decisions. As such, while the incremental impact is a benefit it is not possible to isolate the magnitude of this impact.
Increased uptake of EVs leading to reduced GHG	Sustainable transport	Minor impact	Similar to active transport, uptake of EVs is a complex decision with myriad factors including price of EVs, price of operating internal combustion engine vehicles and the

<sup>6</sup> For example - Ormandy, D. and Ezratty, V., *Thermal Discomfort and Health: Protecting the Susceptible from Excess Cold and Excess Heat in Housing*, 2015, <https://warwick.ac.uk/fac/sci/med/research/hscience/sssh/publications/publications14/thermal.pdf>



emissions and increased electricity use			range of EVs. As such, while the incremental impact of reducing vehicle-related emissions is a benefit it is not possible to isolate the exact magnitude of this impact.
Reduced volume of stormwater leading to reduced nitrogen and suspended solids	Integrated Water Management	No impact	The technical ESD assessment identifies that both ESD and non-ESD policy base cases include rainwater tanks for stormwater collection and meet the requirements for the quality of stormwater discharged from the site. Given this, it appears there is unlikely to be any incremental impact related to stormwater.
Health benefits from improved air quality inside buildings	Indoor Environment Quality	Benefit with unclear materiality	Increased natural ventilation should lead improved air quality which, in turn, leads to improved health outcomes. <sup>7</sup> The impacts would be highly context specific – both in terms of the location of the building and how the building is used. The incremental impact depends on the base case. For example, for RES 1 the ESD Policy base case includes 100% of apartments being naturally ventilated whereas the non-ESD Policy base case includes “some natural ventilation.” In this example, there may not be an incremental impact on air quality when compared to the ESD Policy base case but there may be some incremental impact when compared to a non-ESD policy base case.
Staff health & retention for non-residential	Indoor Environment Quality	Benefit with unclear materiality	There is some evidence that improved indoor environment quality leads to improved staff health (fewer sick days) and improved staff retention. <sup>8</sup> The magnitude of the impact will be highly context dependent, particularly with respect to the base case. For example, in Non-RES 3 the ESD Policy base case includes natural ventilation and daylight requirements have been too location specific to be assessed by the technical ESD assessment.

<sup>7</sup> For example - Al horr, Y., Arif, M., Kaushik, AK., Mazroei, A., Kafatygiotou, M. and Elsarrag, E., *Occupant productivity and office indoor environment quality : a review of the literature*, 2016, [https://usir.salford.ac.uk/id/eprint/39106/3/BAE-D-16-00533\\_final%20manuscript\[1\].pdf](https://usir.salford.ac.uk/id/eprint/39106/3/BAE-D-16-00533_final%20manuscript[1].pdf) and Fisk, W., Health and productivity gains from better indoor environment and their relationship with building energy efficiency, 2000, <https://www.annualreviews.org/doi/full/10.1146/annurev.energy.25.1.537>

<sup>8</sup> For example, REHVA, *Indoor Climate and Productivity in Offices: How to integrate productivity in life-cycle cost analysis of building services*, 2017, [https://biblioteka.ktu.edu/wp-content/uploads/sites/38/2017/06/06\\_Productivity\\_2ed\\_protected.pdf](https://biblioteka.ktu.edu/wp-content/uploads/sites/38/2017/06/06_Productivity_2ed_protected.pdf). The International WELL Building Institute cite the following source for healthy buildings lowering staff turnover and burnout - Leiter M, Maslach C. Areas of Worklife Survey. Mindgarden. <https://www.mindgarden.com/274-areas-of-worklife-survey>.



Health benefits from increased natural light	Indoor Environment Quality	Benefit with unclear materiality	There is some evidence that improved natural light in buildings cause health benefits. <sup>9</sup> However, the daylight requirements have been too location specific to be assessed by the technical ESD assessment. As such the incremental impact is unclear.
Reduced risk of heat-related diseases	Green Infrastructure	Benefit with unclear materiality	A benefit of urban greening is reduced urban heat island which can reduce the risk of heat-related diseases. <sup>10</sup> This is typically a benefit which accrues with precinct or suburb level greening, rather than for an individual building. Given that the scale of this analysis is on individual building benefits, the incremental impact may be negligible.
Improved biodiversity	Green Infrastructure	Benefit with unclear materiality	Biodiversity benefits may arise from additional green cover being used to benefit fauna and flora. The nature of this benefit is likely to be highly context specific and similar to urban greening, would more likely occur with precinct/suburb level greening rather than for an individual building. Green infrastructure may also contribute to avoided costs to the extent that some councils can avoid costs of meeting canopy cover targets.

<sup>9</sup> For example, Edwards, L. and Torcellini, P., *A Literature Review of the Effects of Natural Light on Building Occupants*, 2002, <https://www.osti.gov/servlets/purl/15000841/>

<sup>10</sup> For example, U.S. Environmental Protection Agency (EPA), *Reduce Urban Heat Island Effect*, accessed from the U.S. EPA's website on 1 November 2021, <https://www.epa.gov/green-infrastructure/reduce-urban-heat-island-effect>



## 2.5 Overarching CBA parameters and sensitivities

As previously stated, the CBA assesses impacts over time. This requires an appraisal period to be defined and the application of a discount rate (to account for the time value of money where a dollar today is worth more than a dollar in future). To enable comparison of the costs and benefits over time, as shown in **Table 5** this analysis:

- Applies a 20-year appraisal period which aligns with a likely useful life of a number of the design responses required to align with the Sustainability Planning Scheme Amendment.
- Includes a residual value to capture the benefits and costs of the assets with lives beyond the modelling period - Some interventions (such as external shading) may have an asset value of more than 20 years. Where this is the case there has been liaison with the technical ESD workstream to identify a likely useful life in order to place a residual value on these assets at the end of the appraisal period. The residual value is included in the analysis as a benefit (see **Box 3**). This is a standard approach in best practice CBAs.
- Applies a discount rate of 7% per year, consistent with the Victorian Department of Treasury and Finance.

**Table 5:** Overarching parameters for the CBA

Input	Value
Price base	2021
Appraisal start date	1 Jan 2023
Project appraisal period	20 years
Appraisal end date	1 Jan 2043
Discount rate	7% per annum

Source: Frontier Economics

As with any CBA, there are a number of uncertainties relating to the analysis. Sensitivity analysis was undertaken to analyse how the CBA results change if key parameters change. For this analysis, the following sensitivities were tested:

- Low discount rate: 4% per annum
- High discount rate: 10% discount rate
- Low benefits: -50% on all valuation factors
- High benefits: +50% on all valuation factors
- Residual value for external shading and green cover

**Box 3:** Base case costs and residual values**Base case costs**

As previously stated, CBA is incremental in that it looks at additional costs and benefits over and above a “business as usual” scenario (the base case). For example, in this analysis for the RES-1 typology both the ESD Policy and non-ESD Policy base cases include a cost for a gas-fired central hot water system while the Sustainability Planning Scheme Amendment option includes a cost for an electric central hot water system. That is to say, there are differing upfront costs associated with different design responses and the analysis captures the incremental cost. The one design response which is treated differently is EV chargers, which form part of the Sustainability Planning Scheme Amendment option. Rather than assuming no EV chargers in the ESD Policy and non-ESD Policy base cases, the CBA assumes that EV chargers are retrofitted in the base case in 2030 – a point in the future when EV take up would be expected to be higher.

**Residual values**

As stated above, the project appraisal period is 20 years. This is intended to largely align with the useful life of the design responses in the Sustainability Planning Scheme Amendment option. It is understood that some elements may have longer useful lives. These can be captured in CBA through a residual value. The Department of Treasury and Finance’s Economic Evaluation states that residual value at the end of the appraisal period should be “the lower of (a) the replacement cost or (b) the present value of the future stream of net benefits at the arbitrary earlier end of the project.” Focussing on the two key cost items in a number of scenarios (external shading and green cover), these items do not have benefits that have been valued in the CBA. Hence, following the Department of Treasury and Finance’s guidance means that the residual value of external shading and green cover should be zero. To understand how sensitive the CBA is to this approach, a sensitivity scenario has been undertaken where external shading and green cover are assumed to have a 40 year useful life which results in 50% of their upfront cost being a residual value benefit at the end of the CBA appraisal period (as with all impacts this is then subjected to discounting to reach a present value).

*Source: Frontier Economics drawing on documents including Department of Treasury and Finance (2013), Economic Evaluation for Business Cases Technical guidelines.*





## 3 Cost-Benefit Analysis Results

### 3.1 Results – central scenarios

The next step in the CBA process is to undertake an evaluation of the incremental economic, social, and environmental value of the options. The incremental future costs and benefits are discounted using a social discount rate to a 'net present value' (NPV) and and Benefit-Cost Ratios (BCRs) where:

- **NPV>0 and BCR>1** indicates that the option results in a net benefit to the community relative to the Base Case (i.e. incremental benefits of the option exceed incremental costs).
- **NPV = 0 and BCR=1** indicates that the incremental benefit of the option exactly equals its incremental costs.
- **NPV < 0 and BCR<1** indicates that the option results in a net cost to the community relative to the Base Case (i.e. incremental costs of the option exceed incremental benefits).

The high-level results of the CBA are presented in **Table 6** and **Table 7**. The overall finding from the CBA is that across the different typologies there are negative NPVs and BCRs less than one.

In interpreting these results it is important to note that we were unable to quantify a number of benefits where the magnitude of these benefits is difficult to ascertain. This is particularly the case for benefits associated with the indoor environment quality (IEQ) and green infrastructure (GI) themes. In the sections below we undertake a break-even analysis to provide some guidance on the magnitude of potential benefits from these themes to produce a BCR of 1.

When the costs and benefits from the IEQ and green infrastructure themes are removed from the CBA, the BCRs across typologies are close to or greater than 1. We show these BCRs in the bottom rows of **Table 6** and **Table 7** and throughout this results section.

The NON-RES 1 typology under the ESD base case had the most favourable result with a BCR of 0.64, or 1.41 when IEQ and GI themes are excluded. The Non-RES 2 with ESD Policy base case has the lowest BCR (0.09) while RES 1 with ESD Policy base case has the lowest NPV (-\$1.3m). For Non-RES 2 with ESD Policy base case this result is a combination of having low incremental benefits compared to the ESD Policy base case and also having high costs – with the Green Cover design response comprising \$220k or 83% of total costs in this scenario. For RES 1 with ESD Policy base case there are also high costs (with the Green Cover and external shading design responses making up \$1.4m or 61% of the cost). However, this scenario also has high benefits which total around \$1m.

Comparing the results for the same typology with an ESD Policy base case to the corresponding non-ESD Policy base case, the benefits are generally higher in the non-ESD Policy base case scenarios. This makes sense as in these scenarios the Sustainability Planning Scheme Amendment options provides a bigger increment in outcomes compared to the base case. However, this bigger increment also tends to come with a higher cost. The overall impact is the BCRs for the non-ESD Policy base case are higher than the corresponding ESD Policy base case for 5 of the 7 typologies with two base cases tested.

Sustainability Planning Scheme Amendment – Cost-Benefit Analysis

Final

**Table 6:** Cost-benefit analysis results – ESD Policy base case

Typology	RES 1	NON-RES 1	RES 2	NON-RES 2	RES 3	NON-RES 3	RES 4
<b>TOTAL BENEFITS (\$)</b>	1,077,281	294,643	23,089	22,890	36,369	30,671	170,127
<b>TOTAL COSTS (\$)</b>	2,382,798	458,493	46,929	264,994	154,698	156,212	334,398
<b>NET PRESENT VALUES (\$)</b>	-1,305,517	-163,850	- 23,840	- 242,104	- 118,329	- 125,541	- 164,271
<b>BENEFIT-COST RATIO</b>	0.45	0.64	0.49	0.09	0.24	0.20	0.51
<b>BENEFIT-COST RATIO (IEQ AND GI EXCLUDED AS BENEFITS UNQUANTIFIED)</b>	1.15	1.41	0.80	0.85	0.84	2.55	1.09

Source: Frontier Economics

Sustainability Planning Scheme Amendment – Cost-Benefit Analysis

Final

**Table 7:** Cost-benefit analysis results – Non-ESD Policy base case

Typology	RES 1	NON-RES 1	RES2	NON-RES 2	RES 3	NON-RES 3	RES 4	RES 5
<b>TOTAL BENEFITS (\$)</b>	1,182,124	470,315	32,179	65,061	41,877	52,911	142,610	7,646
<b>TOTAL COSTS (\$)</b>	2,451,244	945,133	97,072	364,096	146,298	202,220	255,213	20,086
<b>NET PRESENT VALUES (\$)</b>	-1,269,121	-474,818	-64,893	-299,035	-104,421	-149,309	-112,603	-12,440
<b>BENEFIT-COST RATIO</b>	0.48	0.50	0.33	0.18	0.29	0.26	0.56	0.38
<b>BENEFIT-COST RATIO (IEQ AND GI EXCLUDED AS BENEFITS UNQUANTIFIED)</b>	1.11	1.94	1.01	1.24	1.28	0.93	0.75	0.75

Source: Frontier Economics



**Table 8** presents a breakdown of the NPVs by theme for the best and worst performing scenarios (in terms of the benefit-cost ratio) under the central case. A complete set of NPVs by theme are presented in Appendix A.

For the best performing scenario (NON-RES 1, ESD Policy), the Operational Energy, and sustainable transport themes have positive NPVs while the remaining themes have negative NPVs. The key cost streams relate to external shading and green cover.

For the worst performing scenario (NON-RES 2, ESD Policy), Circular Economy has a positive NPV, the operational energy, Sustainable Transport and Indoor Environment Quality have a negative NPV and green infrastructure has a very negative NPV. The Green Cover cost is the driver of the very negative NPV for the green infrastructure theme. The key benefits in this scenario relate embodied carbon reduction.

**Table 8:** Breakdown of Net Present Value by theme for best and worst performing scenarios (in dollars)

Typology	Best performing	Worst performing
	NON-RES 1, ESD Policy base case	NON-RES 2, ESD Policy base case
OPERATIONAL ENERGY NPV	95,222	-314
SUSTAINABLE TRANSPORT NPV	11,936	-9,537
INTEGRATED WATER MANAGEMENT NPV	-15,000	
INDOOR ENVIRONMENT QUALITY (IEQ) NPV	-84,850	-18,800
CIRCULAR ECONOMY NPV	-6,301	5,875
GREEN INFRASTRUCTURE (GI) NPV	-164,856	-219,328

### 3.2 Sensitivity results

Sensitivity analysis looks at how results change with different key assumptions. **Table 9** and **Table 10** present the sensitivity results for the best and worst performing scenarios (from a benefit-cost ratio). A complete set of sensitivity results are presented in Appendix A.

It is no surprise to see that the sensitivities with low discount rate and higher benefits improve the results. A low discount rate means that the benefits which accrue over time are less heavily discounted in the analysis, which makes the benefits look better when compared to costs which are incurred upfront. The high benefits simply inflate the valuation factors which also make the benefits look better when compared to the costs. The opposite effect occurs in the high discount rate and lower benefits.



Notably, for both the best and worst performing scenarios, interpretation of the results does not change in the different sensitivity analyses. That is to say, both have a negative NPV and BCR less than 1 in all the sensitivities.

**Table 9:** Sensitivity results – best performing scenario (NON-RES 1, ESD Policy base case)

	4% discount rate	10% discount rate	Lower benefits - 50%	Higher benefits +50%	Residual values
<b>TOTAL BENEFITS (\$)</b>	392,144	234,160	154,362	434,925	303,425
<b>TOTAL COSTS (\$)</b>	512,383	424,191	372,029	544,956	458,493
<b>NET PRESENT VALUES (\$)</b>	- 120,238	-190,031	- 217,667	-110,032	-155,068
<b>BENEFIT-COST RATIO</b>	0.77	0.55	0.41	0.80	0.66
<b>BENEFIT-COST RATIO (IEQ &amp; GI EXCLUDED)</b>	1.49	1.34	1.26	1.47	1.41

**Table 10:** Sensitivity results – worst performing scenario (NON-RES 2, ESD Policy base case)

	4% discount rate	10% discount rate	Lower benefits - 50%	Higher benefits +50%	Residual values
<b>TOTAL BENEFITS (\$)</b>	33,205	16,932	12,165	33,616	31,994
<b>TOTAL COSTS (\$)</b>	265,036	264,967	264,929	265,059	264,994
<b>NET PRESENT VALUES (\$)</b>	-231,831	-248,035	-252,764	-231,443	-233,000
<b>BENEFIT-COST RATIO</b>	0.13	0.06	0.05	0.13	0.12
<b>BENEFIT-COST RATIO (IEQ &amp; GI EXCLUDED)</b>	1.23	0.63	0.45	1.25	0.85



### 3.3 Break-even analysis

As discussed above, reductions in urban heat leading to reduced urban-heat related disease burden is a potential benefit of the scenarios assessed as part of this CBA, and in particular for the IEQ and GI themes. Mitigating the range of damaging effects of the urban heat island effect is a rising policy and broader sustainability priority in Victoria and across Australia.

While the urban heat island effect can negatively impact a range of outcomes valued by the community, arguably the most critical of these is the impact of soaring temperatures on human health. There is now strong scientific evidence that high temperatures and heatwaves are driving substantial costs on society by causing heat-related disease and death. There are also direct financial costs to the health system associated with this impact, such as the cost of ambulance call-outs and emergency department treatments to address heat-related illness.

This suggests there may be merit in exploring the potential for alternative building standards to contribute to limiting the UHI effect by promoting or mandating the use of materials that do not add to urban heat or can reduce ambient temperatures. As discussed in Box 4, if alternative building standards can drive reductions in peak temperatures on very hot days and during heatwaves, then this temperature reduction can be linked to reductions in heat-related deaths and reductions in costs to the health system.

#### Box 4: Valuing the health benefits associated with a reduction in urban heat

- The first step is to understand the extent to which alternative building designs, materials, or other urban typology interventions can drive reductions in peak urban temperatures on hot days and during heatwaves. First it must be shown that this causal link exists, and then the magnitude of the impact must be measured.
- The second step is to understand the relationship between each degree of temperature reduction on a very hot day, the prevalence of heat-related illness and death, *and* the assumed population characteristics of the intervention area (ie. in the community where the alternative urban typologies or building standards are applied)
- If we can reasonably and robustly:
  1. assume that the urban typology intervention does drive reductions in temperature
  2. understand how much temperature reduction is likely
  3. assume that the surrounding population that experiences that temperature reduction is sufficiently large and sufficiently similar to the general population, then,
 

we can link urban temperature reduction to reductions in heat-related illness and heat-related death, and then can place a monetary value on the avoided deaths and on the avoided costs to the health system.

*Source: Frontier Economics*

#### 3.3.1 Findings of our break-even analysis

Given the availability of information, our analysis:



- assumes interventions are capable of driving down peak ambient temperature on very hot days and during heatwaves to a sufficient extent such that interventions can be causally linked to avoided heat-related deaths
- only considers scenarios that are likely to affect the population most vulnerable to heat-related illness and death – the elderly and the young
- is based on larger scale residential scenarios only
- assumes that, if scaled, the local population has the same age and disease burden characteristics as the general population
- accounts for uncertainty of scenario design and typology impact – including a 50% additional buffer around scenario costs to ensure potentially additional costs of urban cooling are not excluded
- calculates the total value of additional urban cooling benefits, including the avoided social cost of death and the avoided financial cost to the health system associated with ambulance call-outs and emergency department treatments, required to achieve a BCR of 1 or NPV of zero for each scenario. This assumes all impacts are incremental to the base case

As shown in **Table 13**, the break-even analysis indicates that changes under the IEQ and GI themes could deliver value to the community (i.e. incremental benefits outweigh incremental costs), if the investments assessed reduced the rate of urban-heat related deaths by between 0.07 and 1.5 people over the modelling period (depending on the scenario assessed).

**Table 11:** Results of breakeven analysis: Indicative incremental avoided deaths notionally required to reach a scenario BCR of 1

Scenario	Additional avoided deaths required over 20 year modelling period to achieve BCR of 1 <sup>11</sup>	Monetised benefit <sup>12</sup>
<b>RES 1 - Inner Urban ESD Policy</b>	0.78 – 1.5	\$1,305,517 - \$2,496,916
<b>RES 1 - Suburban Non-ESD Policy</b>	0.76 – 1.5	\$1,269,121 - \$2,494,743
<b>RES 4 - Suburban ESD Policy</b>	0.10 – 0.2	\$164,271 – \$331,471
<b>RES 4 - Suburban Non-ESD Policy</b>	0.07 – 0.14	\$112,603 - \$240,210

Source: Frontier Economics.

<sup>11</sup> Figures assume each avoided death is incremental to the base case and that the profile of avoided deaths is constant over the 20 year modelling period

<sup>12</sup> In \$2020-21, discounted at 7%



**However, it should be noted that this analysis does not purport to identify whether the scenarios assessed are likely to reduce the burden of urban heat related diseases to this extent.**

As discussed above, whether this outcome is achievable (i.e. whether the option could deliver value) will depend on a range of site-specific characteristics, such as the scale of the investment, the affected population – in some cases options may deliver a significant enough reduction in urban heat to deliver the required reduction in disease burden (and thus deliver benefit to the community), in others they may not.

While further site-specific analysis is required to identify whether these projects can deliver significant urban-heat related benefits to the community, given our experience applying this framework to projects elsewhere, we note that:

- These benefits are most likely to be realised in areas that already suffer from high temperatures – the UHI and the potential impact of alternative building materials or additional tree canopy for urban cooling is highly site specific and sensitive to microclimate, prevailing wind patterns, and a large range of other factors.
- The analysis draws on previous studies that considered the combination of changes to urban building materials *in combination with* very large-scale planting of broad-leaf urban canopy to drive reductions in temperature, rather than just the impact of alternative urban typologies alone.
- Benefits will only be realised at scale, for a number of key reasons:
  - Only very large developments are likely to be able to influence the ambient temperature – this cannot robustly be a consistent, ongoing impact attributed to a single (even large building). Sophisticated modelling can determine the extent to which quite a large development can reliably lower the peak temperature.
  - Benefits analysed rely on the statistical comparability of the local population assumed to benefit from (i.e. live amongst) the alternative urban typologies/building standards and the general population both in terms of the age distribution and the burden of disease. The benefits therefore can only be considered achievable at the scale of an entire community and not any individual building or cluster of buildings.





## 4 Conclusion

### 4.1 Summary of key results

A key finding of this CBA for the Sustainability Planning Scheme Amendment is that the quantified costs exceeded the quantified benefits across each typology.

Importantly, the identified value of these options does not consider the broad range of unmonetised social and environmental impacts. Our breakeven analysis indicates that these projects may deliver value to the community (i.e. incremental benefits outweigh incremental costs) where sufficient scale is achieved.

### 4.2 Lessons and potential next steps

The key lessons from this project are:

- Overall, the size of benefits (especially those related to reducing disease burden) are likely to be more achievable for larger projects (i.e. scale matters). While a 1.5 person reduction in disease burden per building may appear like a small change, in practice, given overall disease burden, achieving this reduction on a building by building approach may be difficult.
- The size of the benefit in practice will be dependent on a range of site-specific characteristics, including population affected, urban temperature, whether there is pre-existing infrastructure (for example bicycle paths).
- Dollar benefits are likely to be higher when a larger population is involved. The primary driver of the difference between the case study results is the number of people that they affect.
- In considering which types of impacts to quantify, more effort should be expended on those impacts which are likely to be more significant given the circumstances of each case (e.g. urban heat effects in hot regions) and for which there is a sound evidence base.

Importantly, this analysis has been undertaken for a range of indicative projects, rather than for individual projects with site-specific characteristics. In practice, the value of these options is likely to vary significantly depending on the specific intervention and its location. As such there is likely to be value in undertaking further, place-based analysis to identify the value of individual projects. In considering the development of individual projects, key lessons from this project would suggest there is benefit in:

- Undertaking further research on the site-specific value of benefits. This could include site-specific analysis of the change in outcomes or a site-specific study of the community's willingness to pay for improvements in environmental and social outcomes (for example, the willingness to pay for improved biodiversity).
- Broadening the scale of the project - i.e rather than undertake an assessment of a development by development basis, broaden the assessment to development-wide or precinct-wide if possible.
- Focusing on areas where projects can make a large difference, for example, those where:
  - Urban heat is a large problem, so reductions in urban heat are likely to have a comparatively larger impact



- There is a large number vulnerable population (e.g. urban heat diseases impact the elderly and very young, and so reductions in urban heat diseases are most beneficial in areas with vulnerable populations)
- There are constraints in the supply of services, such as energy, water and waste (e.g. there isn't space for the next landfill, so deferring the need for the next landfill site is likely to be more beneficial, than in an area where there is significant space for landfill)
- Identifying the distribution of costs and benefits, to aid in the funding of these investments. It is important to recognise that quantification of benefits does not equate to funding for those investments. While broader benefits may present opportunities to generate additional funding, such projects will not be dependent on securing such funding.



## A Detailed results



## Net Present Value by theme

**Table 12:** Breakdown of Net Present Value by theme – ESD Policy base case (in dollars)

Typology	Note	RES 1	NON-RES 1	RES2	NON-RES 2	RES 3	NON-RES 3	RES 4
<b>OPERATIONAL ENERGY NPV</b>		88,506	95,222	-9,548	-314	-16,026	9,809	23,187
<b>SUSTAINABLE TRANSPORT NPV</b>		-37,841	11,936	1,149	-9,537	-1,230	4,265	6,060
<b>INTEGRATED WATER MANAGEMENT NPV</b>		-44,799	-15,000			734	1,405	1,359
<b>INDOOR ENVIRONMENT QUALITY NPV</b>	(No benefits quantified)	-929,187	-84,850	-17,904	-18,800	-1,910	-10,360	2,926
<b>CIRCULAR ECONOMY NPV</b>		133,325	-6,301	2,463	5,875	9,662	3,159	-17,283
<b>GREEN INFRASTRUCTURE NPV</b>	(No benefits quantified)	-515,520	-164,856		-219,328	-109,560	-133,820	-180,520

Sustainability Planning Scheme Amendment – Cost-Benefit Analysis

Final

**Table 13:** Breakdown of Net Present Value by theme – Non-ESD Policy base case (in dollars)

Typology	Note	RES 1	NON-RES 1	RES2	NON-RES 2	RES 3	NON-RES 3	RES 4	RES 5
<b>OPERATIONAL ENERGY NPV</b>		109,704	118,864	-9,141	-5,004	-2,605	9,043	-8,508	-6,462
<b>SUSTAINABLE TRANSPORT NPV</b>		-265,744	5,160	-1,466	-5,614	-976	-6,213	13,492	8
<b>INTEGRATED WATER MANAGEMENT NPV</b>		-53,220	20,260	3,357	-5,499	2,967	-19,023	156	
<b>INDOOR ENVIRONMENT QUALITY NPV</b>	(No benefits quantified)	-929,187	-292,200	-19,808	-18,800	-1,910	-26,560	-24,674	-9,921
<b>CIRCULAR ECONOMY NPV</b>		323,887	83,954	7,565	28,810	9,662	12,504	-51,030	3,935
<b>GREEN INFRASTRUCTURE NPV</b>	(No benefits quantified)	-454,560	-410,856	-45,400	-292,928	-111,560	-119,060	-42,040	0

Sustainability Planning Scheme Amendment – Cost-Benefit Analysis

Final



## Sensitivity analysis

**Table 14:** Cost-benefit results for low discount rate sensitivities – ESD Policy base case (in dollars)

Typology	RES 1	NON-RES 1	RES2	NON-RES 2	RES 3	NON-RES 3	RES 4
<b>TOTAL BENEFITS</b>	1,587,383	392,144	33,551	33,205	45,447	41,334	235,152
<b>TOTAL COSTS</b>	2,502,678	512,383	46,929	265,036	154,698	159,192	355,324
<b>NET PRESENT VALUES</b>	-915,295	-120,238	-13,378	-231,831	-109,251	-117,857	-120,172
<b>BENEFIT-COST RATIO</b>	0.63	0.77	0.71	0.13	0.29	0.26	0.66
<b>BENEFIT-COST RATIO (IEQ &amp; GI EXCLUDED)</b>	1.50	1.49	1.16	1.23	1.05	2.75	1.33

Sustainability Planning Scheme Amendment – Cost-Benefit Analysis

Final

**Table 15:** Cost-benefit results for low discount rate sensitivities – Non-ESD Policy base case (in dollars)

Typology	RES 1	NON-RES 1	RES2	NON-RES 2	RES 3	NON-RES 3	RES 4	RES 5
<b>TOTAL BENEFITS</b>	1,644,524	590,136	40,311	65,074	53,658	65,723	192,559	7,495
<b>TOTAL COSTS</b>	2,562,107	1,008,945	97,072	364,681	146,298	217,668	289,622	20,086
<b>NET PRESENT VALUES</b>	-917,583	-418,809	-56,761	-299,607	-92,640	-151,945	-97,062	-12,591
<b>BENEFIT-COST RATIO</b>	0.64	0.58	0.42	0.18	0.37	0.30	0.66	0.37
<b>BENEFIT-COST RATIO (IEQ &amp; GI EXCLUDED)</b>	1.40	1.93	1.27	1.23	1.63	0.91	0.86	0.74

Sustainability Planning Scheme Amendment – Cost-Benefit Analysis

Final

**Table 16:** Cost-benefit results for high discount rate sensitivities – ESD Policy base case (in dollars)

Typology	RES 1	NON-RES 1	RES2	NON-RES 2	RES 3	NON-RES 3	RES 4
<b>TOTAL BENEFITS</b>	780,960	234,160	17,056	16,932	26,356	24,288	131,398
<b>TOTAL COSTS</b>	2,310,152	424,191	46,929	264,967	154,698	154,315	321,196
<b>NET PRESENT VALUES</b>	- 1,529,192	-190,031	-29,873	-248,035	-128,342	-130,027	-189,798
<b>BENEFIT-COST RATIO</b>	0.34	0.55	0.36	0.06	0.17	0.16	0.41
<b>BENEFIT-COST RATIO (IEQ &amp; GI EXCLUDED)</b>	0.9	1.34	0.59	0.63	0.61	2.4	0.91



Sustainability Planning Scheme Amendment – Cost-Benefit Analysis

Final

**Table 17:** Cost-benefit results for high discount rate sensitivities – Non-ESD Policy base case (in dollars)

Typology	RES 1	NON-RES 1	RES2	NON-RES 2	RES 3	NON-RES 3	RES 4	RES 5
<b>TOTAL BENEFITS</b>	914,800	354,087	23,424	44,082	30,347	37,993	112,154	5,354
<b>TOTAL COSTS</b>	2,383,835	905,070	97,072	363,767	146,298	193,259	234,182	20,086
<b>NET PRESENT VALUES</b>	-1,469,035	-550,983	-73,647	-319,685	-115,951	-155,266	-122,029	-14,732
<b>BENEFIT-COST RATIO</b>	0.38	0.39	0.24	0.12	0.21	0.20	0.48	0.27
<b>BENEFIT-COST RATIO (IEQ &amp; GI EXCLUDED)</b>	0.91	1.75	0.74	0.85	0.92	0.8	0.66	0.53

Sustainability Planning Scheme Amendment – Cost-Benefit Analysis

Final

**Table 18:** Cost-benefit results for high benefits – ESD Policy base case (in dollars)

Typology	RES 1	NON-RES 1	RES2	NON-RES 2	RES 3	NON-RES 3	RES 4
<b>TOTAL BENEFITS</b>	1,375,906	434,925	31,273	33,616	46,769	43,004	238,823
<b>TOTAL COSTS</b>	2,543,875	544,956	46,929	265,059	154,698	161,359	365,972
<b>NET PRESENT VALUES</b>	-1,167,969	-110,032	-15,656	-231,443	-107,929	-118,355	-127,149
<b>BENEFIT-COST RATIO</b>	0.54	0.80	0.67	0.13	0.30	0.27	0.65
<b>BENEFIT-COST RATIO (IEQ &amp; GI EXCLUDED)</b>	1.25	1.47	1.08	1.25	1.08	2.5	1.27

Sustainability Planning Scheme Amendment – Cost-Benefit Analysis

Final

**Table 19:** Cost-benefit results for high benefits – Non-ESD Policy base case (in dollars)

Typology	RES 1	NON-RES 1	RES2	NON-RES 2	RES 3	NON-RES 3	RES 4	RES 5
<b>TOTAL BENEFITS</b>	1,566,286	647,680	42,256	74,303	54,102	64,862	193,831	8,374
<b>TOTAL COSTS</b>	2,601,722	1,040,108	97,072	364,715	146,298	220,328	302,634	20,086
<b>NET PRESENT VALUES</b>	-1,035,436	-392,427	-54,816	-290,412	-92,196	-155,466	-108,803	-11,712
<b>BENEFIT-COST RATIO</b>	0.60	0.62	0.44	0.20	0.37	0.29	0.64	0.42
<b>BENEFIT-COST RATIO (IEQ &amp; GI EXCLUDED)</b>	1.29	1.92	1.33	1.4	1.65	0.87	0.82	0.82

Sustainability Planning Scheme Amendment – Cost-Benefit Analysis

Final

**Table 20:** Cost-benefit results for low benefits – ESD Policy base case (in dollars)

Typology	RES 1	NON-RES 1	RES2	NON-RES 2	RES 3	NON-RES 3	RES 4
<b>TOTAL BENEFITS</b>	778,655	154,362	14,904	12,165	19,823	18,337	101,431
<b>TOTAL COSTS</b>	2,221,721	372,029	46,929	264,929	154,698	151,065	302,825
<b>NET PRESENT VALUES</b>	-1,443,065	-217,667	-32,025	-252,764	-134,875	-132,728	-201,394
<b>BENEFIT-COST RATIO</b>	0.35	0.41	0.32	0.05	0.13	0.12	0.33
<b>BENEFIT-COST RATIO (IEQ &amp; GI EXCLUDED)</b>	1.0	1.26	0.51	0.45	0.46	2.66	0.8

Sustainability Planning Scheme Amendment – Cost-Benefit Analysis

Final

**Table 21:** Cost-benefit results for low benefits – Non-ESD Policy base case (in dollars)

Typology	RES 1	NON-RES 1	RES2	NON-RES 2	RES 3	NON-RES 3	RES 4	RES 5
<b>TOTAL BENEFITS</b>	797,962	237,222	16,822	29,363	23,506	31,425	91,388	3,884
<b>TOTAL COSTS</b>	2,300,767	850,158	97,072	363,477	146,298	184,113	207,792	20,086
<b>NET PRESENT VALUES</b>	-1,502,805	-612,936	-80,250	-334,114	-122,792	-152,688	-116,403	-16,202
<b>BENEFIT-COST RATIO</b>	0.35	0.28	0.17	0.08	0.16	0.17	0.44	0.19
<b>BENEFIT-COST RATIO (IEQ &amp; GI EXCLUDED)</b>	0.87	1.61	0.53	0.57	0.72	0.82	0.64	0.38

Sustainability Planning Scheme Amendment – Cost-Benefit Analysis

Final

**Table 22:** Cost-benefit results for residual values – ESD Policy base case (in dollars)

Typology	RES 1	NON-RES 1	RES2	NON-RES 2	RES 3	NON-RES 3	RES 4
<b>TOTAL BENEFITS</b>	1,132,234	303,425	23,705	31,994	37,484	35,523	177,028
<b>TOTAL COSTS</b>	2,382,798	458,493	46,929	264,994	154,698	156,212	334,398
<b>NET PRESENT VALUES</b>	-1,250,563	-155,068	-23,224	-233,000	-117,214	-120,689	-157,370
<b>BENEFIT-COST RATIO</b>	0.48	0.66	0.51	0.12	0.24	0.23	0.53
<b>BENEFIT-COST RATIO (IEQ &amp; GI EXCLUDED)</b>	1.15	1.41	0.8	0.85	0.77	2.55	1.09

Sustainability Planning Scheme Amendment – Cost-Benefit Analysis

Final

**Table 23:** Cost-benefit results for residual values – Non-ESD Policy base case (in dollars)

Typology	RES 1	NON-RES 1	RES2	NON-RES 2	RES 3	NON-RES 3	RES 4
<b>TOTAL BENEFITS</b>	1,234,747	468,564	31,890	63,750	43,069	53,051	145,272
<b>TOTAL COSTS</b>	2,451,244	945,133	97,072	364,096	146,298	202,220	255,213
<b>NET PRESENT VALUES</b>	-1,216,497	-476,569	-65,182	-300,346	-103,229	-149,170	-109,941
<b>BENEFIT-COST RATIO</b>	0.50	0.50	0.33	0.18	0.29	0.26	0.57
<b>BENEFIT-COST RATIO (IEQ &amp; GI EXCLUDED)</b>	1.11	1.83	0.93	0.99	1.18	0.85	0.75



## B More information on benefit valuation

This appendix provides further information on our approach to valuing benefits in the CBA.

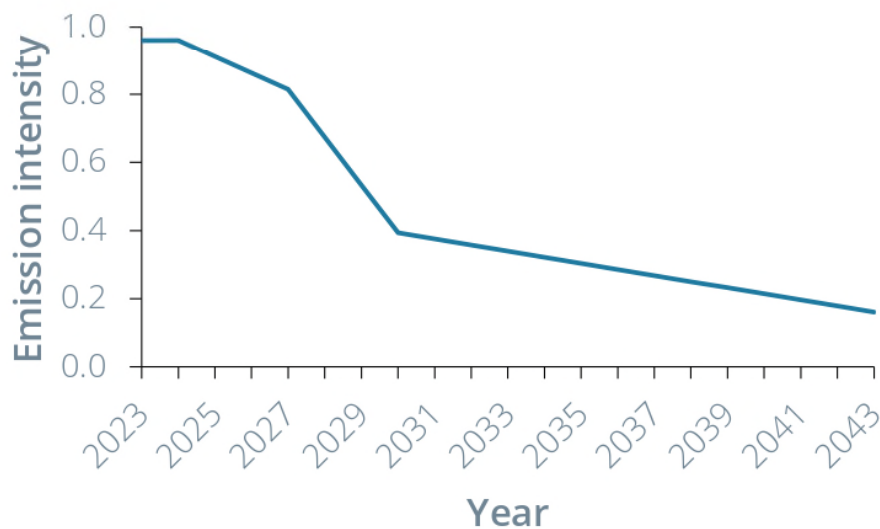
### Avoided GHG emissions

#### Forecast emission intensity

As discussed in section 2.4, to estimate the value of avoided GHG emissions we have applied a forecast of the emission intensity of the Victorian electricity grid. The emission intensity of the grid is expected to fall over time as more renewable energy enters the market.

We have derived our forecasts from the Victorian Government's Victorian Energy Upgrades (VEU) program.<sup>13</sup> The VEU published forecast 10-year average emission intensity estimates. For example, the 10-year average emission intensity estimate for 2025 is 0.393 tonnes CO<sub>2</sub>-e/MWh. We have assumed this represents a reasonable point estimate for 2030. From 2030, we have assumed emission intensity tends towards zero in 2050 in line with the net zero commitment. Our forecast emission intensity is summarised in **Figure 5** below.

**Figure 5:** Forecast emission intensity (tCO<sub>2</sub>-e/MWh)



Source: Frontier Economics, based on Victorian Government commitments.

<sup>13</sup> See, <https://engage.vic.gov.au/victorian-energy-upgrades/targets>, accessed 29 October 2021.





## Reduction in energy use

In valuing reduced energy consumption, it is sometimes considered that the value should be based on the reduction in retail electricity bills experienced by customers as a result of reduced consumption. However, this conflates economic benefits with distributional impacts. For instance, because many retail costs of energy are fixed (i.e. don't vary with the volume of energy consumed), reducing these costs for some customers results in them being redistributed to other customers.

Our approach to valuing benefits from reduced energy use is based on the estimated resource cost savings for society. These include:

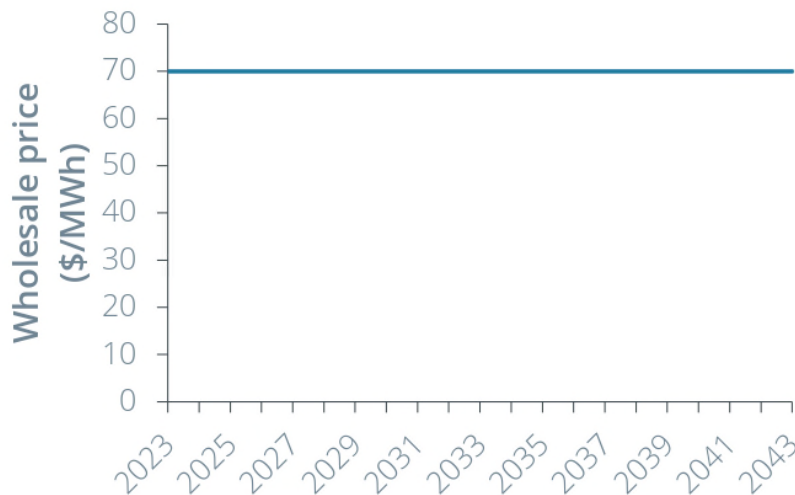
- variable costs avoided (estimated through wholesale market prices) and
- reduced capacity needed in the long run for electricity and gas network infrastructure.

Our approach is in line with guidance provided to the Australian Government for residential energy efficiency regulatory impact studies.<sup>14</sup>

## Wholesale market prices

We have projected the wholesale electricity price will remain stable at \$70/MWh (\$0.07/kWh) as summarised **Figure 6**.

**Figure 6:** Wholesale electricity price projection (\$/MWh)



Source: Frontier Economics

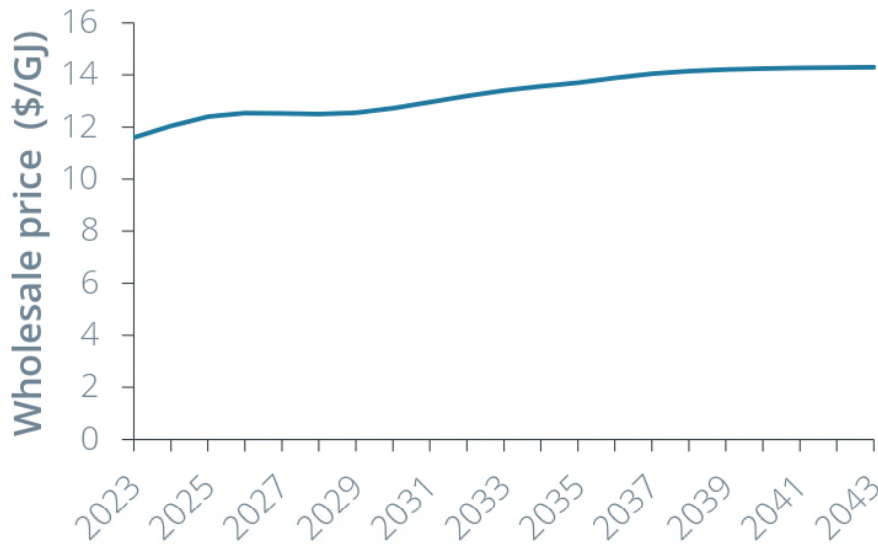
Our forecast wholesale gas price is shown in **Figure 7** below. Our forecast derives from the Australian Energy Market Operators (AEMO's) 2022 Integrated System Plan (ISP). The ISP includes

<sup>14</sup> Houston Kemp, *Residential Buildings Regulatory Impact Statement Methodology – Report to the Department of Environment and Energy*, 6 April 2017, pp13-14.



a modelling assumptions workbook with generator fuel prices. We have applied prices for new combined cycle gas turbine (CCGT) generation in Victoria, as individual generator prices may reflect some view on their legacy contracts. We consider that CCGT is closer to the system profile for gas demand, compared to open cycle gas turbine (OCGT).

**Figure 7:** Wholesale gas price projections (\$/GJ)



Source: AEMO, 2022 Integrated System Plan – Modelling assumptions workbook

### Network costs

A reduction in energy use means that over the longer run investment in new generation capacity may be deferred or avoided. The change in costs as a consequence of small changes in electricity or gas consumption are known as the long run marginal costs (LRMC). LRMC is a forward-looking concept and amounts to a measure of the additional cost incurred as a result of a relatively small increase in output, assuming all factors of production are able to be varied.

Estimates of LRMC are available for electricity network businesses in Victoria as part of their Tariff Structure Statements.<sup>15</sup> We converted residential LRMC (\$/kilowatt/pa) into a single rate LRMC by dividing by the number of hours in a year. This produced an estimate of around \$0.01/kWh.

For deferred gas network costs, we have adopted an estimate of \$4.50/GJ based on a recent Consultation RIS undertaken by ACIL Allen. This estimate is based on forecast capital expenditure on augmentations in the most recent revenue determinations for each gas distributor and the forecast growth in demand from new connections.

<sup>15</sup> For example, see [https://jemena.com.au/documents/electricity/2021-2026\\_tariff-structure-statement.aspx](https://jemena.com.au/documents/electricity/2021-2026_tariff-structure-statement.aspx)



## Avoided health costs of electricity generation

Electricity generation produces air pollution containing particulate matter, nitrogen oxides, sulphur dioxide, as well as other emissions. These can cause health problems such as respiratory illness and can also affect local economies.

We estimated the health benefits of reduced coal and gas-fired electricity using the studies referred to by ACIL Allen in the Consultation RIS for the National Construction Code 2022<sup>16</sup>. This resulted in avoided health damage costs of:

- \$2.58/MWh for coal-fired generation
- \$0.93/MWh for gas generation

We applied a weighted average of these values reflecting the share of coal (67.7%) and gas fired (4.5%) electricity generation in Victoria in 2020 (\$1.78/MWh), declining over time as the rate as emission intensity discussed above.

## Reduction in potable water use

We have valued reductions in potable water use brought about by elevated ESD standards based on LRMC. LRMC represents the cost of changing the capacity of a water supply system by building a permanent new supply source (such as a dam or a desalination plant). Water utilities use LRMC to decide if a water conservation activity is cheaper or more expensive than the cost of building a permanent augmentation to the water supply system. The LRMC applied in our analysis (\$2,450/ML) is based on advice from Melbourne Water.

## Avoided landfill / increased recycling

Estimates of reduced construction and demolition waste to landfill (tonnes) were multiplied by the full economic cost of landfill. To estimate the economic cost of landfill we:

- Reviewed published landfill gate fees for commercial and industrial waste and determined an indicative fee of \$250/tonne (we placed more weight on metro rates given this is where most volume would be generated)
- Subtracted the current waste levy for industrial waste (\$100/tonne) – average of metro and rural representing a financial transfer
- Added an estimate of externality costs of landfill representing visual disamenity (\$1/tonne)<sup>17</sup>
- Subtracted an estimated recovery and processing cost for mixed concrete \$43/tonne (including transport)<sup>18</sup>

<sup>16</sup> ACIL Allen, National Construction Code 2022 Consultation Regulation Impact Statement for a proposal to increase residential building energy efficiency requirements, 20 September 2021, pp 90-21 [https://acilallen.com.au/uploads/projects/377/ACILAllen\\_RISProposedNCC2022\\_2021.pdf](https://acilallen.com.au/uploads/projects/377/ACILAllen_RISProposedNCC2022_2021.pdf)

<sup>17</sup> This estimate derives from the BDA Group, The full cost of landfill disposal in Australia, July 2009, see: <https://www.awe.gov.au/sites/default/files/documents/landfill-cost.pdf>

<sup>18</sup> The estimate derives from Synergies Economic Consulting, Cost-benefit analysis of the implementation of landfill disposal bans in Queensland, November 2014, pp 27-29 <https://www.synergies.com.au/wp-content/uploads/2019/09/cost-benefit-analysis-landfill-disposal-bans.pdf>



- Added an estimated value of recovered materials for mixed concrete of \$18/tonne)<sup>19</sup>

This approach provides an estimate of the avoided cost of landfill and value of recovered materials of \$125/tonne.

---

<sup>19</sup> Ibid



## C Literature review

**Table 24:** Literature review

Source	Topic	Key findings	Location
<b>JONES, R. N., SYMONS, J. AND YOUNG, C. K. (2015) ASSESSING THE ECONOMIC VALUE OF GREEN INFRASTRUCTURE: GREEN PAPER. CLIMATE CHANGE WORKING PAPER NO. 24. VICTORIA INSTITUTE OF STRATEGIC ECONOMIC STUDIES, VICTORIA UNIVERSITY, MELBOURNE</b>	Defining Green Infrastructure	Definitions of Green Infrastructure encompasses "blue" infrastructure, some definitions are linked to the functions of the Green infrastructure.	Australia, Victoria
	Value of Green Infrastructure	Non-use values are intangible values that have strong ethical component. They are important because once Green Infrastructure is removed, it is very hard to replace. Social benefits cover physical benefits (e.g. green infrastructure has been found to increase opportunities for recreation), social (e.g. green infrastructure has been found to reduce crime rates and improves patient recovery) and psychological and community-related benefits (e.g. green infrastructure has been found to enhance comfort).	Australia, Victoria
	Economic monetisation: Overview of methods	Some of the largest criticisms of individuals' willingness to pay approaches have come from behavioural economics. When asking what people would pay to gain, or not to lose or to gain a particular thing, Kahneman and Tversky, 1979, found that people valued the loss of something about twice as much as they valued obtaining the same thing. This was developed into prospect theory which states that people make decisions based on the potential value of losses and gains rather than the final outcome, and that people evaluate these losses and gains using certain heuristics, or rules of thumb.	Australia, Victoria



**SYMONS, J., JONES, R.N.,  
YOUNG, C.K. AND  
RASMUSSEN, B. (2015)  
ASSESSING THE  
ECONOMIC VALUE OF  
GREEN INFRASTRUCTURE:  
LITERATURE REVIEW.  
CLIMATE CHANGE  
WORKING PAPER NO 23.  
VICTORIA INSTITUTE OF  
STRATEGIC ECONOMIC  
STUDIES, VICTORIA  
UNIVERSITY, MELBOURNE**

Economic monetisation: Applying these methods	Existing studies can be used (transferred) to estimate the economic value of changes stemming from other programmes or policies. In conducting an economic valuation with a benefits transfer, it is important to find the most appropriate studies to use in the benefits transfer exercise. However, the technique can also misjudge values by a factor of over 100% if not carried out with care (Rosenberger and Stanley, 2006).	Australia, Victoria
Defining Green Infrastructure	There is no generally agreed definitions for Green Infrastructure. Some definitions are geared towards functionality of the Green Infrastructure and can be detailed to varying extents.	Australia, Victoria
Value of Green Infrastructure	Identifies human well-being benefits as those arising from better access to green spaces increasing physical activity levels, increase in transport walking due land-use mix, better mental health due to regular contact with nature, etc.  Environmental benefits include reductions in the urban heat island effect, carbon sequestration/storage and avoided emissions, air quality improvement, water cycle modification, flow control and flood reduction and water quality improvement and protection of Biodiversity (species diversity and population viability; habitat and corridors).	Australia, Victoria
Economic monetisation: Applying these methods	A more sophisticated approach called the transfer function approach where the results from one study are adapted and modified to make it more suitable to another situation – for example making adjustments for location or socio-economic factors. However, the validity of the benefit transfer approach depends upon the rigour of the original study upon which it is based (ECOTEC, 2008) and the suitability of the target area for the transfer.	Australia, Victoria



<p><b>BADIU, D., ET AL. (2019). "DISENTANGLING THE CONNECTIONS: A NETWORK ANALYSIS OF APPROACHES TO URBAN GREEN INFRASTRUCTURE"</b></p>	<p>Defining Green Infrastructure</p>	<p>Green Infrastructure definitions evolved over time from the concept of green spaces meant especially to improve the aesthetics of cities, before being associated with health and environmental benefits with the capacity to be connected and to provide several functions. Now, Green Infrastructure is part of larger concepts, such as ecosystem services and is a key element for providing a more healthier environment, for tackling challenges such as climate change, air pollution, water management and social injustice. The concepts associated with Green Infrastructure are determined by their relationship with society.</p>	<p>Global</p>
<p><b>WORLD HEALTH ORGANISATION (2016). "URBAN GREEN SPACES AND HEALTH: A REVIEW OF EVIDENCE"</b></p>	<p>Defining Green Infrastructure</p>	<p>There is no universally accepted definition of urban green space, with regard to its health and well-being impacts. Urban green spaces may include places with 'natural surfaces' or 'natural settings', but may also include specific types of urban greenery, such as street trees, and may also include 'blue space' which represents water elements ranging from ponds to coastal zones.</p>	<p>Global</p>
	<p>Value of Green Infrastructure</p>	<p>Green infrastructure can be associated with exposure to air pollutants, risk of allergies and asthma, exposure to pesticides and herbicides, exposure to disease vectors and zoonotic infections, accidental injuries, excessive exposure to UV radiation, vulnerability to crime. However, these detrimental effects are associated with poor maintenance of Green Infrastructure, and thus, can be reduced or prevented through proper planning, organisation and maintenance.</p>	<p>Global</p>
<p><b>TRANSPORT FOR NEW SOUTH WALES (TFNSW). "COST BENEFIT ANALYSIS GUIDE", (2019)</b></p>	<p>Benefit valuation: Valuation is more than monetisation of outcomes</p>	<p>Provides guidance on measuring benefits relating to active transport and environmental externalities.  TfNSW publishes a set of economic parameters which reveals the estimated value of walking and cycling (in \$/km) relating to various factors from accident cost to air pollution.</p>	<p>Australia, NSW</p>





<b>NSW HEALTH. “GUIDE TO COST BENEFIT ANALYSIS OF HEALTH CAPITAL PROJECTS”, (2018)</b>	Benefit valuation: Valuation is more than monetisation of outcomes	Prescribes guidance on measuring health benefits by service stream/scope and improvements in health outcomes, such as the use of the concept known as the disability-adjusted life year (DALY) to quantify health impact, as well as the valuing of health impact via reduced mortality or reduced morbidity.	Australia, NSW
<b>NSW TREASURY. “GUIDE TO COST BENEFIT ANALYSIS”, (2017)</b>	Benefit valuation: Valuation is more than monetisation of outcomes	Sector-specific guidance on cost benefit analysis exists for coastal management, energy efficiency and mining and coal seam gas proposals.	Australia, NSW
<b>UNITED STATES ENVIRONMENTAL PROTECTION AGENCY ENVIROATLAS 18; URBAN ATLAS IN THE EUROPEAN UNION, 2011</b>	Defining Green Infrastructure	A narrower approach defines Green Infrastructure as “all vegetated land, including agriculture, lawns, forests, wetlands, and gardens. Barren land and impervious surfaces such as concrete and asphalt are excluded.” This is similar to “public green areas used predominantly for recreation such as gardens, zoos, parks, and suburban natural areas and forests, or green areas bordered by urban areas that are managed or used for recreational purposes”	USA
<b>GHOFRANI ET AL., “A COMPREHENSIVE REVIEW OF BLUE-GREEN INFRASTRUCTURE CONCEPTS”, (2017); HAMMER ET AL., “CITIES AND GREEN. GROWTH: A CONCEPTUAL FRAMEWORK”, (2011)</b>	Defining Green Infrastructure	Many sources consider Green Infrastructure in conjunction with Blue Infrastructure as an interconnected network of natural and designed landscapes. This includes waterways, wetlands, wildlife habitats greenways, parks, working farms, forests, which provide multiple functions. This definition is also extended in cases to include cemeteries, squares and plazas, and pathways and greenways.	Australia



<b>VICTORIA STATE GOVERNMENT. “A FRAMEWORK FOR PLACE-BASED APPROACHES”, (2020)</b>	Economic monetisation methods: Economic monetisation	The idea of a place-based understanding or approach is one that targets the specific circumstances of a place and engage local people as active participants in development and implementation, requiring government to share decision-making. Place-based approaches can complement the bigger picture of services and infrastructure. They engage with issues and opportunities that are driven by complex, intersecting local factors and require a cross-sectoral or long-term response.	Australia, Victoria
<b>INFRASTRUCTURE AUSTRALIA. “PLANNING LIVEABLE CITIES”, (2018)</b>	Economic monetisation methods: Economic monetisation	Cities require a greater focus on the holistic needs of communities and places, rather than on the services provided by individual sectors. This is particularly true in precincts where growth is occurring rapidly. Governments should therefore develop ‘place-based’ planning frameworks to ensure that the full range of infrastructure communities require, across sectors, is considered when planning for growth.	Australia
<b>LOOMIS, J., (2011) “WHAT’S TO KNOW ABOUT HYPOTHETICAL BIAS IN STATED PREFERENCE VALUATION STUDIES?” JOURNAL OF ECONOMIC SURVEYS, 25, 363-370</b>	Economic monetisation: Overview of methods	Stated and revealed preferences methods may work in market-like situations, but they cannot readily be extended to public goods, where the gain/loss bias increases up to 3:1.	General



**GSOTTBAUER AND VAN DEN BERGH, "ENVIRONMENTAL POLICY THEORY GIVEN BOUNDED RATIONALITY AND OTHER-REGARDING PREFERENCES", (2011)**

Economic monetisation: Overview of methods

Provides a useful and comprehensive survey of behavioural economics and environmental regulation summarising many of these issues. One study that asked people for their willingness to pay for services in urban green spaces and also asked for their perceived gains in wellbeing found that the results were mutually consistent (Dallimer et al., 2014), suggesting that such methods can be reliable when assessing personal benefit.

General

**GILES-CORTI, B., ET AL. (2005). "INCREASING WALKING: HOW IMPORTANT IS DISTANCE TO, ATTRACTIVENESS, AND SIZE OF PUBLIC OPEN SPACE?" AMERICAN JOURNAL OF PREVENTIVE MEDICINE 28(2): 169-176.**

Improved natural environments and active recreation

Found that access to proximate and large public open space with attractive attributes such as trees, water features and bird life is associated with higher levels of walking.  
 Individuals with 'very good access' to public open space were 2.05 times as likely to use than those with very poor access.  
 Those who used POS were 2.66x as likely to achieve recommended levels of physical activity (30min for 5 days).  
 While accessibility was not significantly associated with achieving overall sufficient levels of activity, those with very good access to attractive and large public open space were 1.24-1.5 times more likely to achieve high levels of walking.

Australia, WA, Perth



**BALL, K., ET AL. (2001).  
"PERCEIVED ENVIRONMENTAL AESTHETICS AND CONVENIENCE AND COMPANY ARE ASSOCIATED WITH WALKING FOR EXERCISE AMONG AUSTRALIAN ADULTS." PREVENTIVE MEDICINE 33(5): 434-440.**

Improved natural environments and physical activity

Those reporting a moderately aesthetic environment were 16% less likely, and those reporting a low aesthetic environment were 41% less likely to walk for exercise relative to high aesthetic.  
Similarly – for moderately convenient 16% less likely and low convenience were 36% less likely to walk for exercise

Australia, NSW

**GRIGSBY-TOUSSAINT, D. S., ET AL. (2011). "WHERE THEY LIVE, HOW THEY PLAY: NEIGHBORHOOD GREENNESS AND OUTDOOR PHYSICAL ACTIVITY AMONG PRESCHOOLERS." INTERNATIONAL JOURNAL OF HEALTH GEOGRAPHICS 10(1): 66.**

Improved natural environments and physical activity

Higher levels of neighbourhood greenness as measured by the Normalized Difference Vegetation Index (NDVI) was associated with higher levels of outdoor playing time among preschool-aged children in our sample. Specifically, a one unit increase in neighbourhood greenness increased a child's outdoor playing time by approximately 3 minutes.

USA, Chicago, Illinois



**BARTON, J. AND M. ROGERSON (2017). "THE IMPORTANCE OF GREENSPACE FOR MENTAL HEALTH." BJPSYCH. INTERNATIONAL 14(4): 79-81.**

Physical activity and health outcomes

Incorporating green spaces into building architecture, healthcare facilities, social care settings, homes and communities will encourage physical activity (PA), which may lead to greater social interaction and wellbeing.  
Extra weekly use of the natural environment for PA reduces the risk of poor mental health by 6%

United Kingdom

**ZAPATA-DIOMEDI, B., ET AL. (2018). "A METHOD FOR THE INCLUSION OF PHYSICAL ACTIVITY-RELATED HEALTH BENEFITS IN COST-BENEFIT ANALYSIS OF BUILT ENVIRONMENT INITIATIVES." PREVENTIVE MEDICINE 106: 224-230.**

Physical activity and health outcomes  
Health outcomes and economic outcomes

They estimated the change in population level of PA attributable to a change in the environment due to the intervention. Then, changes in population levels of PA were translated into monetary values.  
Improvements in neighbourhood environments conferred estimated annual physical activity related health benefit worth up to \$70 per person.  
Improving neighbourhood walkability was estimated to be worth up to \$30 and improvements in sidewalk availability up to \$22 per adult resident.  
Value of physical activity health related benefits of walking and cycling is \$0.98 and \$0.62 per kilometre respectively.

Australia



**MARSELLE, M. R., ET AL. (2013). "WALKING FOR WELL-BEING: ARE GROUP WALKS IN CERTAIN TYPES OF NATURAL ENVIRONMENTS BETTER FOR WELL-BEING THAN GROUP WALKS IN URBAN ENVIRONMENTS?" INTERNATIONAL JOURNAL OF ENVIRONMENTAL RESEARCH AND PUBLIC HEALTH 10(11): 5603-5628.**

Exposure to green space and mental health outcomes

Walking participants who frequently attended in green corridor spaces (-2.81) recorded significantly lower stress scores than those who walked in urban space.

England

**BERMAN, M. G., ET AL. (2012). "INTERACTING WITH NATURE IMPROVES COGNITION AND AFFECT FOR INDIVIDUALS WITH DEPRESSION." JOURNAL OF AFFECTIVE DISORDERS 140(3): 300-305.**

Exposure to green space and mental health outcomes

Working-memory capacity and positive affect improved to a greater extent after the nature walk relative to the urban walk. Interestingly, these effects were not correlated, suggesting separable mechanisms.

USA, Michigan

**GILL, S. E., ET AL. (2007). "ADAPTING CITIES FOR CLIMATE CHANGE: THE ROLE OF THE GREEN INFRASTRUCTURE." BUILT ENVIRONMENT 33(1): 115-133.**

Improved natural environments and UHI effect

The magnitude of the urban heat island effect can vary across time and space as a result of meteorological, locational and urban characteristics.

Global



<p><b>NGIA (2012). MITIGATING EXTREME SUMMER TEMPERATURES WITH VEGETATION, NURSERY PAPERS 5, NURSERY AND GARDEN INDUSTRY AUSTRALIA. AVAILABLE AT: &lt;HTTPS://WWW.NGIA.COM.AU/ATTACHMENT?ACTION=DOWNLOAD&amp;ATTACHMENT_ID=1451&gt;</b></p>	<p>Improved natural environments and UHI effect</p>	<p>Suburban areas are predicted to be around 0.5 degrees Celsius (C) cooler than the CBD, while a relatively leafy suburban area may be around 0.7 degrees C cooler than the CBD.</p> <p>A parkland (such as grassland, shrub-land and sparse forest) or rural area may be around 1.5 to 2 degrees C cooler than the CBD.</p> <p>Doubling the CBD vegetation coverage may reduce 0.3 degrees C ASDM temperature.</p>	<p>Australia, VIC, Melbourne</p>
<p><b>ADAMS, M. P. AND P. L. SMITH (2014). "A SYSTEMATIC APPROACH TO MODEL THE INFLUENCE OF THE TYPE AND DENSITY OF VEGETATION COVER ON URBAN HEAT USING REMOTE SENSING." LANDSCAPE AND URBAN PLANNING 132: 47-54.</b></p>	<p>Improved natural environments and UHI effect</p>	<p>Found that overall, increasing tree cover reduces average surface temperatures more dramatically than mixed vegetation cover.</p> <p>In a combined model of vegetation and other environmental factors, increase in 1 foliage projection cover (% of area covered by trees) decreases LST by 0.113 degrees C.</p>	<p>Australia, NSW, Sydney</p>



**CRCWSC (2016), IMPACTS OF WATER SENSITIVE URBAN DESIGN SOLUTIONS ON HUMAN THERMAL COMFORT, <[HTTPS://WATERSENSITIVECITIES.ORG.AU/WP-CONTENT/UPLOADS/2016/07/TMR\\_B3-1\\_WSUD\\_THERMAL\\_COMFORT\\_NO2.PDF](https://watersensitivecities.org.au/wp-content/uploads/2016/07/TMR_B3-1_WSUD_THERMAL_COMFORT_NO2.PDF)>**

Improved natural environments and UHI effect

Research found trees can lower the Urban Thermal Climate Index by up to 10 degrees C reducing heat stress from 'very strong' to 'strong'.

Australia

**SUSCA, T., ET AL. (2011). "POSITIVE EFFECTS OF VEGETATION: URBAN HEAT ISLAND AND GREEN ROOFS." ENVIRONMENTAL POLLUTION 159(8-9): 2119-2126.**

Improved natural environments and UHI effect

The study monitored the urban heat island in four areas of New York City and found an average of 2 degrees C difference of temperatures between the most and the least vegetated areas, ascribable to the substitution of vegetation with man-made building materials.

United States, New York City





<p><b>BOWLER, D. E., ET AL. (2010). "URBAN GREENING TO COOL TOWNS AND CITIES: A SYSTEMATIC REVIEW OF THE EMPIRICAL EVIDENCE." LANDSCAPE AND URBAN PLANNING 97(3): 147-155..</b></p>	<p>Improved natural environments and UHI effect</p>	<p>The average temperature reduction in the day was 0.94 degrees C between the urban temperature and the park temperature.</p>	<p>Spain, Italy, Mexico, Japan, Taiwan, Singapore, Sweden, Botswana, USA, Germany, Israel, Russia, Canada, UK and Greece</p>
<p><b>OLIVEIRA, S., ET AL. (2011). "THE COOLING EFFECT OF GREEN SPACES AS A CONTRIBUTION TO THE MITIGATION OF URBAN HEAT: A CASE STUDY IN LISBON." BUILDING AND ENVIRONMENT 46(11): 2186-2194.</b></p>	<p>Improved natural environments and UHI effect</p>	<p>Park cool island (PCI) effect was a median 1.5 degrees C difference between the surrounding atmospheric environment and the garden (ranging from 1 - 2.6 degrees C).</p>	<p>Portugal, Lisbon</p>



<p><b>VOELKER, S., ET AL. (2013). "EVIDENCE FOR THE TEMPERATURE-MITIGATING CAPACITY OF URBAN BLUE SPACE—A HEALTH GEOGRAPHIC PERSPECTIVE." ERDKUNDE: 355-371.</b></p>	<p>Improved natural environments and UHI effect</p>	<p>Concluded that the bluespaces studied could provide a cooling effect of 2.5 K on average.  Wetlands showed the strongest effect (<math>\Delta T=5.2</math> K, min=4.8 K, max=5.6 K, n=2) and ponds the least (<math>\Delta T=1.6</math> K, min=0.4 K, max=4.7 K, n=6). Rivers showed a <math>\Delta T</math> of 2.1 K (min=0.6 K, max=4 K, n=8), the unspecified urban blue space type "water" 2.5 K (min=0.5 K, max=3.4 K, n=5).</p>	<p>Portugal, Japan, Germany, China, Canada</p>
<p><b>SUN, R. AND L. CHEN (2017). "EFFECTS OF GREEN SPACE DYNAMICS ON URBAN HEAT ISLANDS: MITIGATION AND DIVERSIFICATION." ECOSYSTEM SERVICES 23: 38-46.</b></p>	<p>Improved natural environments and UHI effect</p>	<p>When there was green expansion minor decreases in LST were recorded at -1.11degrees C to -0.67 degrees C. Major increases in LST were recorded in areas of green loss (1.64-2.21degrees C)</p>	<p>China, Beijing</p>
<p><b>GILL, S. E., ET AL. (2007). "ADAPTING CITIES FOR CLIMATE CHANGE: THE ROLE OF THE GREEN INFRASTRUCTURE." BUILT ENVIRONMENT 33(1): 115-133.</b></p>	<p>Improved natural environments and UHI effect</p>	<p>Using the conurbation of Greater Manchester, investigation found that green infrastructure, specifically green rooftops, reduced surface temperature by 6.6 degrees between 1961-1990, making it an effective strategy to keep surface temperatures below the baseline level. Less vegetated surface areas will decrease evaporative cooling, whilst an increase in vegetative surface sealing results in increased surface runoff.</p>	<p>United Kingdom</p>



**ADAMS, M. P. AND P. L. SMITH (2014). "A SYSTEMATIC APPROACH TO MODEL THE INFLUENCE OF THE TYPE AND DENSITY OF VEGETATION COVER ON URBAN HEAT USING REMOTE SENSING." LANDSCAPE AND URBAN PLANNING 132: 47-54.**

Improved natural environments and UHI effect

Increasing tree covers reduces average surface temperature significantly more than mixed vegetation cover. If an area with no vegetation was to be replaced by a typical parkland, land surface temperature would be reduced by 3.48 degrees C

Australia  
'  
Sydney



**NSW OFFICE OF ENVIRONMENT AND HERITAGE (2015). URBAN GREEN COVER IN NSW: TECHNICAL GUIDELINES, NSW GOVERNMENT. AVAILABLE AT: <HTTPS://CLIMATECHANGE.ENVIRONMENT.NSW.GOV.AU/-/MEDIA/NARCLIM/FILES/SECTION-4-PDFS/URBAN-GREEN-COVER-TECHNICAL-GUIDELINES.PDF?LA=EN&HASH=C7FCADABE417DD2DF67461F067463054D9408E2F>**

Improved natural environments and UHI effect

Dark, impervious surfaces can absorb solar energy, causing the temperature of the city to rise as much as 10-20 degrees C higher than surrounding air temperatures. Every 10% increase in tree cover can reduce land surface temperatures by more than 1 degree Celsius. This means that a 14% increase in tree cover would offset this thermal loading effect

Australia, NSW



**LOUGHNAN, M. E., ET AL.  
(2010). "THE EFFECTS OF  
SUMMER TEMPERATURE,  
AGE AND  
SOCIOECONOMIC  
CIRCUMSTANCE ON  
ACUTE MYOCARDIAL  
INFARCTION ADMISSIONS  
IN MELBOURNE,  
AUSTRALIA."  
INTERNATIONAL JOURNAL  
OF HEALTH GEOGRAPHICS  
9(1): 41.**

UHI effect and  
health outcomes

Positive association between AMI admission to hospital and age and socioeconomic inequality.  
Residents from highest or lowest socioeconomic standing more likely to be admitted for AMI; younger people most likely to be admitted.

Australia,  
Melbourne



**PHUNG, D., ET AL. (2016).  
"AMBIENT TEMPERATURE  
AND RISK OF  
CARDIOVASCULAR  
HOSPITALIZATION: AN  
UPDATED SYSTEMATIC  
REVIEW AND META-  
ANALYSIS." SCIENCE OF  
THE TOTAL  
ENVIRONMENT 550: 1084-  
1102.**

UHI effect and  
health outcomes

The pooled results suggest that for a change in temperature condition, the risk of cardiovascular hospitalization increased 2.8% for cold exposure, 2.2% for heatwave exposure, and 0.7% for an increase in diurnal temperature. No association was observed for heat exposure.

Effects did change when incorporating variation of effect sizes: 7.8% for cold exposure, 1% for heat exposure, 6.1% for heatwave exposure, and 1.5% for an increase in diurnal temperature.

Germany,  
South Korea,  
Greece, UK,  
Taiwan,  
Australia,  
China,  
Portugal,  
Japan, USA,  
Vietnam,  
Mozambique,  
Czech  
Republic,  
Denmark,  
Thailand,  
Italy,  
Lithuania,  
Slovenia,  
France and  
Russia



**MUELLER, N., ET AL. (2016). "URBAN AND TRANSPORT PLANNING RELATED EXPOSURES AND MORTALITY: A HEALTH IMPACT ASSESSMENT FOR CITIES." ENVIRONMENTAL HEALTH PERSPECTIVES 125(1): 89-96.**

UHI effect and health outcomes

Reducing heat by 4 degrees prevents 376 deaths, increasing life expectancy by 34 days.

Barcelona, Spain

**YE, X., ET AL. (2011). "AMBIENT TEMPERATURE AND MORBIDITY: A REVIEW OF EPIDEMIOLOGICAL EVIDENCE." ENVIRONMENTAL HEALTH PERSPECTIVES 120(1): 19-28.**

UHI effect and health outcomes

The majority of studies reported a significant relationship between ambient temperature and total or cause-specific morbidities. However, there were some inconsistencies in the direction and magnitude of nonlinear lag effects.  
The majority of studies reported detrimental effects of heat on the same day or up to the following 3 days.

USA, Canada, Japan, Taiwan, Australia, Greece, Spain, South Korea, UK, Switzerland and Italy



**XU, Z., ET AL. (2012).  
"IMPACT OF AMBIENT  
TEMPERATURE ON  
CHILDREN'S HEALTH: A  
SYSTEMATIC REVIEW."  
ENVIRONMENTAL  
RESEARCH 117: 120-131.**

UHI effect and  
health outcomes

The existing literature indicates that very young children, especially children under one year of age, are particularly vulnerable to heat-related deaths. Hot and cold temperatures mainly affect cases of infectious diseases among children, including gastrointestinal diseases and respiratory diseases. Pediatric allergic diseases, like eczema, are also sensitive to temperature extremes. During heat waves, the incidences of renal disease, fever and electrolyte imbalance among children increase significantly.

Peru, Malta,  
Japan,  
Germany,  
UK,  
Bangladesh,  
Burkina  
Faso,  
Australia,  
Spain,  
Greece,  
Taiwan, USA,  
Cameroon  
and  
Singapore

**CENTER FOR DISEASE  
CONTROL AND  
PREVENTION (2006), HEAT  
ISLAND IMPACTS, VIEWED  
JANUARY 2018,  
<[HTTPS://WWW.EPA.GOV/  
HEAT-ISLANDS/HEAT-  
ISLAND-IMPACTS#3](https://www.epa.gov/heat-islands/heat-island-impacts#3)>**

UHI effect and  
health outcomes

Estimates that from 1979–2003, excessive heat exposure contributed to more than 8,000 premature deaths in the United States

United  
States





**KABISCH, N., ET AL. (2017).  
"THE HEALTH BENEFITS OF  
NATURE-BASED  
SOLUTIONS TO  
URBANIZATION  
CHALLENGES FOR  
CHILDREN AND THE  
ELDERLY–A SYSTEMATIC  
REVIEW."  
ENVIRONMENTAL  
RESEARCH 159: 362-373.**

UHI effect and  
health outcomes

Kabisch, van den Bosch and Laforzezza (2017) found that urban trees and other vegetation provides cooling through shade and evapotranspiration, which reduce the impact of the UHI on hot summer days

Global

**KJELLSTROM, T. AND H. J.  
WEAVER (2009). "CLIMATE  
CHANGE AND HEALTH:  
IMPACTS, VULNERABILITY,  
ADAPTATION AND  
MITIGATION." NEW  
SOUTH WALES PUBLIC  
HEALTH BULLETIN 20(2):  
5-9.**

UHI effect and  
health outcomes

Heat island effect contributes to greater heat exposure, which is positively associated with morbidity and mortality; mortality increases at temperatures above 28 degrees C, particularly amongst people 65+ years.

Australia,  
ACT



**PERČIČ, S., ET AL. (2018). "NUMBER OF HEAT WAVE DEATHS BY DIAGNOSIS, SEX, AGE GROUPS, AND AREA, IN SLOVENIA, 2015 VS. 2003." INTERNATIONAL JOURNAL OF ENVIRONMENTAL RESEARCH AND PUBLIC HEALTH 15(1): 173.**

UHI effect and health outcomes

People over 75 years and those with pre-existing acute circulatory diseases are most heavily impacted by heatwave.  
 Risk factors of hypertension include being overweight and sedentary lifestyle.  
 Older people with physiological cardiovascular impairment are more sensitive to heat waves

Slovenia

**SMITH, K. R. AND P. J. ROEBBER (2011). "GREEN ROOF MITIGATION POTENTIAL FOR A PROXY FUTURE CLIMATE SCENARIO IN CHICAGO, ILLINOIS." JOURNAL OF APPLIED METEOROLOGY AND CLIMATOLOGY 50(3): 507-522.**

UHI effect and urban environments

Widespread adoption of vegetated roofs could reduce localised temperatures up to 3 degrees C, but the effect is similar to other technologies (e.g. white roofs).  
 The green roof approach also has several limitations including that the reduced temperature reduces natural circulation at the warmest times. Though this could reduce pollutants in the city, it also reduces natural cooling.

USA

**ZANDER, K. K., ET AL. (2015). "HEAT STRESS CAUSES SUBSTANTIAL LABOUR PRODUCTIVITY LOSS IN AUSTRALIA." NATURE CLIMATE CHANGE 5(7): 647.**

Health outcomes and economic outcomes

Estimated productivity may decrease by 11-27% in hot regions by 2080, and by 20% globally in hot months by 2050.  
 Annual economic burden estimated to be US\$6.2b for Australian workforce.

Australia



<p><b>KJELLSTROM, T. AND H. J. WEAVER (2009). "CLIMATE CHANGE AND HEALTH: IMPACTS, VULNERABILITY, ADAPTATION AND MITIGATION." NEW SOUTH WALES PUBLIC HEALTH BULLETIN 20(2): 5-9.</b></p>	<p>Health outcomes and economic outcomes</p>	<p>Positive association between direct heat exposure and labourer’s ability to carry out physical work, increased absenteeism and reduced labour productivity</p>	<p>Australia, ACT</p>
<p><b>GREEN BELT (2015). THE IMPACT OF GREEN SPACE ON HEAT AND AIR POLLUTION IN URBAN COMMUNITIES: A META-NARRATIVE SYSTEMATIC REVIEW. THE DAVID SUZUKI FOUNDATION. AVAILABLE AT: &lt;HTTPS://DAVIDSUZUKI.ORG/WP-CONTENT/UPLOADS/2017/09/IMPACT-GREEN-SPACE-HEAT-AIR-POLLUTION-URBAN-COMMUNITIES.PDF&gt;</b></p>	<p>Improved natural environments and UHI effect  Improved natural environments and air quality</p>	<p>Among the identified studies on green space and air pollution, 92% reported pollution mitigating effects, Among studies on heat mitigation, 98% reported urban cooling effects associated with green space</p>	<p>USA, China, Japan, UK, Italy, Greece, Germany, Canada</p>



<p><b>VAN DEN BOSCH, M. AND A. O. SANG (2017). "URBAN NATURAL ENVIRONMENTS AS NATURE-BASED SOLUTIONS FOR IMPROVED PUBLIC HEALTH—A SYSTEMATIC REVIEW OF REVIEWS." ENVIRONMENTAL RESEARCH 158: 373-384.</b></p>	<p>Improved natural environments and all health risk factors</p> <p>All health risk factors and health outcomes</p>	<p>Increase in natural green space accessibility strongly associated with increased physical activity, with greatest benefit being reduced cardio-vascular disease (CVD) risk and related mortality. Inconclusive association between obesity as an outcome of physical inactivity but strong evidence of association between obesity and CVD, and obesity and mental disorders. Strong association between physical activity and reduced levels of anger and sadness.</p> <p>Association between excess heat and disease susceptibility due to reduced 'adaptation capacity of human thermoregulation' (may exacerbate existing chronic conditions).</p> <p>Moderate to strong evidence of positive association between green space and all-cause mortality</p>	<p>Global</p>
<p><b>OFFICE OF BEST PRACTICE REGULATION (2014). BEST PRACTICE REGULATION GUIDANCE NOTE VALUE OF STATISTICAL LIFE. AUSTRALIAN GOVERNMENT DEPARTMENT OF THE PRIME MINISTER AND CABINET. AVAILABLE AT: &lt;HTTPS://WWW.PMC.GOV.AU/SITES/DEFAULT/FILES/PUBLICATIONS/VALUE_OF_STATISTICAL_LIFE_GUIDANCE_NOTE.PDF &gt;</b></p>	<p>Health outcomes and economic outcomes</p>	<p>WTP method is most appropriate for measuring the value of statistical life (reductions in the risk of physical harm). WTP involves identifying how much a consumer would pay for products that reduce/mitigate the risk of death or serious injury</p>	<p>Global</p>



<p><b>ABELSON, P. (2008). ESTABLISHING A MONETARY VALUE FOR LIVES SAVED: ISSUES AND CONTROVERSIES. OFFICE OF BEST PRACTICE REGULATION. AVAILABLE AT: &lt;HTTPS://WWW.PMC.GOV.AU/SITES/DEFAULT/FILES/PUBLICATIONS/WORKING_PAPER_2_PETER_ABELSON.PDF&gt;</b></p>	<p>Health outcomes and economic outcomes</p>	<p>VSL from studies ranged from A\$3m to A\$15m. Paper suggests that public agencies in Australia adopt a VSL of \$3.5m for avoiding an immediate death of a healthy individual in middle age (about 50) or younger; a constant VLY of \$151 000 which is independent of age; and age-specific VSLS for older persons equal to the present value of future VLYs of \$151,000 discounted by 3% per annum.</p>	<p>Australia</p>
<p><b>ACCESS ECONOMICS (2007). THE HEALTH OF NATIONS: THE VALUE OF STATISTICAL LIFE. AUSTRALIAN SAFETY AND COMPENSATION COUNCIL. AVAILABLE AT: &lt;HTTPS://WWW.SAFEWORKAUSTRALIA.GOV.AU/SYSTEM/FILES/DOCUMENTS/1702/THEHEALTHOFNATIONS_VALUE_STATISTICALIFE_2008_PDF.PDF&gt;</b></p>	<p>Health outcomes and economic outcomes</p>	<p>While VSL is somewhat flawed as a concept to capture the value of health life, WTP approach to valuing human life have been the focus of the literature in this area since the 1960s. Revealed preference studies are generally considered superior to stated preference methods in revealing WTP as they are based on real world empirical binding market transactions. A literature review suggests a mean VSL in Australia of \$5.7m and a median of \$2.9m.</p>	<p>Global</p>



<p><b>ORGANISATION FOR ECONOMIC COOPERATION &amp; DEVELOPMENT 2012, THE VALUATION OF MORTALITY RISK, MORTALITY RISK VALUATION IN ENVIRONMENT, HEALTH AND TRANSPORT POLICIES, OECD PUBLISHING. AVAILABLE AT: &lt;HTTP://WWW.OECD.ORG/ENVIRONMENT/MORTALITYRISKVALUATIONINENVIRONMENTHEALTHANDTRANSPORTPOLICIES.HTM&gt;</b></p>	<p>Health outcomes and economic outcomes</p>	<p>While in some cases, a new primary valuation study, tailored for the specific policy in question, might be needed in order to carry out an appropriate CBA, in many situations benefit transfer (where VSL values that have been estimated in one context are- with appropriate adjustments - used in policy assessments in another context) will generally be less time- and resource-consuming. Average adult VSL for OECD countries ranges between US \$1.5m-4.5m, with a base value of US \$3m.</p>	<p>Global</p>
<p><b>VISCUSI, W. K. AND J. E. ALDY (2003). "THE VALUE OF A STATISTICAL LIFE: A CRITICAL REVIEW OF MARKET ESTIMATES THROUGHOUT THE WORLD." NATIONAL BUREAU OF ECONOMIC RESEARCH WORKING PAPER SERIES 9487.</b></p>	<p>Health outcomes and economic outcomes</p>	<p>Median value of VSL of prime-aged workers is \$7m Income elasticity of VSL ranges from 0.5 to 0.6</p>	<p>USA</p>



<p><b>JORDAN. H, DUNT ET. AL (UNDATED). MEASURING THE COST OF HUMAN MORBIDITY AND MORTALITY FROM ZONOTIC DISEASES. AUSTRALIAN CENTRE OF EXCELLENCE FOR RISK ANALYSIS. AUSTRALIA. AVAILABLE AT: &lt;HTTPS://CEBRA.UNIMELB.EDU.AU/_DATA/ASSETS/PDF_FILE/0008/2220875/1002B0ID1FR.PDF&gt;</b></p>	<p>Health outcomes and economic outcomes</p>	<p>Must consider burden of disease as when measuring consequences of illness; must consider single or multi-criteria approach, use of data, time and resources available, contribution of modelling and equity consideration when measuring economic costs</p> <p>WTP method may be warranted if intangible costs are important. Review recommends use of Cost of Illness method to measure economic costs of human morbidity and mortality</p>	<p>Australia</p>
<p><b>MARKEYVCH, I., ET AL. (2017). "EXPLORING PATHWAYS LINKING GREENSPACE TO HEALTH: THEORETICAL AND METHODOLOGICAL GUIDANCE." ENVIRONMENTAL RESEARCH 158: 301-317.</b></p>	<p>Improved natural environments and health outcomes</p>	<p>Green spaces have 3 functions: reducing harm (air pollution, noise reduction, heat reduction), restoring capacities (attention and focus restoration) &amp; building capacities (encouraging physical activity &amp; facilitating social cohesion). These functions may lead to improving physical health &amp; wellbeing (self-perceived health, higher birth weight, lower BMI, lower risk of depression and cardiovascular disease)</p>	<p>Global</p>

Source: Frontier Economics

Sustainability Planning Scheme Amendment – Cost-Benefit Analysis

Final



---

Frontier Economics



**Frontier Economics**

Brisbane | Melbourne | Singapore | Sydney

Frontier Economics Pty Ltd  
395 Collins Street Melbourne Victoria 3000

Tel: +61 3 9620 4488

<https://www.frontier-economics.com.au>

ACN: 087 553 124 ABN: 13 087 553 124



--/-- **53.XX ELEVATED ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT**

**Purpose**

--/-- To ensure that new buildings and significant alterations and additions are planned and designed in a manner which incorporate environmentally sustainable development (ESD) principles, mitigates and adapts to climate change, protects the natural environment, reduces resource consumption and supports the health and wellbeing of future occupants.

**53.xx-1 Application**

--/-- This clause applies to an application under a provision of a zone to construct a building, or construct or carry out works, other than the following applications:

- An application under a provision of the Farming Zone, Green Wedge Zone, Green Wedge A Zone, Low Density Residential Zone, Public Conservation and Resource Zone, Transport Zone 2, Transport Zone 3, Rural Activity Zone, Rural Conservation Zone, Rural Living Zone or Urban Floodway Zone.
- A VicSmart application.
- An application to construct or carry out works associated with one dwelling on a lot.
- An application for development associated with the use of land for agriculture or earth and energy resources industry.
- An application to alter, extend or make structural changes to an existing building provided the gross floor area of the building is not increased by more than 1000 square metres.
- An application to construct a building with a gross floor area not exceeding 50 square metres.
- An application to construct or carry out works with an area not exceeding 50 square metres.
- An application lodged before the approval date of Amendment **XX**.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment **XX**.

For the purpose of this provision:

**Other non-residential uses** includes development associated with the following uses:

- Education Centre
- Leisure & Recreation
- Place of Assembly
- Hospital

**Net zero carbon emissions** means the amount of carbon emissions associated with the building's operational energy on an annual basis is zero or negative.

**Operational energy use** means any energy required to facilitate the day-to-day operations of the development.

**Residual operational energy** means any additional energy required by the development to operate which remains after accounting for energy efficiency and onsite renewable energy infrastructure.

**Green Infrastructure** means planned elements of building and landscape design that are designed and managed to deliver a wide range of ecosystem services, generally in the form of vegetation.

**EV enabled** means development that has been constructed to include the enabling infrastructure for EV charging facilities through the installation of end point charging infrastructure to be provided at a future point in time.

**Equivalent standard development** means a development which shares similar characteristics to the proposed development but has only undertaken the minimum steps to meet any applicable targets or requirements of relevant regulatory controls.

**53.xx-2 Operation**

--/--

The provisions of this clause contain:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed development.
- **Standards.** A standard contains requirements to meet the objective. A standard should normally be met.

**53.xx-3 Requirements**

--/--

An application to construct a building or construct or carry our works:

- Must meet all of the objectives of Clauses 53.XX-4 to 53.XX-11.
- Should meet all the Standards or performance measures specified in this clause. However, if the responsible authority is satisfied that an application for an alternative solution meets the objective, the alternative solution may be considered.

An application must be accompanied by details of proposed environmentally sustainable development measures, including a response to the Standards of this clause, in a Sustainability Management Plan.

**53.xx-4 Operational Energy**

--/--

**Objectives**

To ensure new development achieves net zero carbon emissions from operational energy use.

To support the inclusion of renewable energy generation and ensure a transition to renewable energy sources.

To ensure higher levels of energy efficiency and reduce pressure on energy networks.

To support effective energy load management and storage.

To support development that demonstrates innovation in the delivery of carbon positive emission outcomes.

**Standards**

Standard A1

All residential developments should achieve an average 7 Star NatHERS rating.

Standard A2

All developments should provide the following minimum requirements for onsite renewable energy generation:

DEVELOPMENT	REQUIREMENT
Single dwelling, Two or more dwellings on a lot (multi- dwellings other than apartments)	A 3kW minimum capacity solar photovoltaic (PV) system should be installed for each 1-2 bedroom dwelling and an additional 1.0kW per bedroom for each bedroom thereafter.
Apartment development	Provide a solar PV system with a capacity of at least 25W per square metres of the development's site coverage,  OR 1kW per dwelling.
Office, Retail, Place of Assembly.	Provide a solar PV system with a capacity of at least 25W per square metres of the development's site coverage.
Industrial & Warehouse	A solar PV system that is sized to meet the energy needs of the building(s) services (lighting, air-conditioning, industrial processes). When no industrial process is proposed, minimum 1.5kW per tenancy plus 1kW for every 150m <sup>2</sup> of gross floor area must be provided,  OR Where an energy intensive industrial process is likely, maximised based on the available unencumbered roof area.

*Note: Alternative renewable energy sources where it can be established that the generation would be equal or greater than that generated by solar PV on site are acceptable.*

Standard A3

All development should be designed to reflect the following hierarchy in achieving net zero carbon emissions from all operational energy use:

1. Design buildings to be all electric;
2. Design building orientation, envelope and openings to increase energy efficiency;
3. Selection of energy efficient systems, equipment and appliances;
4. Onsite generation of renewable energy;
5. Purchase of offsite renewable energy.

Standard A4

All new development should be designed to avoid consumption of natural gas or other onsite fossil fuels.

Standard A5

All developments should prioritise the use of passive design to maximise thermal comfort while minimising energy consumption for heating and cooling, including through the following:

- Optimising building siting and orientation.
- Optimising building envelope design to access winter warming sun, limit summer solar heat gain and access dominant cooling breezes.
- Managing wall to glazing ratios.
- External design which uses elements such as wingwalls, balconies, external shading devices to provide effective external shading of glazing in habitable rooms from summer solar heat loads.

- Design which allows for containment of spaces that are artificially heated and cooled.

Standard A6

All development should be designed to minimise energy use including:

- Provision of clotheslines to allow natural drying of clothes and bedlinen, that do not impact the amenity of external secluded private open space, or internal room function.
- Provision of appropriate energy management systems (such as load management) to support use of renewable energy generated onsite and efficient energy consumption throughout the day.

Standard A7

All development should maximise potential utilisation of solar energy and where appropriate, wind, through the following measures:

- Ensuring electrical systems are designed to optimise the onsite consumption of generated electricity.
- Optimising roof form, pitch and orientation for photovoltaic arrays and/or solar air or water heating.
- Minimising shading and obstructions.
- Designing for appropriate roof structure to accommodate and access equipment.
- Consider spatial requirements for future renewable energy storage or other energy management systems.

Standard A8

All residual operational energy should be 100% renewable, purchased through government accredited off-site Green Power, power purchasing agreement or similar.

**53.xx-5 Embodied Carbon**

**Objectives**

To encourage development that considers the lifecycle impacts of resource use and supports lower carbon emissions.

**Standards**

Standard B1

Development should reduce the impact of embodied carbon emissions in materials used through a combination of the following measures:

- Reusing all, or part, of existing buildings.
- Use of reclaimed or repurposed materials where appropriate.
- Use of new materials with a recycled content.
- Identifying opportunities to substitute high impact materials, such as concrete or steel, with materials with lower embodied carbon.
- Selecting materials from sources which have undertaken offsetting of any carbon emissions.

Standard B2

Development should demonstrate consideration of the potential for future adaptation and / or alternate uses where relevant, in the design of buildings.

Standard B3

Development should contribute to the reduction in future embodied carbon through careful material selection, including:

- Utilising materials that are durable, reducing need for replacement.
- Utilising materials and construction methods which facilitate future recycling of materials.
- Considering the application of 'design for disassembly' principles.

**53.xx-6 Sustainable Transport**

**Objectives**

To ensure development supports sustainable and equitable transport patterns through the provision of transport infrastructure that prioritises active transport.

To support and encourage zero emissions transport.

To support development that is designed to encourage behavioural changes to reduce transport related emissions and congestion.

To ensure that development is designed to accommodate the expected increase in use of lower emission modes of transport through the provision of infrastructure that is efficient and can adapt to meet changing needs and innovations in transport technology.

**Standards**

Standard C1

All development should provide the following rates of bicycle parking:

DEVELOPMENT	REQUIREMENT
New residential development	A minimum of one secure undercover bicycle space per dwelling. Where a lesser provision of bicycle parking is proposed, development should demonstrate how additional space (i.e. car parking spaces) could be repurposed for bicycle parking should demand arise.  A minimum of one visitor bicycle space per 4 dwelling.
New retail development	A minimum of one secure undercover employee bicycle parking space per 100 sqm net leasable area.  Visitor bicycle spaces equal to at least 5% of the peak visitors capacity.
New development associated with a Place of Assembly	A minimum of 2 secure staff bicycle spaces per 1500 sqm of a place of assembly.  A minimum of four visitor spaces for the first 1500 sqm and 2 additional spaces for every 1500 sqm thereafter.
New office development	A minimum of one secure undercover staff bicycle parking space per 100 sqm net leasable area of office.  A minimum of one visitor space per 500 sqm net leasable area of office.
For all other non-residential uses	Provide bicycle parking equal to at least 10% of regular occupants.

Standard C2

All non-residential developments should provide:

- One shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter.
- Personal lockers are to be provided with each bicycle space required if 10 or more employee bicycle spaces are provided.
- If more than 30 bicycle spaces are required, then a change room should be provided with direct access to each shower. The change room may be a combined shower and change room.



Standard C3

All development should be designed to support the use of electric vehicles through the provision of:

DEVELOPMENT	REQUIREMENT
Single dwellings / Two or more dwellings on a lot	Appropriate infrastructure and cabling to support at least moderate speed, efficient EV charging (with / without the EV charger unit) in each garage / carport.
Apartment development	Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to all car parking spaces.  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed for example, distribution boards, power use metering systems, scalable load management systems, and cable trays or conduit installation.
Non-residential development under 5,000 sqm gross floor area	Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to 20% of all staff car parking spaces (or a minimum of one space).  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed, for example, distribution boards, power use metering systems, scalable load management systems, and cable trays or conduit installation.
Non-residential development over 5,000 sqm gross floor area	Installed EV charging infrastructure complete with chargers and signage to 5% of all car parking spaces.  Electrical capacity capable of supporting the provision of an appropriate moderate speed, efficient EV charging outlet to 20% of all staff car parking spaces (or a minimum of one space).  Appropriate EV infrastructure and cabling must be provided to ensure peak demand is managed for example, distribution use metering systems, scalable load management systems, and cable trays or conduit installation.

Standard C4

All bicycle parking facilities should be designed for convenient access, including:

- Locating the majority of bicycle parking facilities for occupants at ground level, where this does not compromise other relevant objectives.
- For bicycle parking not at ground level, providing the majority within 10 metres of vertical pedestrian access ways (i.e. lifts, stairs).
- Providing safe access to bicycle parking facilities in basement carparks via a separate line of travel or by clearly signalling cycle priority through surface treatments and to facilities accessed via lanes by providing suitable lighting and surveillance.
- Ensuring any lifts used to access bicycle parking areas are at least 1800mm deep.
- Ensuring at least 20% of residential bicycle parking facilities are of a type which support equitable access through a combination of well-spaced ground level facilities to support ease of use and provision of parking spaces to accommodate a diverse range of bicycles (such as cargo bikes or three wheeled bikes).

Standard C2

All car parking facilities should be designed to support the charging of shared or visitor vehicles through:

- The provision of a minimum of one EV enabled shared parking space if visitor or shared parking spaces are proposed.
- Locating shared EV charging space(s) in highly visible, priority locations.
- Providing clear signage indicating that EV charging is available at the shared space(s).

Standard C3

All car parking facilities should be designed to support the charging of motorcycle, moped, electric bicycle or scooters through:

- Providing electrical capacity for appropriate charging outlets at the parking / storage area.
- Providing a general power outlet for every six vehicle parking spaces to support charging.

Standard C4

All development should be designed to support modal shift to more sustainable forms of transport through:

- Locating low and zero emission vehicles in a prominent, accessible locations within parking facilities.
- Designing car parking facilities to be adaptable to other uses.
- Adopting flexibility in the allocation of car parking spaces to facilitate adaptable uses or transfer of ownership.

**53.xx-7 Integrated Water Management**

**Objectives**

To support development that minimises total operating potable water use.

To support development that reduces the amount of stormwater runoff on site, and improves its quality of stormwater, and impacts for stormwater that leaves a development.

To ensure development considers and addresses the impact of future climate conditions in the management of water resources.

To encourage development that supports innovation in the use and reuse of water

**Standards**

Standard D1

All development should be designed to reduce potable water use on site by at least 30% in interior and irrigation uses, in comparison to an equivalent standard development, with use of roof harvested rainwater supply prioritised in the delivery of reductions.

Standard D2

Design developments to use water resources efficiently through a range of measures, including:

- Collection of rainwater from above ground catchments, and appropriate filtering for on-site use for toilet flushing as a minimum, and additional uses such as laundry, irrigation, wash down facilities, etc.
- Capture of fire-test water for on-site reuse.
- Collection of stormwater for on-site reuse.
- Considering opportunities for onsite recycling of wastewater through the installation of approved greywater or blackwater systems.
- Reducing potable water use for irrigation by selection of drought tolerant landscaping, design for passive irrigation, and selection of efficient irrigation systems where needed.
- Connecting to a precinct scale Class A recycled water source if available and technically feasible (including a third pipe connection to all non-potable sources).
- Providing water efficient fixtures, fittings and equipment.

Standard D3

Reduce the volume and flow of stormwater discharging from the site by appropriate on-site detention and on-site retention strategies, consistent with catchment scale IWM objectives and targets.

Standard D4

Improve the quality of stormwater discharging from the site by meeting best practice urban stormwater standards.

53.xx-8

**Green Infrastructure**

**Objectives**

To deliver development that protects existing landscape values on and adjoining the development site, including canopy, vegetation, and habitat for biodiversity.

To deliver development that increases vegetation, particularly indigenous and native vegetation, and enhances existing landscape values, connects biodiversity corridors and increases the resilience of ecosystems.

To ensure landscaping proposed as part of development will be resilient to future climate conditions and supports integrated water management and energy efficiency outcomes.

To support development that increases amenity, improves connections to surrounding natural landscapes and supports health and wellbeing.

To encourage development that provides opportunities for on-site food production.

## **Standards**

### Standard E1

All new development should achieve a Green Factor score of 0.55 (0.25 for industrial and warehouse uses)

OR

A minimum of at least 40% of the total site coverage area (20% for Industrial or Warehouse) must comprise green cover (external landscaping) that delivers at least one of the following:

- A minimum of 65% of the required green cover area as new or existing canopy planting and a minimum of 35% as understory planting. Canopy planting and understory planting can overlap.
- Species selection and associated planting arrangement comprising native and / or indigenous species which provides habitat for native fauna.
- Green cover which is located to provide maximum benefit in relation to the cooling of the adjoining public realm. Green walls or facades under this pathway must benefit the public realm and be on the lower levels of the building.

### Standard E2

Green infrastructure should:

- Support the creation of complex and biodiverse habitat.
- Provide a layered approach, incorporating both understory and canopy planting.
- Provide either native, indigenous and/or climate change resilient exotic plants that provide resources for native fauna.
- Support the creation of vegetation links between areas of high biodiversity through planting selection and design.
- Ensure species selection is appropriate to address expected future climate conditions.

### Standard E3

Siting of buildings should seek to retain existing mature canopy trees (excluding invasive species) or significant areas of other green cover which contribute to biodiversity corridors and habitat.

### Standard E4

Development should ensure appropriate measures are integrated to support the establishment and ongoing maintenance of landscaping

53.xx-9

## **Climate Resilience**

### **Objectives**

To improve the resilience of the built environment to climate change related hazards and natural disasters.

To deliver development that reduces the urban heat island effect.

## **Standards**

### Standard F1

Provide at least 75% of the development's total site area with a combination of the following elements to reduce the impact of the urban heat island effect:

- Green infrastructure.

- Roof and shading structures with cooling colours and finishes that have a solar reflectance index (SRI) of:
  - For roofing with less than 15 degree pitch, a SRI of at least 80.
  - For roofing with a pitch of greater than 15 degrees, a SRI of at least 40
- Water features or pools.
- Hardscaping materials with SRI of minimum 40.

Standard F2

New development should demonstrate that future climate impacts have been considered and addressed in any design response.

Standard F3

Pedestrian pathways should be designed with thermal comfort in mind. This includes incorporating landscaping (tree canopy and other vegetation), shading and covered structures.

**53.xx-10 Indoor Environmental Quality**

**Objectives**

To support development that achieves safe and healthy indoor environments, specifically addressing:

- Thermal comfort.
- Thermal safety.
- Access to clean, fresh air.
- Access to daylight and sunlight.
- Harmful indoor air pollutants.

To deliver development that considers the impact of future climate conditions on indoor environment quality.

**Standards**

Standard G1

Buildings should be designed to be able to provide appropriate levels of thermal comfort without reliance on mechanical heating and cooling systems, as follows:

DEVELOPMENT	REQUIREMENT
Single dwellings  Two or more dwellings on a lot (other than apartments)	All habitable rooms should be cross ventilated.
Apartment development  Residential Buildings	60% of all apartments should be effectively naturally ventilated, either via cross ventilation, single-sided ventilation or a combination  At least 40% of apartments on every floor to be cross ventilated.
Non-Residential development	All regular use areas of non-residential spaces should be effectively naturally ventilated; or commensurate mechanical measures provided.

Standard G2

Buildings should achieve a daylight level across the entirety of every habitable room of 100 lux and of 50 lux across the entirety of any other regularly occupied space.

Standard G3

Internal spaces in buildings should utilise natural light to minimise the use of artificial lighting during daylight hours, unless the proposed use of the room is contrary to the provision of glazing.

Standard G4

Primary living areas of at least 70% of all dwellings in a development should achieve direct sunlight for 2 hours on the 21<sup>st</sup> day of June to at least 1.5m deep into the room through glazing.

Standard G5

Development should include openable external windows to circulation corridors and lift lobbies to facilitate natural ventilation for residential development below six storeys.

Standard G6

Development should use materials which are low toxicity in manufacture and use, and that do not cause harm to people or ecosystems.

**53.xx-11 Waste and Resource Recovery**

**Objectives**

To facilitate development that supports functional waste recovery and management.

To enable the continuous improvement of sustainable waste management and resource recovery.

**Standards**

Standard H1

Development should include:

- Adequate waste and recycling infrastructure to manage the waste demand of the development in a sustainable manner and to support recycling, such as an appropriate number of bins, waste chutes, and cleaning facilities.
- Waste and recycling infrastructure and enclosures which are:
  - Adequately ventilated.
  - Integrated into the design of the development.
  - Located and designed for convenient access by occupants and made easily accessible to people with limited mobility
  - Signposted to support recycling and reuse.
- Adequate facilities or arrangements for bin washing.

Standard H2

Development should be designed to facilitate:

- Collection, separation and storage, and where appropriate, opportunities for on-site management of food waste through composting or other waste recovery as appropriate.
- Collection, storage, and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
- Collection and storage of glass recycling
- Collection and storage of containers under any Container Deposit Scheme as appropriate for the proposed use and scale.
- The provision of adequate circulation space on site to allow waste and recycling collection vehicles to enter and leave the site without reversing.
- Waste and recycling separation, storage and collection designed and managed in accordance with an approved Waste Management Plan, if required by the responsible authority.
- For apartment development, the provision of space for communal storage of additional waste streams including E waste, hard waste and textiles.

Standard H3

An application should demonstrate through the provision of a Construction / Demolition Waste Management Plan, if required by the Responsible Authority, that all practical and feasible practices and activities to minimise waste and increase resource recovery will be implemented.

**53.xx-12 Decision guidelines**

--/--

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- *The extent to which the development meets the objectives and requirements of this policy from the design stage through to construction and operation.*
- *Whether alternative design responses to the identified Standards would achieve greater alignment with precinct specific objectives related to environmental sustainability.*
- *Whether the proposed environmentally sustainable development initiatives are reasonable having regard to the type and scale of the development and any site constraints.*
- *The response to any other matters relating to environmentally sustainable development outlined in this planning scheme.*
- *Any relevant water and stormwater management objective, policy or statement set out in this planning scheme.*
- *The contribution the development makes to mitigation of the urban heat island effect and adaptation to changing climatic conditions.*
- *The feasibility and approach to maintenance of proposed green infrastructure.*
- *The quality of the integrated water management approach proposed for the development.*
- *The impact of the removal of any mature canopy trees or vegetation which contributes to natural ecosystems and the measures proposed to mitigate these impacts.*



# Draft Banyule Residential Parking Permit Policy

2022

## Document control

<b>Record Number</b>	2022
<b>Date Created</b>	17 March 2022
<b>Next review date</b>	As required
<b>Business Unit</b>	Transport
<b>Responsible Officer</b>	Senior Transport Planner
<b>Date of Approval</b>	

## Contents

<b>1. Introduction and Background</b>	<b>2</b>
1.1 Purpose	2
1.2 Scope	2
1.3 Background	2
1.4 Legislative Context	2
1.5 Policy Context	2
1.6 Policy Development Process	4
<b>2 Policy Statement</b>	<b>5</b>
2.1 Vision	5
2.2 Objectives	5
2.3 Principles	5
2.4 Policy Applicability and Review	5
2.5 Charter of Human Rights and Responsibilities	6
<b>3 Residential Parking Permit Scheme</b>	<b>7</b>
3.1 Who can get a Parking Permit? (Eligibility Criteria)	7
3.2 What type Of Parking Permit And how many Parking Permits?	7
3.3 Parking Permit Area System	8
3.4 Where are Parking Permit Holders allowed to Park?	10
3.5 How much do Parking Permits cost?	11
3.6 Application Process	11
3.7 Duration of Parking Permits	11
3.8 Parking Permit Cancellation	11
3.9 Parking Permit Eligibility Review	12
<b>Appendix A – Residential Parking Permit Area Map</b>	<b>13</b>
<b>Appendix B - Definitions</b>	<b>14</b>

# 1. Introduction and Background

## 1.1 Purpose

This policy, the **Banyule Residential Parking Permit Policy 2022**, updates and replaces the Banyule Residential Permit Policy 2016-2020. Its purpose is to facilitate reasonable access to residential on-street public parking for residents and their visitors, while preserving access for all other legitimate road users.

## 1.2 Scope

This policy defines the process and eligibility criteria by which Council will allocate **residential vehicle parking permits** and **visitor parking permits** to Banyule residents.

## 1.3 Background

As Melbourne's population continues to increase, Banyule will change and expand to accommodate an increasing number of residents. This means increased housing density which, if not managed properly, can lead to more cars and more traffic in the municipality.

Parking management is a key challenge faced by Council. Banyule residents rate traffic concerns and car parking as some of the key issues in their local areas. However, providing additional on-street and off-street parking is problematic as additional parking increases traffic movements around activity centres, schools and key destinations, adding to the increasing levels of congestion in these areas. There are also many streets in Banyule where there is insufficient road space to accommodate traffic flow as well as on-street parking.

Given these limitations, Council aims to manage parking in an equitable manner with available car parking spaces allocated fairly for our visitors, customers and employees in our activity centres, and as managed in particular by this policy, our residents and their visitors in residential areas.

## 1.4 Legislative Context

Under the provisions of the **Road Management Act 2004** and the **Local Government Act 2020**, Council has the power, as the Road Authority, to manage roads in a manner that minimises any adverse effect on community safety and the environment. Council has also the power to fix, rescind or vary any fees in a parking area and the manner of payment for those fees.

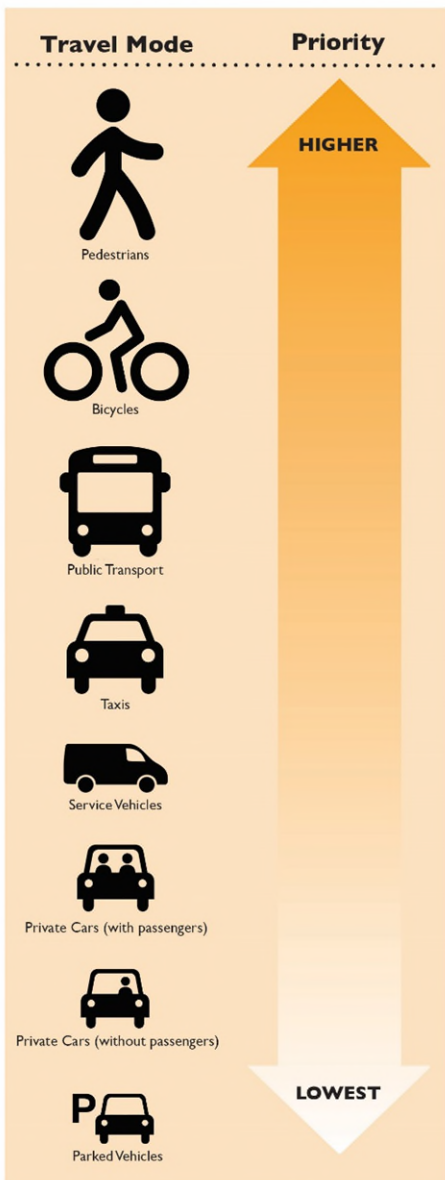
## 1.5 Policy Context

The **Council Plan 2022-2025** outlines a key direction that is relevant to parking in residential areas: *A well planned, sustainable and liveable place that caters for all our current and emerging communities;* which is supported by the key strategy: *Lead on the use of sustainable modes of transport, and encourage walking, cycling and use of public transport.*

Updating the Residential Parking Permit Policy (RPPP) responds to a key initiative from the Council Plan and is consistent with Council’s commitment to providing fair and equitable management of road space as a resource.

The **Community Climate Action Plan (CCAP)** adopted in 2020, outlines how Council will achieve its goal of a carbon neutral municipality by 2040, without offsets. Zero emissions transport is a key priority area of the plan. Transitioning to zero emissions transport will require a major shift to active and public transport use. The RPPP will assist in achieving this outcome.

The **Banyule Integrated Transport Plan 2015-2035 (BITP)** provides long-term direction in transport and land use decisions in the municipality. The Streets and Public Spaces theme’s objective considers roads as places ‘where people live, work and congregate and provide access for a range of users to deliver a safe, integrated and efficient transport system’. The BITP also places significant emphasis on ‘managing road space to give priority to sustainable transport modes’, and ‘approaching parking as a limited, shared resource’.



Local Road User Hierarchy in Banyule

The **Activity Centre Car Parking Policy and Strategy (ACCPP)** was adopted by Council on 8 November 2010, giving guidance on the management of car parking in and around Activity Centres. A key objective of the ACCPP relating to car parking in residential areas was to help “protect residential areas close to Activity Centres from intrusion of car parking associated with commercial and higher density residential uses”.

The **On-Street Parking Management Framework** was adopted by Council in 2017 and provides guidance for the introduction of new parking restrictions or the modification of existing restrictions for all on-street parking within Banyule. It is intended as another tool to manage parking along with the Activity Centre Car Parking Policy and Strategy and this Residential Parking Permit Policy.

Banyule’s **Local Road User Hierarchy**, adopted in the BITP, guides the allocation of road space within Activity Centres and the local road network. Pedestrian, cyclists and public transport have priority above other road users, with parked vehicles the lowest priority. This ensures mobility and accessibility to services for the broadest section of the community and provides sustainable transport options to promote community health and wellbeing.

## 1.6 Policy Development Process

This Policy was developed by drawing on the following information sources:

- > A review of current literature and policy initiatives around Residential Parking Permit Policies.
- > A review of resident concerns and issues relating to Council's current Residential Parking Permit Policy and the scheme's operation.
- > Benchmarking Council's current Residential Parking Permit Policy against other metropolitan Council's policies.
- > Discussions with Banyule Council staff.

## 2. Policy Statement

### 2.1 Vision

*'Banyule is a city with accessible, sustainable and active communities, with fair and equitable access to local parking resources.'*

### 2.2 Objectives

1. Ensure the equitable and balanced use of limited on-street parking resources, while providing some priority to local residents.
2. Protect residential amenity while providing equitable access to on-street parking areas for non-residential land uses.
3. Encourage long term resident parking in off-street parking areas where possible.
4. Manage road space to give priority to sustainable transport modes.
5. Provide a consistent policy and guidelines to manage the on-street car parking supply.

### 2.3 Principles

1. On-street parking will be available in a safe, convenient and Australian Standard compliant manner that supports the primary activities in the street resulting from land uses (both current and potential) for each area within the municipality.
2. On-street parking will not be allocated through the means of exclusive use of a single space or spaces by any one individual or group.
3. Residents will be encouraged to use alternative sustainable modes of transport for trips.

### 2.4 Policy Applicability and Review

Date policy approved by Council:

May 2022

This policy will be reviewed whenever Council determines that a need has arisen. This policy will remain in place following review until an updated policy is adopted by Council.

Any person who wishes to provide input, feedback or comment on this policy can do so in one of the following ways:

By email: [enquiries@banyule.vic.gov.au](mailto:enquiries@banyule.vic.gov.au)

By post: PO Box 94 Greensborough 3088

By telephone: 9490 4222

By TTY: 9432 7211

## **2.5 Charter of Human Rights and Responsibilities**

This policy is considered to be compatible with the Charter of Human Rights and Responsibilities.



## 3. Residential Parking Permit Scheme

### 3.1 Who can get a Parking Permit (Eligibility Criteria)

To be eligible for a parking permit as part of the Banyule Residential Parking Permit Scheme, an applicant must fulfil three criteria:

1. Be a resident of the municipality, in a property adjacent\* to prohibitive parking restrictions (i.e. No Stopping, No Parking, or a Permit Zone) or adjacent\* to timed restrictions of one hour or greater. This excludes statutory parking restrictions e.g. No Stopping within 10m of an intersection. (\*) *adjacent means the parking restrictions in your street to the nearest intersecting street. If a residence has frontage to two streets, the term adjacent applies to either of the two streets.*
2. The ground floor frontage of the building must be wholly residential in nature.
3. No residential or visitor parking permit will be granted to any resident of a residential development where the dwelling was not occupied or lawfully available for occupation until after the permit exclusion date **8 November 2010** (date of adoption of Activity Centre Car Parking Policy) except:
  - a. where there is no increase in the number of dwellings and/or separate occupancies above the number that existed on the site as at 08 November 2010, or
  - b. where an increase in dwelling and/or occupancies has occurred but there are four or less dwellings on the equivalent development site.

Residential parking permits are **not available** to:

- Property owners (landlords) who lease their property or vacant land.
- Occupiers of properties used for commercial purposes.
- Occupiers of properties fronting private roads.
- Home businesses operating from a residential property unless they fulfil the above criteria.
- Residential parking permits will not be issued for use in relation to trucks, heavy vehicles, motor homes, caravans, boats, machinery or equipment, trailers or any vehicle or machinery that is designed or modified to be towed by another vehicle.

### 3.2 What type of Parking Permit and how many Parking Permits?

Two types of parking permits will be available under the Residential Parking Permit Scheme:

- **Residential Parking Permits** are permits issued for a specific vehicle and are not transferable to another vehicle or to any person not named on the application form.
- **Visitor Parking Permits** are transferable permits that are to be used by bona fide visitors to the residence. Misuse of this privilege by permit holders may result in cancellation of visitor permits and exclusion from the parking permit scheme.

Council resolved in May 2011 to restrict or prohibit the issuing of on street parking permits to residential property occupiers of dwellings occupied after 8 November 2010 that are considered to have been built at a high density. The number of permits available to households take this into account as specified in Table 1 below.

Table 1 - Number of Permits Available per Dwelling

Certificate of Occupancy issued for Dwelling	Single or multi-unit dwellings	Residential Parking Permits (per household)	Visitor Parking Permits (per household)	Maximum Number of Permits (per household)
Before 8 November 2010.	Applies to all dwelling types	Up to 2	Up to 2	3
After 8 November 2010	Single dwelling where there is no increase in the number of dwellings and/or separate occupancies above the number that existed on the site on or before 8 November 2010.	Up to 2	Up to 2	3
	Higher density developments with between two (2) and four (4) dwellings built or not available for lawful occupation until after 8 November 2010.	1	OR 1	1
	Higher density development of five (5) or more dwellings built or not available for lawful occupation until after 8 November 2010.	Not eligible for any parking permits		

### 3.3 Parking Permit Area System

The Residential Parking Permit Scheme is based on an area system. This approach increases parking options and spreads parking demands in a local area. It has been designed to discourage car journeys within a local area.

The Residential Parking Permit Areas have been based on:

- 1. The location of major trip attractors for long-term parking**

On-street parking is a very important component of the overall parking supply within Banyule. There are many users competing for limited kerbside space, as such, Council is committed to encouraging the most efficient use of on-street parking, and carefully managing all day parking in streets where there are competing uses in a planned, fair and consistent way.

The issuing of Residential Parking Permits provides residents with opportunity to park all day close to their property when it is an area of high parking demand. Therefore, it is

fundamental that each parking permit area, in its location and sizing, does not promote relocating parking from one location within the parking permit area to another location.

Major attractors (popular destinations) include train stations and major bus stops, places of employment and activity centres. The sizes of parking permit areas around these major attractors were based on a 400m-800m walking distance, in accordance with the principles of the Activity Centre Car Parking Policy. Therefore, it is more likely that Parking Permit holders will walk to the local major attractor rather than drive the short distance.

## 2. Geographical features and the existing road network

Geographical features and the existing road network have also been considered in the development of the area boundaries. This includes locations away from activity centres and other major attractors, where parking permit areas have largely been informed by the existing road network, railway lines, creeks and parklands.

A map demonstrating the Residential Parking Permit Area Zones is provided in Appendix A.

## 3.4 Who can get a Parking Permit (Eligibility Criteria)

Residential parking permits are available for the use of residents and their visitors. They must be used only to attend residence of issue, and are not to be used to visit any other property, even if it is within the boundaries specified on the permit.

A vehicle displaying a valid parking permit may only be parked within the Residential Parking Permit Area for which it has been issued. The vehicle may be parked for any period of time in permit zones or in timed restricted parking zones of 1 hour or greater in accordance with the permit conditions.

Where a street forms the boundary of a Residential Parking Permit Area, permit holders will be permitted to park on both sides of the street.

Permits do **not** permit:

- parking in **No Stopping, No Parking, Clearways** or in any other location contrary to the Victorian Road Rules;
- parking on-street outside non-residential frontages for longer than the time indicated, for example outside schools, commercial properties or community centres;
- exemption from paid parking fees or parking longer than the time indicated within Paid Parking Areas;
- parking on-street for longer than the time indicated in locations where timed restrictions of less than one hour apply; or
- parking in off-street parking areas for longer than the time indicated.
- overstaying parking restrictions outside the residential permit area or outside the municipality.



An example of a time restricted parking sign



An example of a permit zone parking sign

Permit holders are liable for any infringements incurred whilst parked in contravention of the road rules or where in contravention of the above.

The issue of a permit does not guarantee the availability of a parking space to the permit holder.

### 3.5 How much do Parking Permits cost?

The cost of parking permits is set out in Council's schedule of fees and charges which is reviewed on an annual basis.

The cost of the first residential permit is set at a nominal cost to cover administration expenses. Subsequent permits are charged at increasing amounts to account for the increasing burden of car parking provision on Council. Current costs are provided on the Banyule website at <https://www.banyule.vic.gov.au/Parking-roads/Apply-for-a-parking-permit>

Concession Card Holders and Disabled Parking Permit Holders are eligible for a reduced charge.

### 3.6 Application Process

A Residential Parking Permit application form for permit/s must be completed and be accompanied by supporting documentation including:

- a) Ownership or occupancy of the premises for which parking permit are being applied for, i.e. a rate notice, electricity bill, or lease agreement.
- b) Ownership or legal possession of the vehicle or vehicles concerned, for example vehicle registration papers.
- c) If the vehicle is owned by another person or is a Company vehicle, written advice from the owner of the vehicle is required, stating that the vehicle is driven by the resident and is normally kept at the resident's address.

Online applications can be completed on Council's website or by visiting a Council Customer Service Centre. See details at <https://www.banyule.vic.gov.au/Parking-roads/Apply-for-a-parking-permit-application>

### 3.7 Duration of Parking Permits

Permits may be issued at any point of time within a financial year and will expire on 31 July following the end of financial year for which they are issued.

*(For example, a permit issued on 1 July 2022 will expire on 31 July 2023. A permit issued on 1 January 2023 will expire on 31 July 2023).*

Permit costs will be adjusted on a pro-rata basis at time of issue (to the nearest whole month). The onus is on permit holders to seek permit renewals, however, reminder to renew notices will be posted to permit holders within 60 days of the renewal date.

### 3.8 Parking Permit Cancellation

It is an offence to use or obtain a parking permit that has not been legally issued to you. Under the Banyule General Local Law, you could be fined or have your permit cancelled if you:

- Sell, give away or rent any parking permit,
- Accept or use any parking permit that has not been officially administered by Council, or
- Forge or counterfeit any vehicle permit or knowingly distribute a forged or counterfeit parking permit.

Further, visitor parking permits are intended for short stay visits to the permit residence, and any misuse of the visitor permit by the permit holder may result in cancellation of visitor permits and exclusion from the parking permit scheme.

### **3.9 Parking Permit Eligibility Review**

Residents may request a review if they are unsatisfied with their entitlement for a parking permit/s. Grounds for review will be limited to circumstances of:

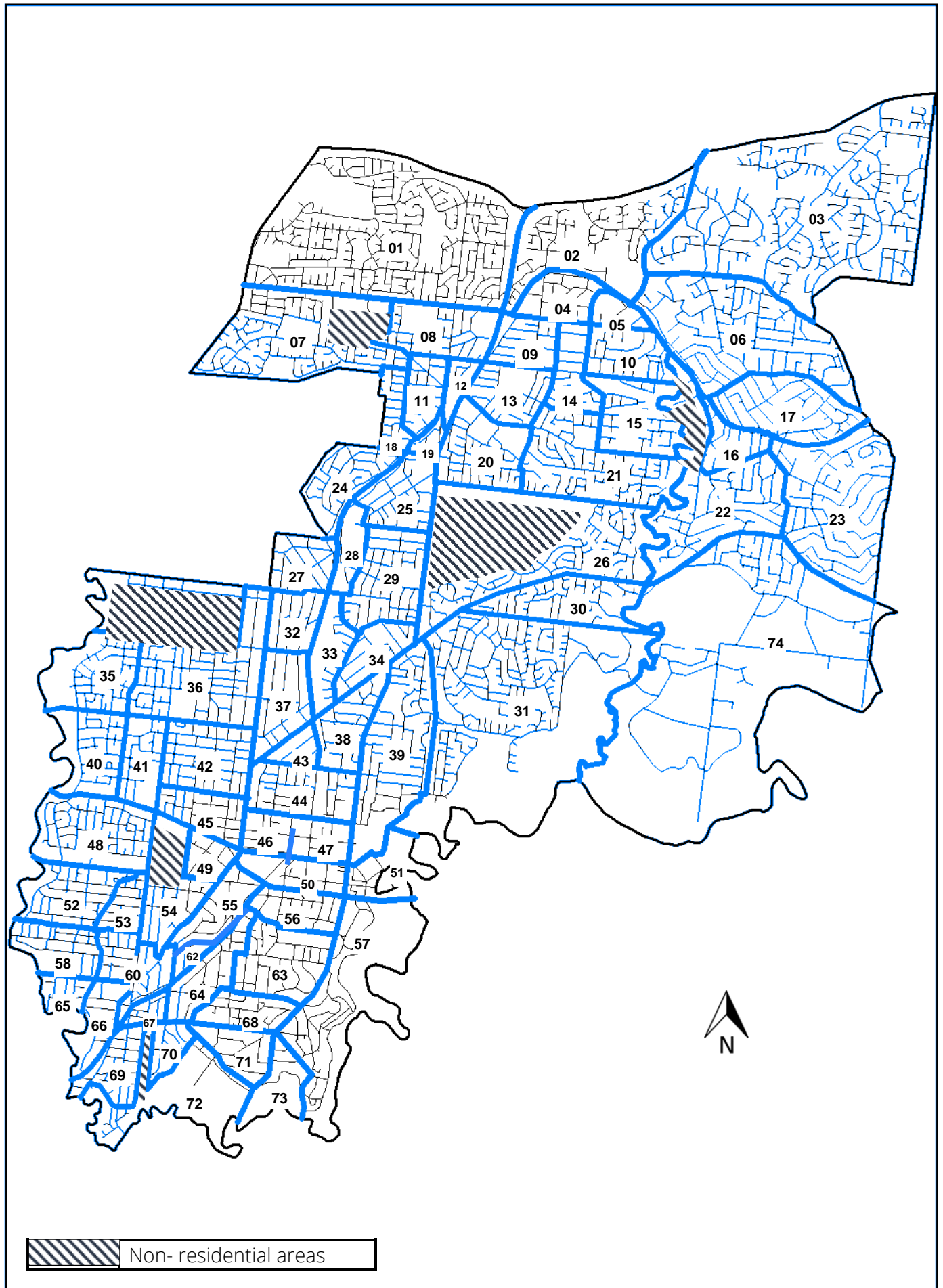
- Demonstrated personal or family disability or hardship;
- Demonstrated temporary loss of access to onsite parking due to public works or essential decommissioning of onsite parking; or
- Demonstrated irregularities in the application of the eligibility requirements set out in section 3.1 of this policy.

A request for review must be provided in writing and should clearly demonstrate which of these circumstances are considered to apply. It should be either emailed to: [enquiries@banyule.vic.gov.au](mailto:enquiries@banyule.vic.gov.au) with the subject line: Residential Parking Permit Reviews Panel or posted to:

Banyule City Council  
Residential Parking Permit Reviews Panel  
PO Box 94  
Greensborough VIC 3088

Reviews will be undertaken by Council's Residential Parking Permit Reviews Panel, which consists of supervisory Transport Officers. The Panel will consider the request and make a recommendation to the Transport Manager for a final decision. Each case will be considered on its own merits.

# Appendix A – Residential Parking Permit Area Map



## For the purposes of this policy the following definitions apply

Term	Definition
8/November/2010	Council resolution (11/5/2011) to restrict or prohibit the issuing of on street parking permits to residential property occupiers of dwellings occupied after 8 November 2010 (date of adoption of Activity Centre Car Parking Policy and Strategy) that are considered to have been built at a high density.
Activity Centre	Means a mixed-use urban area where there is a concentration of commercial and other land uses including residential.
Clearway	A clearway is a section of road where parking and stopping is not allowed at the times shown on the clearway sign.
Commercial Purposes	Means the property is used primarily for business activities.
Home business	Means a business that is carried on in a dwelling, or in a building ancillary to a dwelling, such as a garage or a studio
No Parking	Means if there is a 'no parking' sign, you can stop for 2 minutes in that area: <ul style="list-style-type: none"> <li>• if you are picking up or dropping off passengers or goods,</li> <li>• you stay within 3 metres of your vehicle.</li> </ul> If you stop in, or partly in, an area showing a no parking sign and you are not picking up or dropping off passengers or goods, you are considered to be parked and can be fined. This is the case even if you stay with your vehicle.
No Stopping	Means if there is a 'no stopping' sign, you are not allowed to stop or park your car in, or partly in, that area for any reason. Dropping off or picking up passengers or goods in a 'no stopping' area is not permitted.
Off-street parking	Means an area designed for parking a vehicle off-road i.e., driveway, carport, garage etc.
On-street parking	Means an area designed for parking a vehicle on-road.
Permit area	Area as defined on the Banyule Permit area map where vehicles with parking permits are permitted to stop or park and are exempt from timed restrictions greater than one hour.
Resident	Means a person who lives at a residence within the municipality and is so named on the Banyule Electoral Roll, or who provides documentary proof of such, e.g. copy of Lease, Tenancy Agreement etc.
Residence	Means the principal or sole dwelling house of a resident which is occupied as such and the word 'resides' means to be a resident in the principal or sole dwelling house.
Residential parking permit	Means a non-transferable parking permit issued to a resident and associated with a particular motor vehicle registration. Residential parking permits are electronic and linked with your vehicle registration.
Residential parking permit reviews panel	Panel of supervisory transport officers.

<b>Supervisory transport officer</b>	A person appointed by Council under section 224 of the <i>Local Government Act 1989</i> . Provisions relating to authorised officers are saved and continue to operate under the 1989 Act. Equivalent provisions relating to authorised officers have not carried over to the 2020 Act. This will be the subject of a separate project in the future.
<b>Vehicle</b>	Means a sedan/station wagon or hatch and includes a small van or utility, which is currently registered to a City of Banyule address (resident and visitor parking permit applications only), or if not registered to a City of Banyule address, documentary proof can be provided that the applicant is afforded sole use of the vehicle (company vehicle), but does not include any van over 4.5 tonne in weight, any truck, caravan, boat or trailer and does not include any vehicle over 7.5 metres in length.
<b>Visitor</b>	Means a person attending a residence for a short-term period for the purpose of social interaction, provision of health or social support and/or care or the delivery of routine domestic related services, including gardening, cleaning and/or general property maintenance.
<b>Visitor parking permit</b>	Means a visitor parking permit held by a resident and allocated for use to any genuine visitor to the residence. Visitor permits are a laminated holographic permit and must be displayed on the vehicle dashboard.



## Summary of Submissions Received, Comments and Recommendations for Planning Scheme Amendment C165 – Proposed Heritage Overlay

Submission No.	Issues raised (summarised by Officers)	Consultant or Officer Comments & Recommendations
<p><b>1</b></p> <p>Support if changes made</p>	<p>Submission regarding 5 Crown Road, Ivanhoe</p> <ul style="list-style-type: none"> <li>• The current external paint colour is not original</li> <li>• A range of internal alterations have been made to the property. These alterations have changed the internal layout, impacting both plaster and timber panelled walls.</li> <li>• A range of external alterations have been made to the rear external aspect of the building, including a deck.</li> <li>• Suggests tree controls be excluded from the HO and be managed under Banyule’s existing vegetation controls.</li> </ul>	<p><i>Heritage Consultant Comments</i></p> <ul style="list-style-type: none"> <li>• The paint control is not proposed to facilitate the retention of the existing paint colour but rather promote a sympathetic approach in keeping with the original colour/finish. Recommend retaining paint controls to facilitate a sympathetic approach to the timberwork in keeping with original design.</li> <li>• On further review of the extensive recent internal changes, the need for internal controls would be limited to the staircase and associated timber paneling (if it survives) which are not distinctive enough in themselves to warrant controls. Recommend removal of all internal controls.</li> <li>• Dependent upon further clarification, the citation Statement of Significance/description can be amended to clarify original/modified fabric at the rear. Description already notes change has occurred at the rear. Nonetheless, extent of heritage overlay is recommended to remain unchanged.</li> <li>• Considering existing environmental controls, it may not be necessary for the application of heritage tree controls.</li> </ul> <p><b>Recommendations:</b></p> <ul style="list-style-type: none"> <li>• <b>Remove internal controls</b></li> <li>• <b>Remove tree controls</b></li> <li>• <b>Amend Statement of Significance/Citation to clarify modifications at rear as necessary</b></li> </ul> <p><b>Potential to resolve submission prior to any Panel</b></p>

## DRAFT Summary of Submissions Received, Comments and Recommendations for Planning Scheme Amendment C165 – Proposed Heritage Overlay

Submission No.	Issues raised (summarised by Officers)	Consultant or Officer Comments & Recommendations
<p style="text-align: center;"><b>2</b></p> <p style="text-align: center;">Opposed</p>	<p>Submission regarding 149 Old Eltham Road, Lower Plenty</p> <ul style="list-style-type: none"> <li>• Concerned the HO will restrict future plans to alter the addition to the north-west side of the house in a manner sympathetic to Knox’s original design.</li> <li>• Notes there have been many alterations to the property since it was originally built, including: <ul style="list-style-type: none"> <li>- Master Bedroom</li> <li>- Floor to ceiling windows in the lounge and kitchen</li> <li>- The north-west side of the property including a study, bedroom, bathroom and lounge, this section is also water damaged and requires repair.</li> <li>- Exterior paint colour</li> </ul> </li> <li>• Object to the proposed internal alteration controls over the exposed timber ceiling beams as they are not original.</li> <li>• Contend that unsavoury add-ons/alterations made to the original house compromise its heritage potential.</li> <li>• Concerned the Heritage review was in process while the property was for sale in 2021.</li> </ul>	<p><i>Heritage Consultant Comments</i></p> <p>No substantial new information/assessment was provided to recommend not seeking a HO.</p> <ul style="list-style-type: none"> <li>• The north-west part of the residence has been modified and could be further changed.</li> <li>• Internal controls can be further clarified – only the ground-floor exposed timber ceiling beams are noted in the citation (not the upstairs master bedroom as suggested).</li> <li>• The paint control is not proposed to facilitate the retention of the existing paint colour but rather promote a sympathetic approach in keeping with the original colour/finish. Recommend that this control is retained.</li> </ul> <p><i>Council Officer Comments</i></p> <ul style="list-style-type: none"> <li>• The HO does not prevent change, rather it seeks to appropriately manage change. The intent of the HO is to conserve and enhance heritage places by ensuring any changes have regard to the heritage value of the particular place. New additions or alterations are permissible via a planning permit and are assessed on an individual case by case basis with input from Council’s Heritage Advisor.</li> <li>• Property owners were notified of the results of the Banyule Heritage Study 2020 on 24 August 2021 once the study had been completed. Owners were not notified while the study was in progress as this avoids creating unnecessary uncertainty for owners of properties that are found to be of little heritage value. Waiting until the assessments have been finalised ensures owners can be clear about the heritage value of their property and the next steps in the process. It is acknowledged change occurs with properties in regard to ownership, future plans etc.</li> </ul>

## DRAFT Summary of Submissions Received, Comments and Recommendations for Planning Scheme Amendment C165 – Proposed Heritage Overlay

Submission No.	Issues raised (summarised by Officers)	Consultant or Officer Comments & Recommendations
		<p>and Heritage Studies that must be done at a point of time can be inconvenient for owners.</p> <p><b>Recommendations:</b></p> <ul style="list-style-type: none"> <li>• <b>Amend Statement of Significance/Citation to further clarify internal elements/controls</b></li> </ul> <p><b>Refer Submission to Panel (for unresolved issues)</b></p>
<p>3</p> <p>Support if changes made</p>	<p>Submission regarding 10 Gruyere Crescent, Ivanhoe East</p> <ul style="list-style-type: none"> <li>• Supportive of preserving the Robin Boyd house.</li> <li>• The citation includes items that are not original to the house and suggest should not be listed in the HO including: <ul style="list-style-type: none"> <li>- Rear garage - not original</li> <li>- Rear skillion - roofed carport - no longer exists</li> <li>- Rear fence - built circa 1980.</li> <li>- Scoria (lava) rocks - were added in the late 1970s.</li> <li>- Front garden - Agapanthus added around 2010.</li> <li>- Front door – has been rebuilt.</li> <li>- Side fences and gate - not original</li> <li>- Rooftop air conditioning units – not mentioned in the citation, however note that these are not original.</li> </ul> </li> <li>• Request clarification that the overlay does not apply to the interior of the property</li> </ul>	<p><i>Heritage Consultant Comments</i></p> <ul style="list-style-type: none"> <li>• With additional information provided, the citation can be amended accordingly to exclude these items as being significant.</li> <li>• Confirm no internal controls proposed.</li> </ul> <p><b>Recommendations:</b></p> <ul style="list-style-type: none"> <li>• <b>Amend Statement of Significance/Citation to exclude items that are not significant</b></li> </ul> <p><b>Potential to resolve submission prior to any Panel</b></p>

## DRAFT Summary of Submissions Received, Comments and Recommendations for Planning Scheme Amendment C165 – Proposed Heritage Overlay

Submission No.	Issues raised (summarised by Officers)	Consultant or Officer Comments & Recommendations
4  Opposed	<p>Submission regarding 61-63 Mount Street, Eaglemont</p> <p>The heritage assessment fails to give adequate consideration to the following:</p> <ul style="list-style-type: none"> <li>• The property was substantially renovated in 1999 to an extent that little of the rear footprint remains.</li> <li>• The front door, front steps and verandah are new, the side verandah is an addition. These alterations together have altered the street perspective.</li> <li>• The house structure is not a good example of Queen Anne style</li> <li>• Previous assessments noted there were several other weatherboard properties in the area that were better examples.</li> <li>• No conclusive evidence that the house was designed by its original resident Henry Champion or his architect brother Alfred Champion.</li> <li>• The continued reference and reliance upon its original inhabitants fail to adequately demonstrate any meaningful connection with the community of Banyule.</li> <li>• The areas of Ivanhoe and Eaglemont are markedly different in their architectural style and age by comparison to most of Banyule and should reference adjoining suburbs of similar age and structure that may be outside of Banyule.</li> </ul>	<p><i>Heritage Consultant Comments</i></p> <p>No substantial new information/assessment was provided to recommend not seeking a HO. Given the information provided by the submitter, the citation could be further clarified concerning modifications (which are already discussed).</p> <ul style="list-style-type: none"> <li>• Change to the rear parts of buildings is a reality of most heritage places, especially at the local level. It is widely accepted that this can occur and not impact on significance if they are not visible or largely concealed from the public realm.</li> <li>• It is appreciated that the some of the fabric of the front verandah may have been renewed but matches the original detailing. Whilst it has been extended (forwards and to the side), the character of the verandah has not been altered as it had been unusually long.</li> <li>• The house is a good example of the Queen Anne idiom. It is an early example that is distinguished by its restrained detailing before the style subsequently became more elaborate and codified as it was more widely employed.</li> <li>• The house has been long recognised for its potential heritage value. It was first assessed as being of local significance in the Graeme Butler 'City of Heidelberg Conservation Study' of 1985, along with two adjacent houses of similar period at no. 65-67 (HO131) and no. 69-71 (HO132), both of which gained heritage protection. In Butler's assessment, there was no suggestion the subject site was of any lesser significance than other two aforementioned houses. The house was again assessed in 1999 by Allom Lovell &amp; Assoc. as being of local significance. This assessment was confirmed yet again in 2009 by another heritage consultancy, Context P/L.</li> </ul>

## DRAFT Summary of Submissions Received, Comments and Recommendations for Planning Scheme Amendment C165 – Proposed Heritage Overlay

Submission No.	Issues raised (summarised by Officers)	Consultant or Officer Comments & Recommendations
	<ul style="list-style-type: none"> <li>• There is no evidence that the trees presently on the block were planted by Champion which is admitted. Fails to adequately explain why the trees cannot be managed under the existing extensive tree controls and fails to consider the loss of amenity that would accompany a heritage listing of the specified trees.</li> <li>• Fails to adequately demonstrate any heritage value in the rock wall at the front of the property.</li> <li>• Fails to adequately justify extending the heritage overlay to the rear curtilage of the house i.e. the backyard</li> <li>• Fails to adequately justify the need for external paint controls.</li> <li>• The consultants and Banyule have acted in bad faith by conducting the assessment during a period of worldwide pandemic which prevented meaningful consultation with third parties and constitutes a denial of adequate process.</li> </ul>	<ul style="list-style-type: none"> <li>• Whilst no documentation has come to light that it was actually designed by the Champions, it was owned and occupied by one of the brothers and some detailing is consistent with other examples of their work. Comparison with another fine example of their work in Spotswood (City of Hobsons Bay) of 1908 shows a similar use of smaller gables/gablets and lower pitched roofs than was the contemporary preference and a similar verandah that extends the full width of the front façade when typically they were offset and located to only part of the façade, albeit returning along a side elevation. Also their preference for only using brackets as decorative elements rather than either, or in addition to, a fretwork frieze.</li> <li>• Henry Champion has associations with the municipality as his advice was sought as an engineer in the Eaglemont Estate (of which the subject site was part). He was also responsible for the survey of the Hillsley Estate, Ivanhoe in 1908.</li> <li>• Local significance is assessed on a municipality basis, hence it is limited to Banyule.</li> <li>• Considering existing environmental controls, it may not be necessary for the application of heritage tree controls. Direction from Council indicates the existing local tree controls are sufficient.</li> <li>• The retaining rock wall is an intact dry-stone wall which has been well executed. Given only a small section at the southern end has not been cemented, it is remarkably intact and likely to be original (though not confirmed). As such, it has been assessed as a significant element at the site.</li> <li>• It is standard practice for the whole site in a suburban context to be included in the extent of the heritage overlay, though this is not the case with large rural properties. The 'What is Significant' section identifies what elements at the site are significant such that proposing change to</li> </ul>

**DRAFT Summary of Submissions Received, Comments and Recommendations for Planning Scheme Amendment C165 – Proposed Heritage Overlay**

Submission No.	Issues raised (summarised by Officers)	Consultant or Officer Comments & Recommendations
		<p>other elements/parts of the site can usually be relatively straightforward (if they do not negatively impact on the significant elements/parts).</p> <ul style="list-style-type: none"> <li>• It is standard practice to apply external paint controls to buildings of individual significance if they are timber-framed or (largely) rendered so that sympathetic paint schemes are applied.</li> </ul> <p><i>Council Officer Comments</i></p> <ul style="list-style-type: none"> <li>• Owners were advised of the results of the Banyule Heritage Study 2020 in August 2021 and again in October 2021 of Councils resolution to adopt the study and seek interim and permanent heritage controls. Exhibition of the Amendment C165 included notification to all owners and occupiers and ran for six weeks, two weeks longer than required by the <i>Planning and Environment Act 1987</i>. Exhibition provides the opportunity for submissions to the amendment to be made. It is not considered that the pandemic has prevented adequate consultation with owners. All affected property owners were given the opportunity to discuss the heritage assessment for their property with Council’s heritage consultants both prior to, and during, exhibition of C165.</li> </ul> <p><b>Recommendations:</b></p> <ul style="list-style-type: none"> <li>• <b>Remove tree controls</b></li> <li>• <b>Amend Statement of Significance/Citation to further clarify alterations</b></li> <li>• <b>Further investigation of the rock wall may be necessary</b></li> </ul> <p><b>Refer Submission to Panel (for unresolved issues)</b></p>

## DRAFT Summary of Submissions Received, Comments and Recommendations for Planning Scheme Amendment C165 – Proposed Heritage Overlay

Submission No.	Issues raised (summarised by Officers)	Consultant or Officer Comments & Recommendations
5  Request changes	<p>Submission regarding Mother of God Church at 56 Wilfred Road, Ivanhoe East</p> <ul style="list-style-type: none"> <li>• The proposed HO is not supported, however a formal objection will not be raised, providing that the internal alteration controls are not applied to the property.</li> <li>• The application of the internal alteration controls is not supported by the citation and is inconsistent with Practice Note 1 – Applying the Heritage Overlay. <ul style="list-style-type: none"> <li>- The exhibited statement of significance does not explain why the exposed black-matt painted steel beams and timber-lined ceiling are important to the historical and aesthetic values identified for the property.</li> <li>- The application of internal controls to select internal features and finishes is atypical of the way that the HO is applied across the state, and is not a recommendation of the current Practice Note.</li> </ul> </li> <li>• Suggests the tree controls should not be applied to the property, the landscape elements are overstated and does not warrant protection by the HO.</li> </ul>	<p><i>Heritage Consultant Comments</i></p> <ul style="list-style-type: none"> <li>• As the extent of the proposed internal controls was limited (exposed black-matt painted steel beams and timber-lined ceilings because the interior was altered), it is recommended that they could be removed according to the submitter's request.</li> </ul> <p><i>Council Officer Comments</i></p> <ul style="list-style-type: none"> <li>• Considering existing environmental controls, it may not be necessary for the application of heritage tree controls.</li> </ul> <p><b>Recommendations:</b></p> <ul style="list-style-type: none"> <li>• <b>Remove internal controls</b></li> <li>• <b>Remove tree controls</b></li> </ul> <p><b>Potential to resolve submission prior to any Panel</b></p>

## DRAFT Summary of Submissions Received, Comments and Recommendations for Planning Scheme Amendment C165 – Proposed Heritage Overlay

Submission No.	Issues raised (summarised by Officers)	Consultant or Officer Comments & Recommendations
6  Opposed	<p>Submission regarding 46 Panorama Ave, Lower Plenty</p> <ul style="list-style-type: none"> <li>• Will restrict future alterations and owner’s opportunity to capitalise on their residence.</li> <li>• With the extensive structural inclusions, alterations, and renovations over the years there is very little “original” left.</li> <li>• Challenges significance of features mentioned in Statement of Significance</li> <li>• Suggests house is not special or significant enough to warrant HO</li> <li>• Queries whether there are other/better examples of Knox houses</li> <li>• Would like an independent second opinion, paid for by Council, chosen by owner</li> </ul>	<p><i>Heritage Consultant Comments</i></p> <p>No substantial new information/assessment was provided to recommend not seeking a HO. The citation could be further clarified in parts concerning modifications (already discussed) in the ‘what is significant’ section and ‘history’.</p> <ul style="list-style-type: none"> <li>• The heritage controls would largely apply to the significant fabric and there is considerable scope for change at the rear of the site.</li> <li>• The ‘What is significant’ section highlights that the original section – footprint and associated fabric - is what is significance. The other parts are not significant.</li> <li>• Several other houses and one church designed by Knox were included in the lists provided by Council during Stage 1. What were assessed as the three most distinctive examples, have progressed to Stage 2. The three Knox houses recommended are all different reflecting varying aspects of his practice over the years.</li> <li>• The Vera Knox house reflects a carefully considered integration of the house into the terrain of the site whilst being demonstrative of an unusual approach to the façade for him – being remarkably open (suggesting the influence of the famous Modernist architect, Mies van der Rohe), when often (especially his earlier examples) had typically relatively solid/opaque frontages. This openness was made possible by nonetheless providing privacy by nestling the house into the terrain.</li> <li>• The house is distinguished by a rare use of limestone, which is possibly without comparison in the Municipality in the domestic sphere on this scale.</li> </ul>



## DRAFT Summary of Submissions Received, Comments and Recommendations for Planning Scheme Amendment C165 – Proposed Heritage Overlay

Submission No.	Issues raised (summarised by Officers)	Consultant or Officer Comments & Recommendations
		<p><i>Council Officer Comments</i></p> <ul style="list-style-type: none"> <li>The HO does not prevent change, rather it seeks to appropriately manage change. The intent of the HO is to conserve enhance heritage places by ensuring any changes have regard to the heritage value of the particular place. New additions or alterations are permissible via a planning permit and are assessed on an individual case by case basis with input from Council's Heritage Advisor</li> <li>A second opinion or peer review by a suitably qualified heritage professional could be considered. This would be funded and organised by Council. Owners are welcome to engage and fund their own experts if they wish to.</li> </ul> <p><b>Recommendations:</b></p> <ul style="list-style-type: none"> <li><b>Amend Statement of Significance/Citation to further clarify modifications</b></li> </ul> <p><b>Refer Submission to Panel (for unresolved issues)</b></p>
7 Opposed	<p>Submission regarding 38 Quinn Street, Heidelberg</p> <ul style="list-style-type: none"> <li>The property is not within a streetscape or an area that has any cohesive heritage significance, including the property in a site-specific HO would have limited effect in terms of preserving local heritage character.</li> <li>The dwelling is not of sufficient local heritage significance as to warrant an individual HO control. The citation is out of date and does not consider the</li> </ul>	<p><i>Heritage Consultant Comments</i></p> <p>No substantial new information/assessment was provided to recommend not seeking a HO.</p> <ul style="list-style-type: none"> <li>It is not suggested that the place is part of a precinct. Graceburn was built some 50 years before more intensive suburban development occurred in the area (for instance, its holdings were subdivided in 1956). As highlighted in the citation, Graceburn is a rare and largely intact surviving example of an early phase of development in this part</li> </ul>

## DRAFT Summary of Submissions Received, Comments and Recommendations for Planning Scheme Amendment C165 – Proposed Heritage Overlay

Submission No.	Issues raised (summarised by Officers)	Consultant or Officer Comments & Recommendations
	<p>current state of the dwelling inclusive of recent alterations and additions made to the building.</p> <ul style="list-style-type: none"> <li>• The dwelling is not associated with any particularly prominent owners, builders or architects and cannot reasonably be considered to be of particular social, architectural or historic significance.</li> <li>• There are other comparable examples of Federation style dwellings in Banyule already protected by the HO as well as comparable and/or better examples of this style in nearby Melbourne suburbs that are protected by HO's and located in heritage precincts.</li> <li>• The HO would create an unreasonable impediment to the on-going enjoyment of the home and the ability to modify it to meet the family's changing needs and aspirations over time.</li> </ul>	<p>of the municipality. It is in stark contrast to its neighbours – both immediate and more broadly in the area.</p> <ul style="list-style-type: none"> <li>• The house has been comprehensively researched, its fabric assessed, and a comparative analysis undertaken which outlines its significance. It is understood that the recent works were not undertaken with the appropriate consents and original fabric to the front of the house has been removed and/or altered before a stop work order was enforced. It is critical for the heritage significance of the place that the pre-existing /original elements to the front of the house are accurately reinstated. This includes the decorative frieze (a part of which survives) and the original window and door detailing (architraves, frames, leafs, etc.).</li> <li>• A place does not need to be associated with prominent people – either owners, architects or builders - for it to be of heritage significance. The site has associations with the Rouch family – for whom it was built, likely by the original occupant's father, a local timber merchant.</li> <li>• Graceburn is distinguished from the much of the mainstay of Federation period housing. The comparative analysis outlines how there is no ready comparison for this place in the municipality.</li> <li>• The introduction of a heritage overlay does not preclude change being undertaken, especially to the rear parts, if they are sympathetic – that is, largely concealed from the public domain and do not dominate the original/significant fabric. Internal controls are not proposed so change to the interior is not affected by heritage considerations. Only external paint controls are proposed, which is standard practice for a timber building of individual significance.</li> </ul>

## DRAFT Summary of Submissions Received, Comments and Recommendations for Planning Scheme Amendment C165 – Proposed Heritage Overlay

Submission No.	Issues raised (summarised by Officers)	Consultant or Officer Comments & Recommendations
		<p data-bbox="1055 363 1317 387"><i>Council Officer Comments</i></p> <ul data-bbox="1055 411 1834 1061" style="list-style-type: none"> <li data-bbox="1055 411 1834 858">• Building works have recently been undertaken on the property in line with a building permit issued by a private building surveyor in February 2022. Council is not involved in this decision and merely receives notice of it. The owners were notified in writing of the heritage significance of their property and Council's intention to pursue a HO well in advance of the building permit application. A Section 29a of the <i>Building Act 1993</i> demolition consent application should have been made to Council before any demolition occurred. This application was not made and therefore the demolition works that have occurred were made without the proper approvals. It is also unfortunate the interim controls requested of the Minister for Planning in October 2021 were not approved in a timely manner. The interim HO would have triggered the need for a planning permit providing Council with the opportunity to consider the heritage impacts of the proposed works and averting the current situation from occurring.</li> <li data-bbox="1055 882 1834 1061">• The HO does not prevent change, rather it seeks to appropriately manage change. The intent of the HO is to conserve enhance heritage places by ensuring any changes have regard to the heritage value of the particular place. New additions or alterations are permissible via a planning permit and are assessed on an individual case by case basis with input from Council's Heritage Advisor</li> </ul> <p data-bbox="1055 1098 1256 1121"><b>Recommendations:</b></p> <ul data-bbox="1093 1129 1816 1217" style="list-style-type: none"> <li data-bbox="1093 1129 1816 1217">• <b>Advice provided to Council is that the heritage elements removed should be reinstated to protect the heritage integrity of this property</b></li> </ul> <p data-bbox="1055 1249 1563 1273"><b>Refer Submission to Panel (for unresolved issues)</b></p>

**DRAFT Summary of Submissions Received, Comments and Recommendations for Planning Scheme Amendment C165 – Proposed Heritage Overlay**

Submission No.	Issues raised (summarised by Officers)	Consultant or Officer Comments & Recommendations
<p>8</p> <p>Support and would like additional controls</p>	<ul style="list-style-type: none"> <li>• Supports the process of heritage protection to prevent destruction of character as seen in neighbouring municipalities.</li> <li>• Suggests that Council also include additional controls to protect the unique stone walls and internal private parklands in East Ivanhoe and Eaglemont.</li> </ul>	<p><i>Council Officer Comments</i></p> <ul style="list-style-type: none"> <li>• Note support for heritage protection</li> <li>• While the suggestion is appreciated controls for additional places are outside the scope of Amendment. The purpose of the Amendment is to implement the recommendations of the Banyule Heritage Study 2020. The places proposed for the HO have undergone a robust assessment and are included in the exhibited amendment. It is not possible to add places to the Amendment after exhibition, as any new place would not have been part of public exhibition and affected properties would not have been informed or provided the opportunity to participate in the process. This would be inconsistent with the fair and transparent process required of planning scheme amendments.</li> </ul> <p><b>No changes are proposed to the amendment as a result of this submission</b></p>







Rev.	Date	Description
A	12/04/22	ISSUED IN RESPONSE TO COUNCIL REVIEW REQUEST

**PRELIMINARY**

This drawing and all information and design thereon are COPYRIGHT and will remain the property of Avor Architecture Pty. Ltd. Acceptance of same constitutes an agreement that to part Acceptance of same constitutes an agreement that to part of this drawing shall be reproduced or communicated in any form other than the form without the permission of Avor Architecture Pty. Ltd. and is based on the understanding that it will be used for the purposes intended. Figures and dimensions take precedence over scaled work. All other drawings shall be submitted to the Architect/Consultant and manufacturers shall not be permitted prior to the start of proposed shop drawings signed by the Architect/Consultant. To Avor Architecture your request. DRAWINGS: WRITTEN DIMENSIONS ONLY TO BE USED.

**AVOR**  
 AVOR ARCHITECTURE PTY. LTD.  
 P.O. BOX 4681  
 MELBOURNE  
 VICTORIA 3004  
 M: 03 9593 0000  
 E: info@avor.com.au  
 W: www.avor.com.au  
 AUST. ARCHITECT 108 403

Project:  
**YALLAMBIE PARK PAVILION**

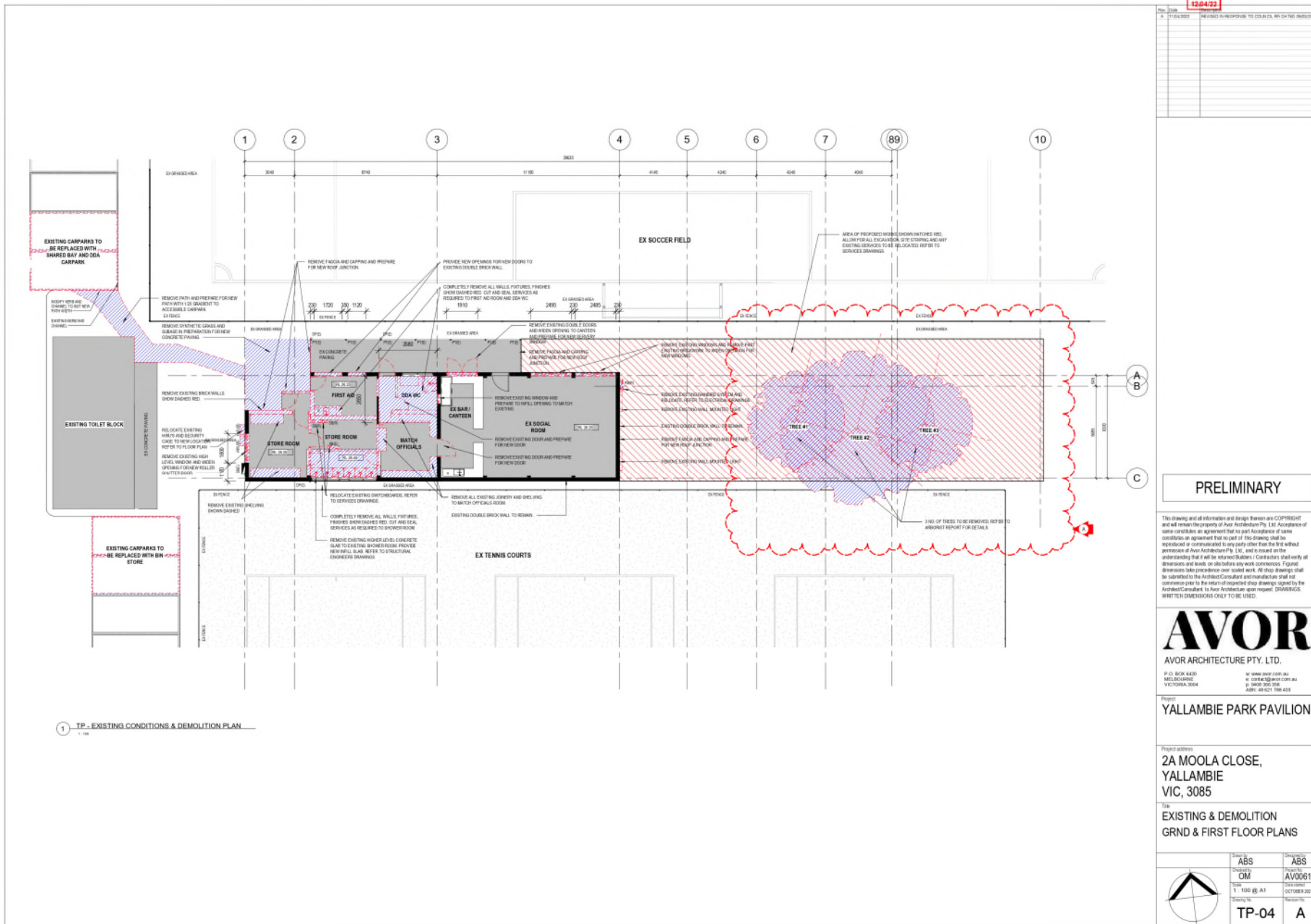
Project address:  
**2A MOOLA CLOSE,  
 YALLAMBIE  
 VIC, 3085**

Title:  
**PROPOSED SITE PLAN**

Scale:	ABS	Drawn By:	ABS
Checked:	OM	Project No.:	AV0061
Scale:	1:500 @ A1	Date Issued:	12/04/2022
Drawing No.:	TP-02	Revision No.:	A







PRELIMINARY

This drawing and all information and design thereon are COPYRIGHT and will remain the property of Avor Architecture Pty. Ltd. Acceptance of same constitutes an agreement that no part of this drawing shall be reproduced or communicated in any form other than the form without permission of Avor Architecture Pty. Ltd. and is based on the understanding that it will be used for the purposes stated herein only. All dimensions take precedence over scaled work. All other drawings shall be submitted to the Architect Consultant and manufacturer shall not be permitted prior to the start of respective shop drawings signed by the Architect Consultant. To Avor Architecture Pty. Ltd. DRAWINGS WRITTEN DIMENSIONS ONLY TO BE USED.

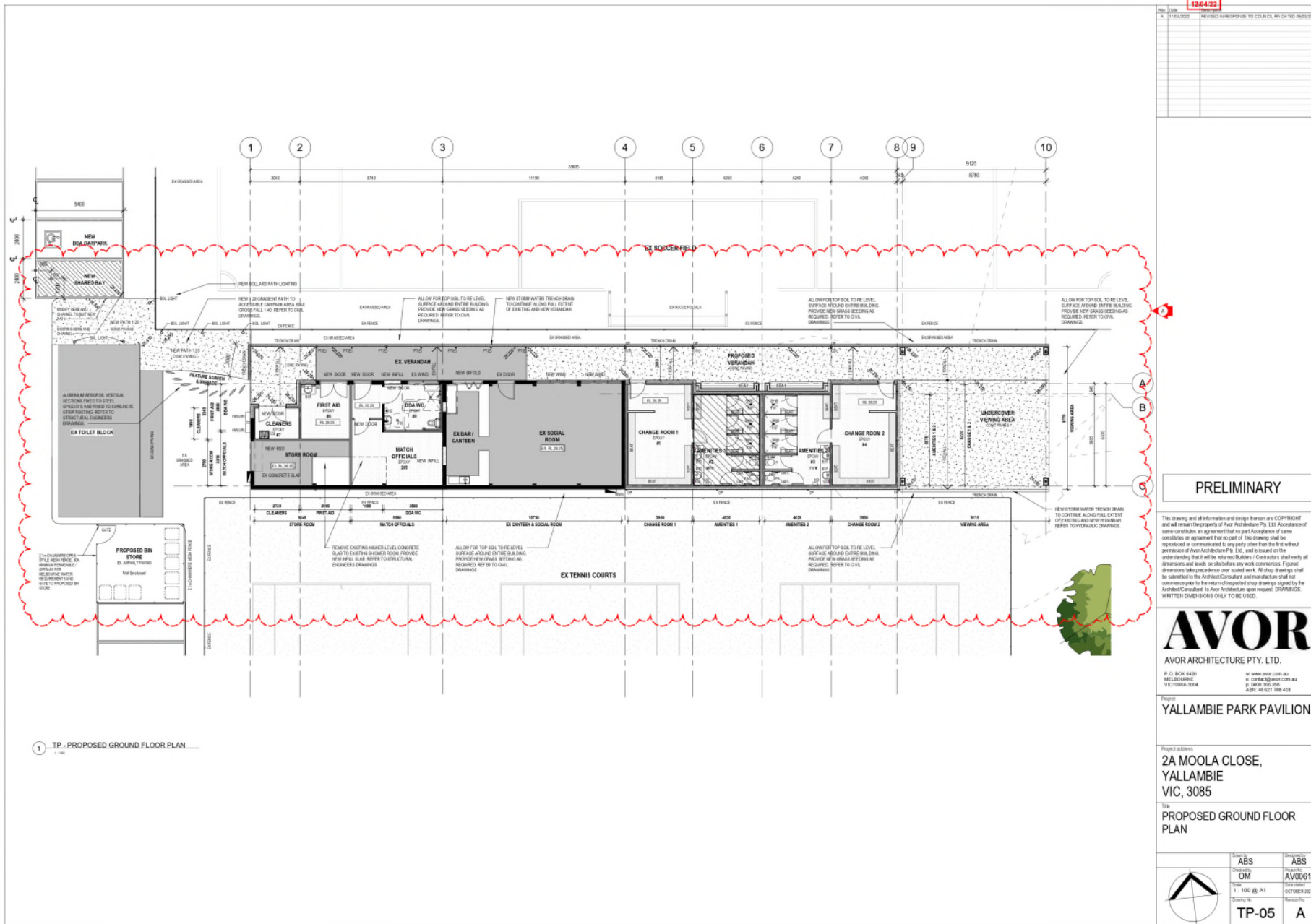
**AVOR**  
 AVOR ARCHITECTURE PTY. LTD.  
 P.O. BOX 4681  
 MELBOURNE  
 VICTORIA 3004  
 www.avor.com.au  
 t 03 9478 0100  
 e info@avor.com.au  
 p 03 9478 7000  
 ABRV: ABRVCT 708 403

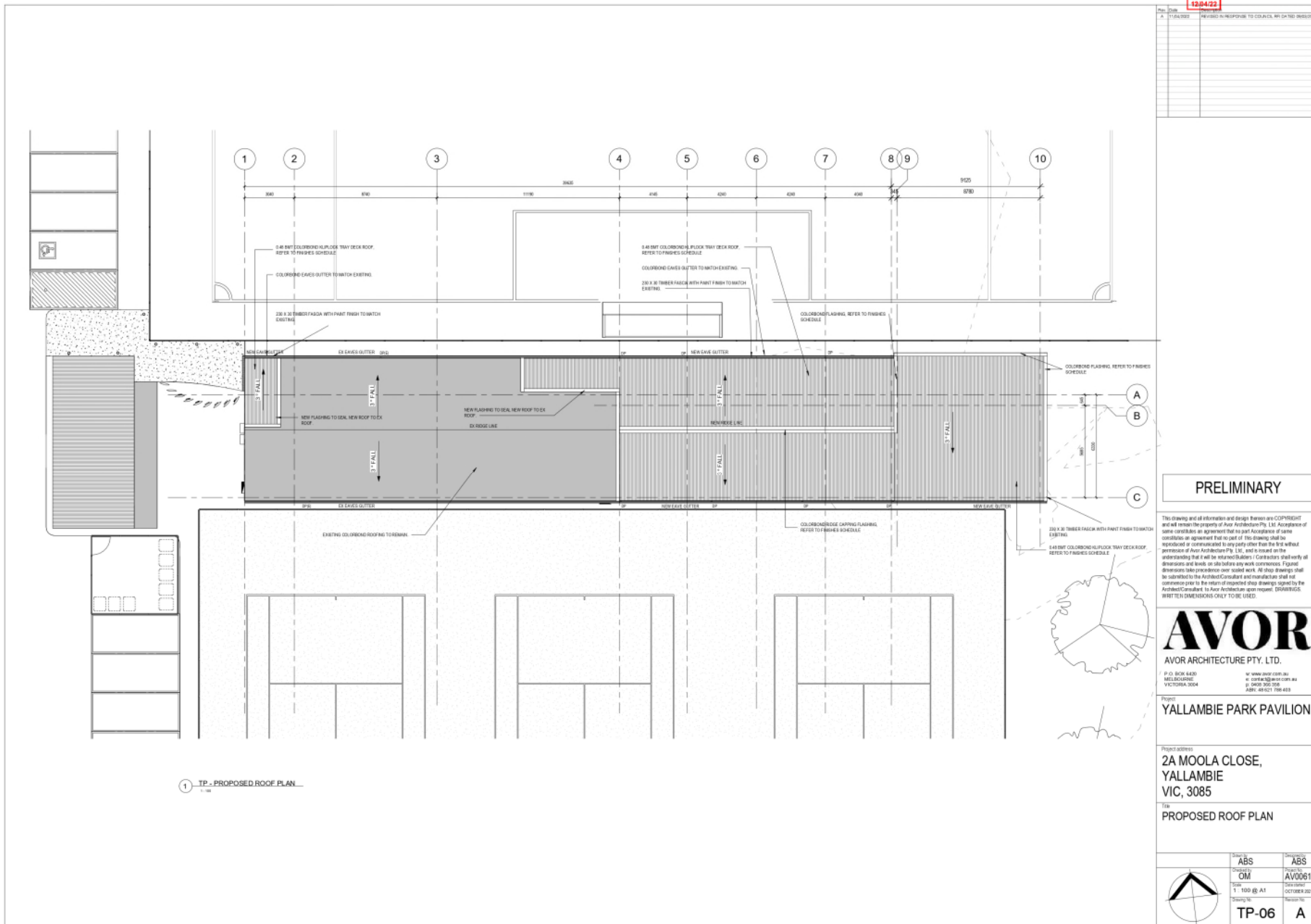
Project: **YALLAMBIE PARK PAVILION**

Project address:  
**2A MOOLA CLOSE,  
 YALLAMBIE  
 VIC, 3085**

Title:  
**EXISTING & DEMOLITION  
 GRND & FIRST FLOOR PLANS**

Scale: 1:100	Client: ABS	Design: ABS
Drawn: OM	Project: AV0061	Issue: 1
Scale: 1:100 @ A1	Date: 12/04/2022	Issue Date: 12/04/2022
Sheet No: TP-04	Sheet Title: A	





Rev	Date	Description
A	12/04/22	ISSUED AS RESPONSE TO COUNCIL WRK SH-180 (ISSUED)

**PRELIMINARY**

This drawing and all information and design thereon are COPYRIGHT and will remain the property of Avor Architecture Pty. Ltd. Acceptance of same constitutes an agreement that no part of this drawing shall be reproduced or communicated in any form or by any means without the prior written permission of Avor Architecture Pty. Ltd. and is based on the understanding that it will be used by the CONTRACTOR and shall not be used for any other purpose. All drawings shall be submitted to the Architect/Consultant and manufacturers shall not be responsible for the return of rejected shop drawings signed by the Architect/Consultant to Avor Architecture upon request. DRAWINGS: WRITTEN DIMENSIONS ONLY TO BE USED.

**AVOR**  
AVOR ARCHITECTURE PTY. LTD.

P.O. BOX 4681  
MELBOURNE  
VICTORIA 3004

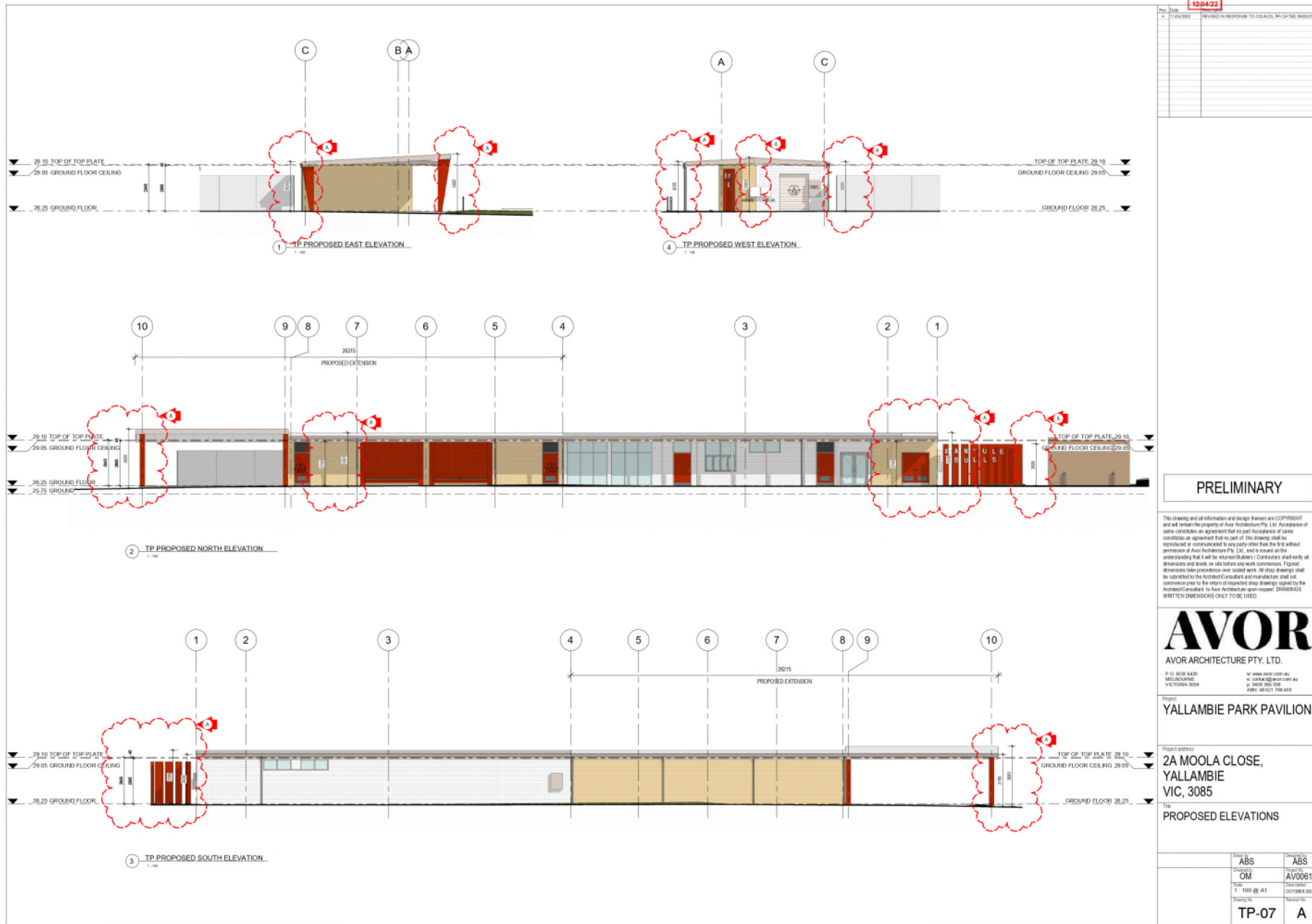
61 www.avor.com.au  
62 contact@avor.com.au  
63 03 9593 7000  
64 ABRV: ABRVCT 708 403

Project:  
**YALLAMBIE PARK PAVILION**

Project address:  
**2A MOOLA CLOSE,  
YALLAMBIE  
VIC, 3085**

Title:  
**PROPOSED ROOF PLAN**

Drawn by:	ABS	Checked by:	ABS
Designed by:	OM	Project No.:	AV0061
Scale:	1:100 @ A1	Date issued:	12/04/2022
Drawing No.:	TP-06	Revision No.:	A





2 EXTERNAL 3D VIEW 1



3 EXTERNAL 3D VIEW 3



1 EXTERNAL 3D VIEW 2



4 EXTERNAL 3D VIEW 4

Rev.	Date	Description
A	12/04/22	PRELIMINARY RESPONSE TO COUNCIL REQUEST

**PRELIMINARY**

This drawing and all information and design therein are COPYRIGHT and will remain the property of Avor Architecture Pty. Ltd. Acceptance of same constitutes an agreement that to part Acceptance of same constitutes an agreement that to part of this drawing shall be reproduced or communicated to any party other than the firm without permission of Avor Architecture Pty. Ltd. and is based on the understanding that all work shall be in accordance with the dimensions and levels on site before any work commences. Final dimensions take precedence over scaled work. All drawings shall be submitted to the Architect Consultant and manufacturer shall not be submitted prior to the return of approved shop drawings signed by the Architect Consultant to Avor Architecture upon request. DIMENSIONS WRITTEN DIMENSIONS ONLY TO BE USED.

**AVOR**  
AVOR ARCHITECTURE PTY. LTD.

P.O. BOX 4681  
MELBOURNE  
VICTORIA 3004

AV: www.avor.com.au  
E: info@avor.com.au  
P: 03 9593 7000  
A: 03 9593 7000

Project: **YALLAMBIE PARK PAVILION**

Project address:  
**2A MOOLA CLOSE,  
YALLAMBIE  
VIC, 3085**

Title:  
**3D IMAGES**

Author:	ABS	Checked/Issued:	ABS
Designer:	OM	Project No.:	AV0061
Scale:	@ A1	Date Issued:	12/04/2022
Drawing No.:	TP-08	Revision No.:	A

Received  
12/04/22



1.



2. & 3.



4. & 5.

Item	Location	Material	Colour
1	External Walls - New	Masonry	Brickwork - Colour Cream or Similar to match existing
2	External Walls - New	Light weight cladding pre-finished	Vitrapanel - Red Horizon or Similar
3	External Doors - New & existing	Timber with paint finish	To match Vitrapanel - Red Horizon or Similar
4	External Windows - New	Glazing & Aluminium Window Frames	Surfmist Matt (or similar approved by architect)
5	Roofing & Gutters - New	Metal Roofing	Surfmist Matt (or similar approved by architect)

**AVOR**

**YALLAMBIE PARK PAVILION**  
EXTERNAL FINISHES

**7 Dunstan Street, Macleod – Development of Three (3) Dwellings – Technical Consideration.****TECHNICAL CONSIDERATION**

	<b>Discussion</b>
<b>Strategic Framework</b>	<p>The proposed development is consistent with Planning Policy Frameworks seeking urban consolidation and housing diversity in appropriate locations. Both levels of policy also require an appropriate response to neighbourhood character and residential amenity.</p> <p>The subject site is located at a key integer between the commercial frontage of McNamara street strip shops and the residential context further North-West up Dunstan Street.</p> <p>3-5 Dunstan Street is looked at as an appropriate transitional, being a smaller, triangular site with two new dwellings, whilst the expanded land context with the ROW acquisition gives an increased area for development that meets local policy.</p>
<b>Neighbourhood Character: Critical Design Responses</b>	<p><u>Site cover, tree planting and tree removal</u></p> <p>Site coverage is compliant at under 40% guided by local policy.</p> <p>Tree planting in compliance with 5 medium to large trees can be achieved via the following</p> <ul style="list-style-type: none"> <li>- 4 medium trees within the front setback, Unit 1 and 2 SPOS' and rear common property.</li> <li>- 1 large tree within the front setback.</li> </ul> <p>Planting within the rear setback is not advisable for the subject site for a number of reasons, including the large canopy spreads by nearby vegetation, Council assets within the soon-to-be easement and root conflicts.</p> <p>As above, no protected tree removal is proposed on-site.</p> <p><u>Front setbacks</u></p> <p>The proposed front setback is compliant with respect to the adjacent properties at a proposed 8.1m (7.03 and 9.135m for 3-5 and 1/9 Dunstan Street, respectively).</p> <p><u>Vehicle car parking location, design and crossing thresholds</u></p> <p>Car parking to each dwelling is compliant with Clause 52.06 including relevant design standards.</p> <p>As above, conditional swept paths will be part of any permit.</p>
<b>Neighbourhood Character: Other Variations</b>	<p><u>Visual Bulk and Design Detail</u></p> <p>The visual bulk when viewed from the South-East is reduced due to separation from the driveway to boundary fencing.</p> <p>Along the North-West Elevation, the lack of dwelling separation between dwelling 1 and 2 is mitigated due to the upper level separation (5.6m), as well as opportunity for medium canopy tree planting within the Dwelling 1 and 2 SPOS to further reduce the visual bulk and break up the dwelling(s) form.</p>

	<p>The dwellings all feature marginal site cuts into the existing topography which assists in setting them 'down' when viewed from the public realm.</p> <p>The South-West viewpoints are assisted with the existing tree canopy coverage off-site that shields the upper level setting (which features a high level of recession at all faces, with the exception of the Unit 3 internal driveway facing façade).</p> <p>Visual interest material usage is apparent with a mix of weatherboard cladding, rendered surfacing and brickwork palettes to the dwelling.</p> <p>NC compliance is further found with appropriate roof forms in an area of mixed characterisation, with the adjacent development at 3-4 seeking 'squared-off' upper level forms with slanted roofing that is not typical in the area.</p> <p>The proposed development and materials are deemed appropriate for the area. The earthen tones and light and darker brown harmonise with the surrounding bush character, and are improvements over recent sites to the South, for example.</p>
<b>Tree planting</b>	<p>As outlined above, NC planting ratios can be met by the proposal, aligned with the ESO2 intention further to increase planting capacity and coverages in development, whilst having manageable impacts to the existing Tree #11.</p>
<b>Impact on trees Tree removal</b>	<p>As above, impact management to Tree #11 will be appropriately controlled by permit conditions for the marginal intrusion beyond 10% to Australian Standard.</p> <p>No other vegetation impacts are founded by the proposal.</p>
<b>Internal Amenity</b>	<p><u>Secluded Private Open Space</u></p> <p>Complies – all dwellings are provided in excess of 40sqm SPOS that is practically located.</p> <p><u>Access to Daylight</u></p> <p>Complies – All dwelling private open space is appropriately orientated to maximise solar impacts.</p> <p><u>Parking Location</u></p> <p>Complies – Arrangement is standard and clearly identifiable to each dwelling.</p>
<b>External Amenity Impacts</b>	<p><u>Side and Rear Setbacks</u></p> <p>Complies.</p> <p><u>Walls on Boundaries</u></p> <p>Complies – minimal wall inclusion within applicable standard for assessment.</p> <p><u>North Facing Windows</u></p> <p>Complies.</p>

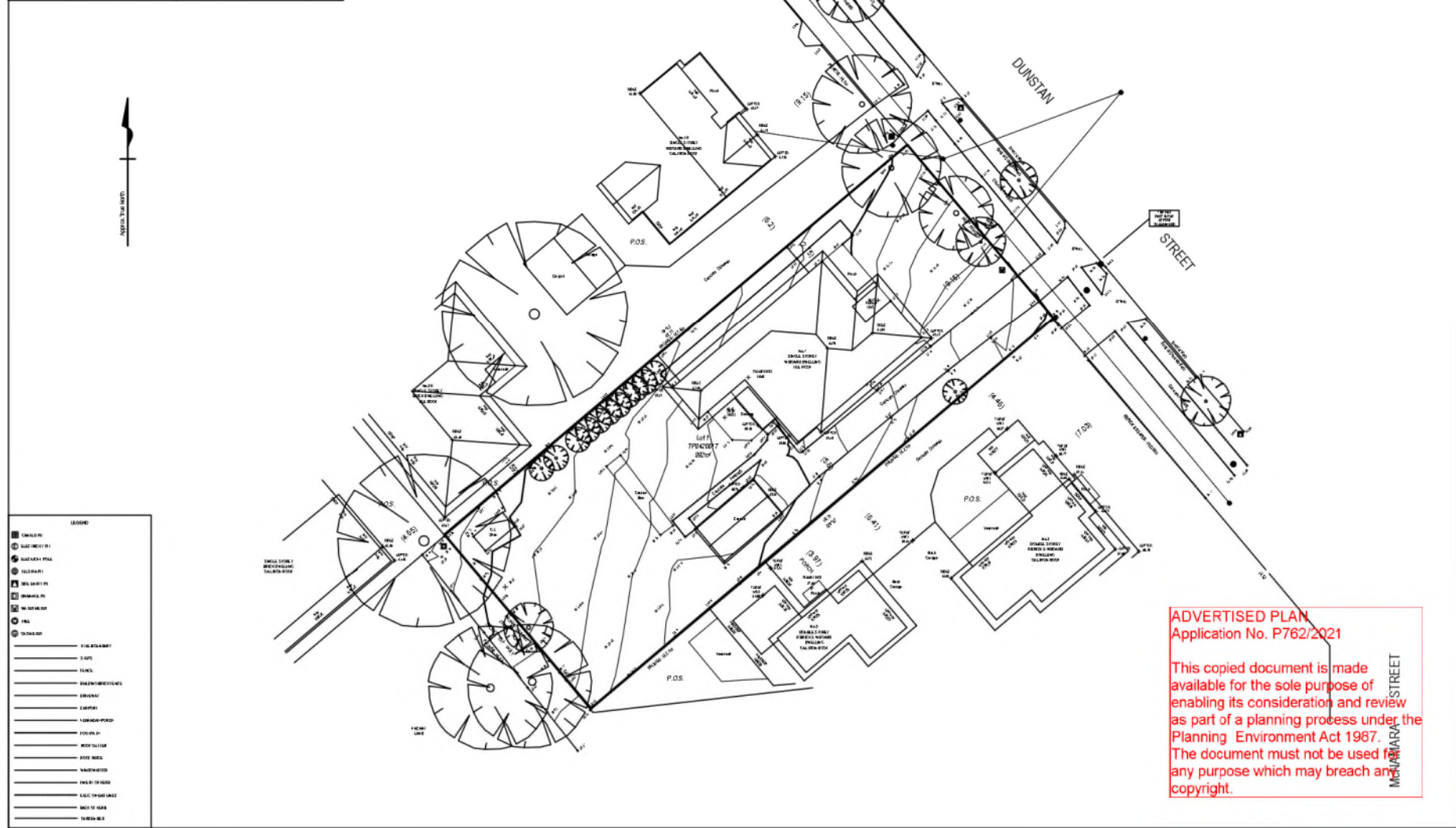


	<p><u>Overshadowing</u></p> <p>Complies – Upper level of dwelling 3 has been designed to not exceed shadowing produced by the south-east boundary fence with the exception of past 2pm. Other allotment impacts are well within standard and comply.</p> <p><u>Overlooking</u></p> <p>Complies – All windows are compliant, internal elevation for Unit 3 Bed 4 will be requested for design but is beyond the 9 metre arc requirements.</p> <p>Concern has been raised by specific objectors to the rear planes of the subject site.</p> <p>The rear properties are sited above due to land slope, with rear fences being supposedly less than 1.5m high due to level changes.</p> <p>The subject sites NGL will have standard fencing beyond 1.7m from the natural surface level, so no overlooking from the ground floor will occur.</p> <p>The overlooking concern raised is <u>from</u> that neighbour's site, and the provision of glazing etc to the subject ground floor windows is not warranted.</p>
<b>Site Services</b>	A/C units will be conditioned for the ground floor as standard, group meter board proposed with detail for water meters and communal gas meters as per standard conditions.
<b>Car Parking</b>	<p>The required number of car spaces has been provided.</p> <p>52.06 Design Standards are compliant, with the above mentioned conditional change for swept path diagrams for Unit 3 and any associated changes necessitated by that.</p>
<b>ESD &amp; Cl. 53.18 (WSUD)</b>	<p>The proposed development achieves a Best Practice BESS score of 50% with a pass mark in each of the four mandatory categories (Water, Stormwater, Energy and IEQ). Therefore, subject to a condition of permit for all sustainable design features indicated in the submitted Sustainable Design Assessment (SDA) to be shown/notated on the development plans, the proposal is considered to provide an appropriate outcome with regards to this Clause.</p> <p>See ESD Report for further detail – D22/53595</p>
<b>Livability</b>	Dwelling 1 nominated and compliant.
<b>Cultural Heritage Management Plan</b>	A Cultural Heritage Management Plan is not required for this application.
<b>Environmental Significance Overlay (Clause 42.01)</b>	<p>The proposal complies with the direction to retain existing indigenous vegetation where possible. Tree 11 impacts are mitigated and deemed acceptable by Council Arborists.</p> <p>The existing landscape contribution for the site is minimal, whilst proposed planting will be of greater contribution and future conservation of the area.</p>

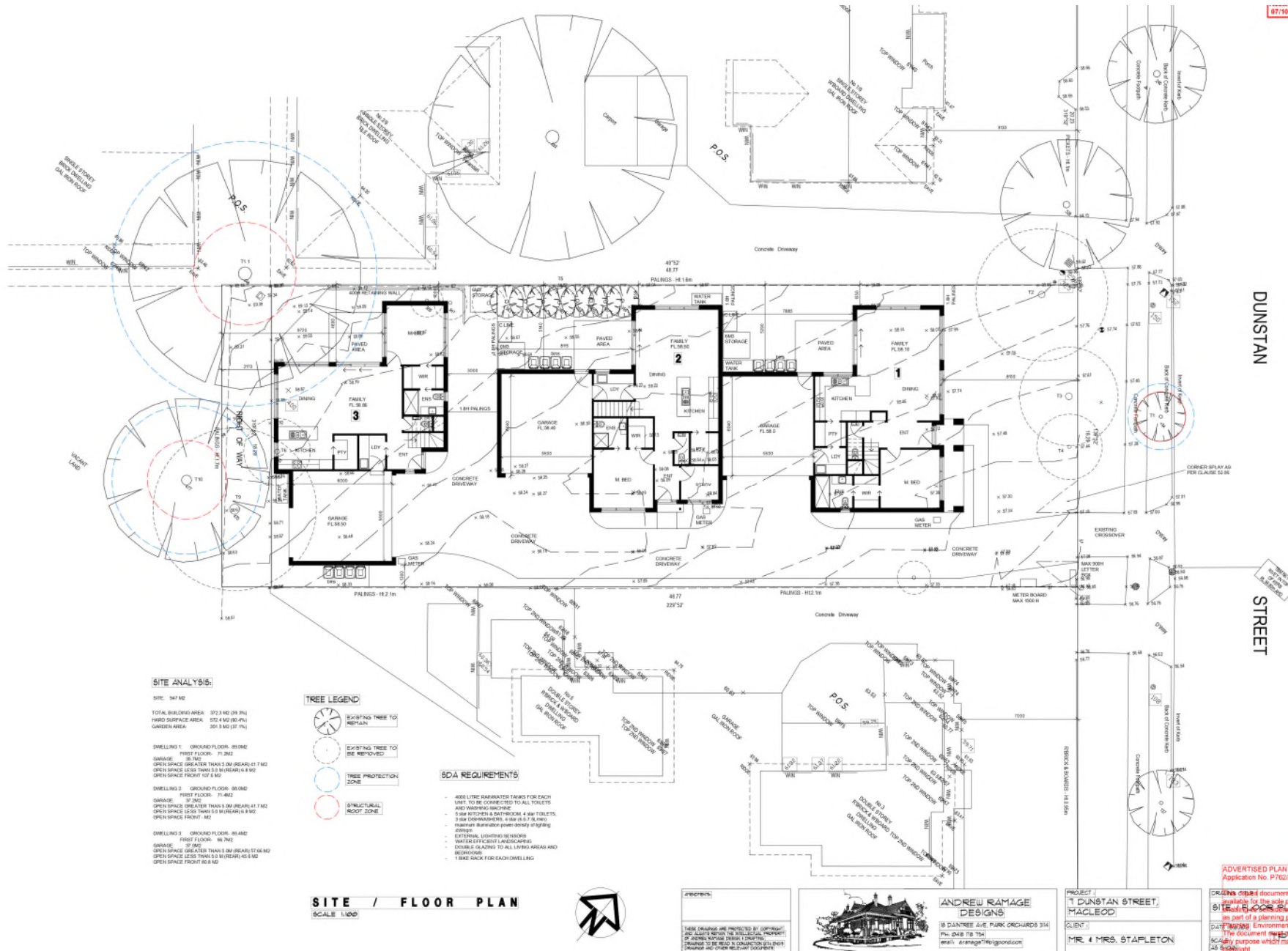
	<p>Given the measures applicable to reduce impacts further and seek no damage etc to the tree, it is considered an appropriate response.</p>
--	--

PLAN OF SURVEY		360logo(1)(2).JPG
7 DUNSTAN STREET MACLEOD		
HEIGHT DATUM AND COORDINATE DATUM LOCAL		
TITLE REF.		
LAST PLAN REF: LOT 1 ON TP62/2017		
Survey No.	360-1092	NOTATIONS Level: sea level, datum: Australian Height Datum 1984 Scale: 1:1000 Date: 10/10/2021 Drawn by: [Name]
Sheet 1 of 1 sheets	Sheet size: A0	DATE OF SURVEY BY SURVEYOR 10/10/2021 SURVEYOR'S NAME [Name] SURVEYOR'S NUMBER [Number] SURVEYOR'S LICENSE NUMBER [Number]
SCALE 1:1000 LENGTHS IN METRES		

Received  
07/10/21



07/10/21



**SITE ANALYSIS:**  
 SITE: 947 M2  
 TOTAL BUILDING AREA: 372.8 M2 (39.7%)  
 HARD SURFACE AREA: 572.4 M2 (60.4%)  
 GARDEN AREA: 255.5 M2 (27.1%)

**DWELLING 1 - GROUND FLOOR: 95.0M2**  
 FIRST FLOOR: 71.2M2  
 GARAGE: 35.2M2  
 OPEN SPACE GREATER THAN 5 M (REAR) 41.7M2  
 OPEN SPACE LESS THAN 5 M (REAR) 6.8M2  
 OPEN SPACE FRONT 102.8M2

**DWELLING 2 - GROUND FLOOR: 86.0M2**  
 FIRST FLOOR: 71.4M2  
 GARAGE: 37.2M2  
 OPEN SPACE GREATER THAN 5 M (REAR) 41.7M2  
 OPEN SPACE LESS THAN 5 M (REAR) 6.8M2  
 OPEN SPACE FRONT 102.8M2

**DWELLING 3 - GROUND FLOOR: 85.4M2**  
 FIRST FLOOR: 70.4M2  
 GARAGE: 37.0M2  
 OPEN SPACE GREATER THAN 5 M (REAR) 57.0M2  
 OPEN SPACE LESS THAN 5 M (REAR) 45.5M2  
 OPEN SPACE FRONT 68.8M2



- SDA REQUIREMENTS**
- 400 LITRE RAINWATER TANKS FOR EACH UNIT TO BE CONNECTED TO ALL TOILETS AND WASHING MACHINES
  - 3 6M RITZELS & BATHROOM 4 9M TOILETS
  - 3 6M DISHWASHERS, 4 DU (18.7.7.2) W/O
  - MINIMUM 50MM DIA. DOWNPIPE AT TOP OF JUMP
  - EXTERNAL LIGHTING RE-MODEL
  - WATER FEEDS TO LIME/SKAGGERS
  - DOUBLE GLAZING TO ALL LIVING AREAS AND BEDROOMS
  - 1 BASK BASK FOR EACH DWELLING

**SITE / FLOOR PLAN**  
 SCALE: 1:1000



**NOTES:**  
 THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND WILL BE RETURNED TO THE ARCHITECT UPON REQUEST BY ANDREW RAMAGE DESIGNS. I DO NOT INTEND TO BE USED IN CONNECTION WITH ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ANDREW RAMAGE DESIGNS.



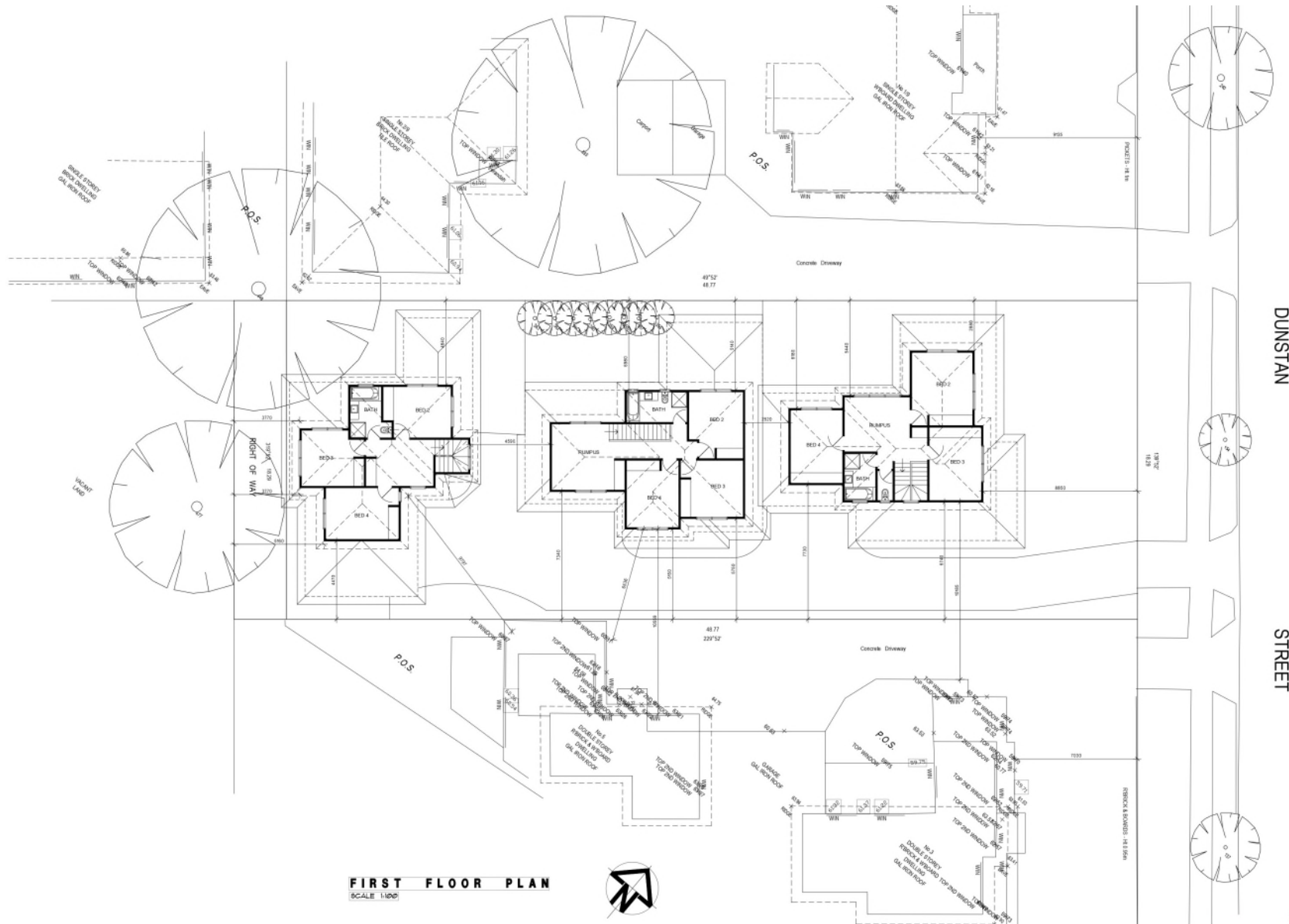
**ANDREW RAMAGE DESIGNS**  
 18 DANTRIE AVE, PARK ORCHARDS 314  
 TEL: 0438 781751  
 CLIENT: MR & MRS. STAPLETON  
 email: aramage@bigpond.com

**PROJECT:**  
 1 DUNSTAN STREET, MACLEOD  
**CLIENT:**  
 MR & MRS. STAPLETON

**ADVERTISED PLAN**  
 Application No. P760/2021

**CRITICAL:** This document is made available for the sole purpose of public consultation. It is not to be used for any other purpose without the written consent of the Council. The document may be used for any other purpose which may breach any law or regulation.

07/10/21



**FIRST FLOOR PLAN**  
SCALE 1:100



NOTES:  
 THESE DRAWINGS ARE PROTECTED BY COPYRIGHT.  
 ANY UNLAWFUL REPRODUCTION OR DISTRIBUTION  
 OF THESE DRAWINGS WITHOUT THE WRITTEN  
 PERMISSION OF ANDREW RAMAGE DESIGNS IS PROHIBITED.  
 DRAWINGS TO BE USED IN CONNECTION WITH THIS  
 DRAWING AND OTHER RELEVANT DOCUMENTS.



**ANDREW RAMAGE  
 DESIGNS**  
 10 DANTRIE AVE, PARK ORCHARDS 314  
 TEL: 0418 781 731  
 email: aramage@bigpond.com

PROJECT:  
 1 DUNSTAN STREET,  
 MACLEOD  
 CLIENT:  
 MR. & MRS. STAPLETON

**ADVERTISED PLAN**  
 Application No. P760/2021  
 This document is made available for the sole purpose of enabling the public to comment on the proposed development as part of a planning process under the Environment Act 1967. The document may be used for any purpose which may breach any copyright.

DUNSTAN STREET

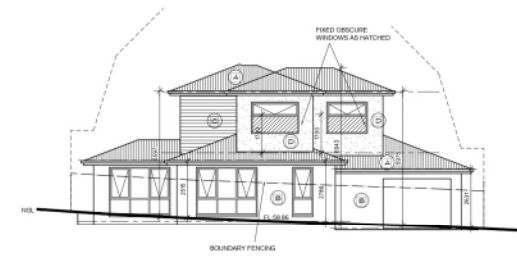
07/10/21



**NORTH EAST ELEVATION**  
SCALE 1:100



**NORTH WEST ELEVATION**  
SCALE 1:100



**SOUTH WEST ELEVATION**  
SCALE 1:100



**SOUTH EAST ELEVATION**  
SCALE 1:100

**MATERIALS LEGEND**

- (A) CEMENT FLEED ROOF  
SLATE GREY
- (B) FACE BRICKWORK  
BONA STONE
- (C) WEATH-KERBOARD  
PAINT EDALIA KANUKA MILK
- (D) RENDER FINISH  
DULUX STONE
- (E) GARAGE DOORS  
COLORBOND FISH - WOODLAND GREY
- (F) BRUSHED ALUMINIUM  
FASCIA AND DOWNPIPES  
ROOFMATE

APPROVED  
THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND SHALL REMAIN THE SOLE PROPERTY OF ANDREW RAMAGE DESIGNS. UNAUTHORIZED CHANGES TO THE DESIGN OR CONSTRUCTION (INCLUDING DRAWINGS AND OTHER RELEVANT DOCUMENTS)

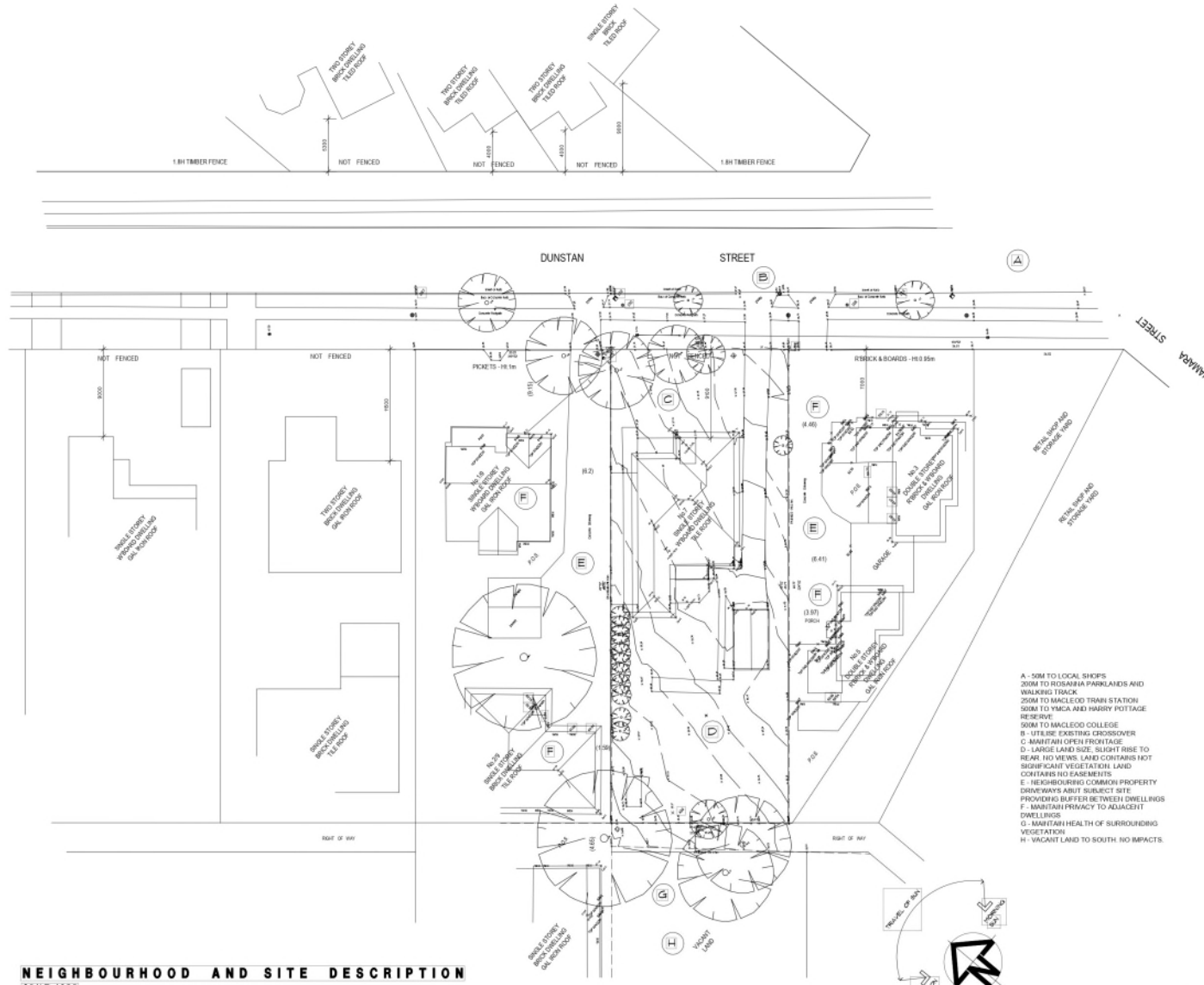


**ANDREW RAMAGE DESIGNS**  
18 DANTRIE AVE. PARK ORCHARDS 334  
TEL: 0438 735 731  
email: aramage@bigpond.com

PROJECT: 1 DUNSTON STREET, MACLEOD  
CLIENT: MR. & MRS. STAPLETON

**ADVERTISED PLAN**  
Application No. P760/2021  
DRAWING document is made available for the sole purpose of public consultation and review as part of a planning process under the Planning Environment Act 1967. The document may be used for any purpose which may breach any copyright.

07/10/21



- A - 50M TO LOCAL SHOPS
- 200M TO ROSAMBA PARKLANDS AND WALKING TRACK
- 250M TO MACLEOD TRAIN STATION
- 500M TO YMCA AND HARRY POTAGE RESERVE
- 500M TO MACLEOD COLLEGE
- B - UTILISE EXISTING CROSSOVER
- C - MAINTAIN OPEN FRONTAGE
- D - LARGE LAND SIZE, SLIGHT RISE TO REAR, NO VIEWS, LAND CONTAINS NOT SIGNIFICANT VEGETATION, LAND CONTAINS NO CASHEW TREES
- E - NEIGHBOURING COMMON PROPERTY DRIVEWAYS ADJUT SUBJECT SITE PROVIDES BUFFER BETWEEN DWELLINGS
- F - MAINTAIN PRIVACY TO ADJACENT DWELLINGS
- G - MAINTAIN HEALTH OF SURROUNDING VEGETATION
- H - VACANT LAND TO SOUTH, NO IMPACTS

**NEIGHBOURHOOD AND SITE DESCRIPTION**  
SCALE 1:200

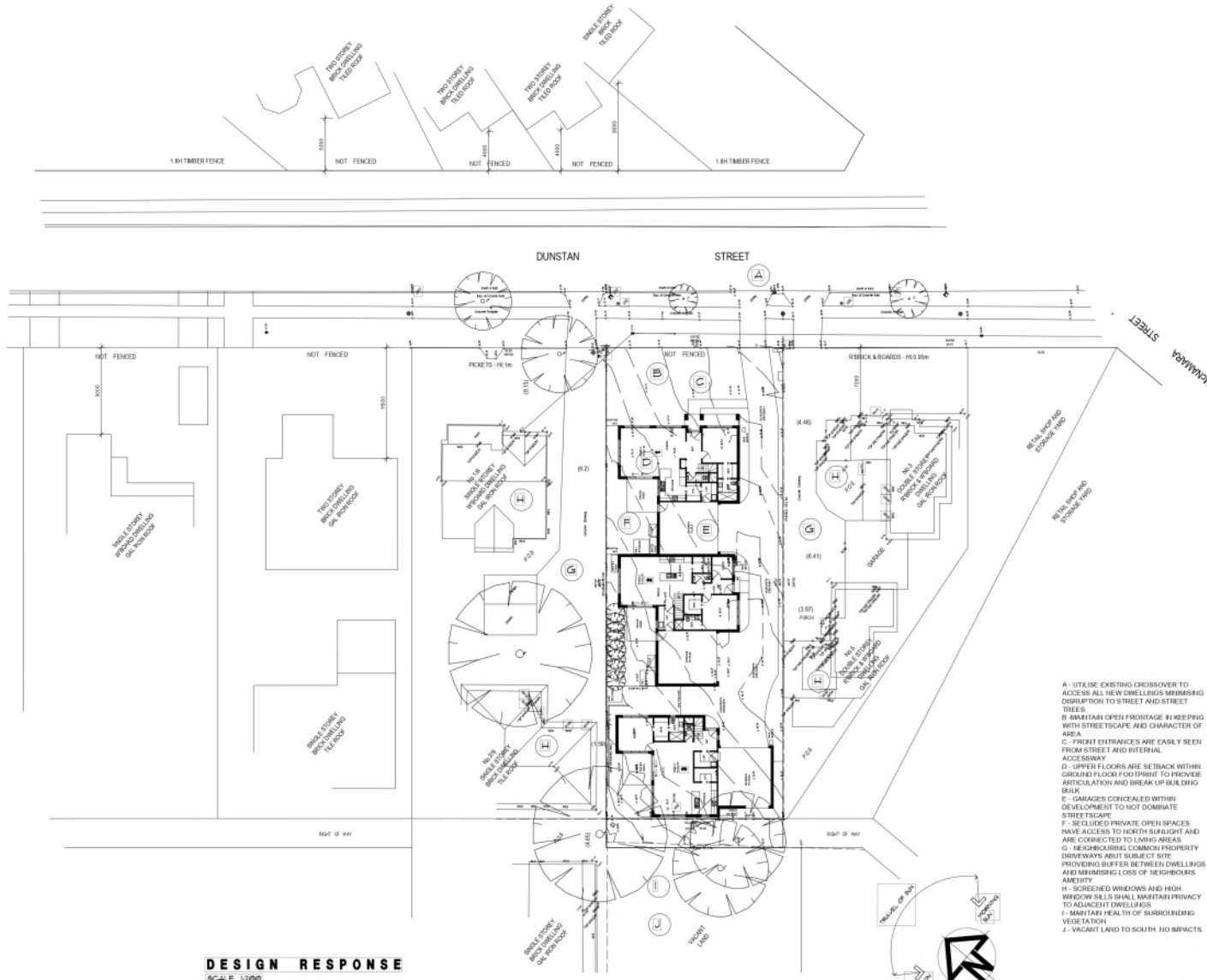
ARCHITECTS  
THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND SHALL REMAIN THE SOLE PROPERTY OF ANDREW RAMAGE DESIGNS. UNLESS OTHERWISE STATED, DRAWINGS AND OTHER RELEVANT DOCUMENTS.

**ANDREW RAMAGE DESIGNS**  
18 DANTRIE AVE, PARK ORCHARDS 314  
TEL: 0438 781 731  
email: aramage@rigipond.com

PROJECT: T DUNSTAN STREET, MACLEOD  
CLIENT: MR. & MRS. STAPLETON

**ADVERTISED PLAN**  
Application No. P760/2021  
**CRIMINAL OFFENCE** - This document is made available for the sole purpose of public consultation and review as part of a planning process under the Planning, Environment Act 1967. The document may be used for any purpose which may breach any copyright.

07/10/21



- A - UTILISE EXISTING CROSSOVER TO ACCESS ALL NEW DWELLINGS MINIMISING DISRUPTION TO STREET AND STREET TREES
- B - MAINTAIN OPEN FRONTAGE IN KEEPING WITH STREETSCAPE AND CHARACTER OF AREA
- C - FRONT ENTRANCES ARE EASILY SEEN FROM STREET AND INTERNAL ACCESSWAY
- D - UPPER FLOORS ARE SETBACK WITHIN GROUNDFLOOR FOOTPRINT TO PROVIDE ARTICULATION AND BREAK UP BUILDING BULK
- E - GARAGES CONCEALED WITHIN DEVELOPMENT TO NOT DOMINATE STREETSCAPE
- F - SECLUDED PRIVATE OPEN SPACES HAVE ACCESS TO NORTH SUNLIGHT AND ARE CONNECTED TO LIVING AREAS
- G - NEIGHBOURING COMMON PROPRITY DRIVEWAYS ADJUT SUBJECT SITE PROVIDING BUFFER BETWEEN DWELLINGS AND MINIMISING LOSS OF NEIGHBOURS AMENITY
- H - SCREENED WINDOWS AND HIGH WINDOW SILLS SHALL MAINTAIN PRIVACY TO ADJACENT DWELLINGS
- I - MAINTAIN HEALTH OF SURROUNDING VEGETATION
- J - VACANT LAND TO SOUTH NO IMPACTS

**DESIGN RESPONSE**  
SCALE 1:200

ARCHITECTS  
  
THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND SHALL REMAIN THE SOLE PROPERTY OF ANDREW RAMAGE DESIGNS. UNLESS OTHERWISE STATED, DRAWINGS AND OTHER RELEVANT DOCUMENTS.

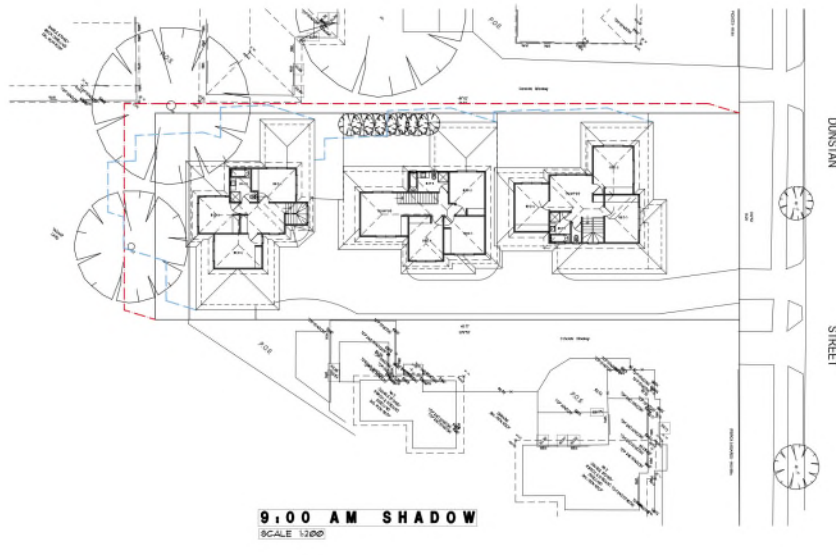
**ANDREW RAMAGE DESIGNS**  
18 DANFORTH AVE. PARK ORCHARDS 314  
TEL: 0438 781 731  
email: aramage@rigidson.com

PROJECT | T DUNSTAN STREET, MACLEOD  
CLIENT | MR. & MRS. STAPLETON

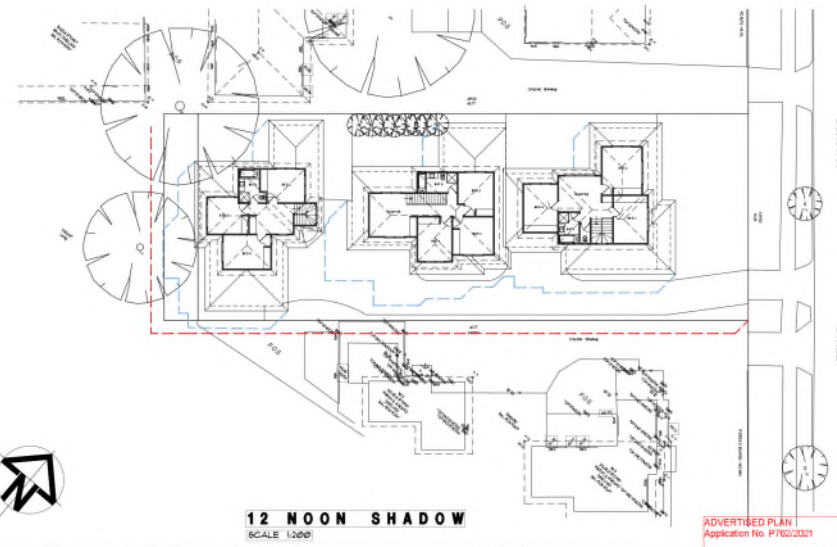
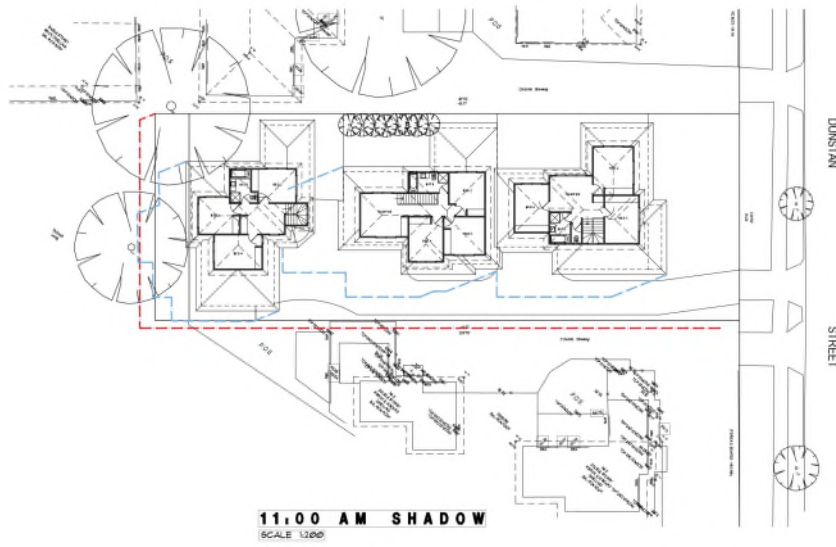
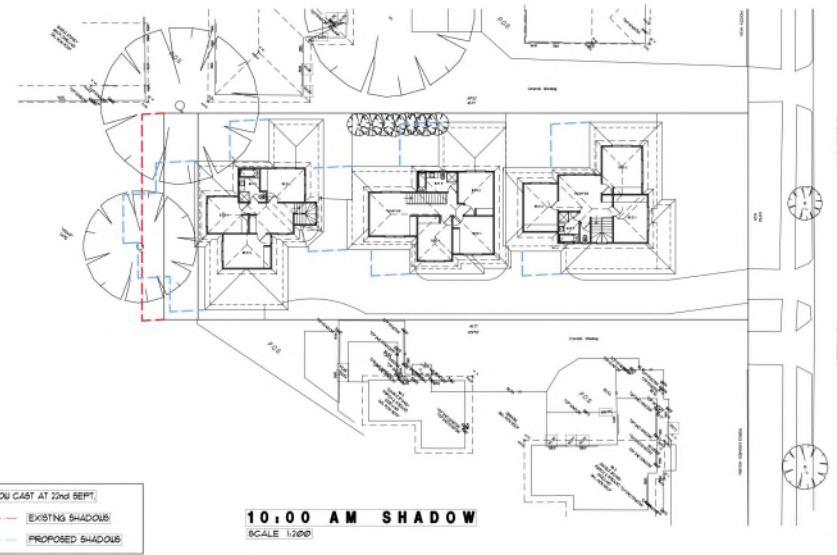
**ADVERTISED PLAN**  
Application No. P760/2021  
  
DRAWING document is made available to the public pursuant to the Freedom of Information Act 1987. The document may be used for any purpose which may breach any copyright.



07/10/21



SHADOW CAST AT 22nd SEPT  
 - - - - - EXISTING SHADOWS  
 - - - - - PROPOSED SHADOWS



NOTES:  
 THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND ALL RIGHTS RESERVED FOR THE BENEFIT OF AND IN FAVOR OF ANDREW RAMAGE DESIGNS (A COMPANY OF ANDREW RAMAGE DESIGN LIMITED). CHANGES TO THE DESIGN OR CONSTRUCTION (INCLUDING DRAWINGS AND OTHER RELEVANT DOCUMENTS)

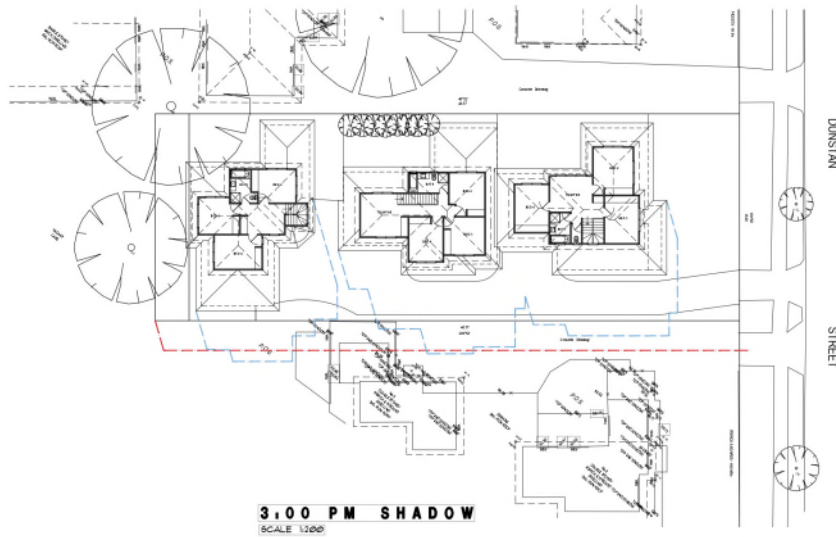
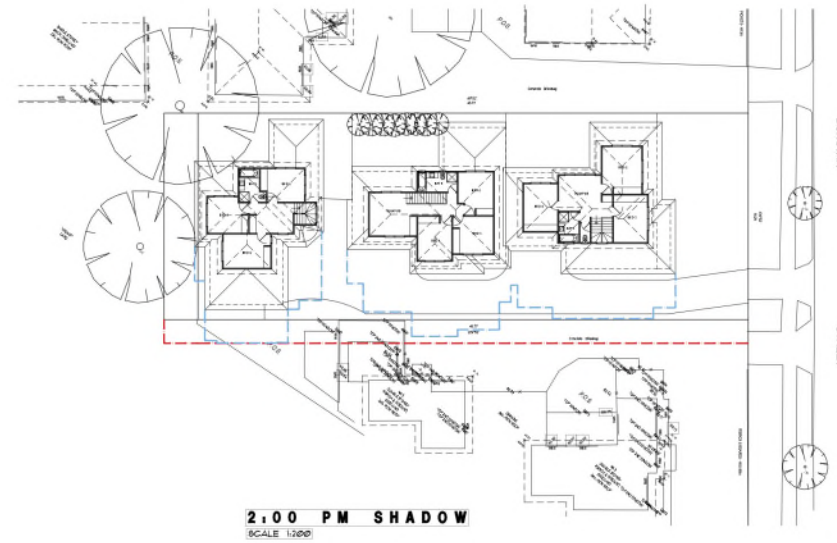
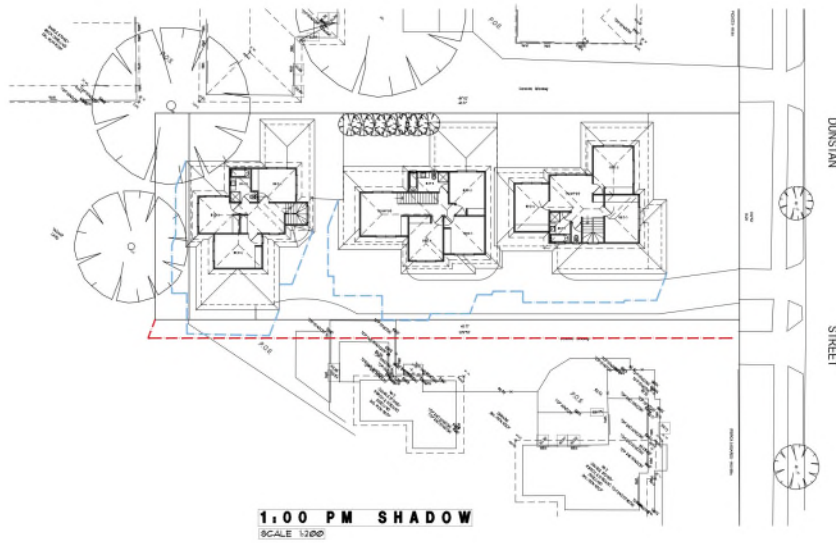


**ANDREW RAMAGE DESIGNS**  
 10 DANTRÉE AVE, PARK ORCHARDS 314  
 TEL: 0438 783 751  
 email: aramage@rigiproducc.com

PROJECT: 7 DUNSTAN STREET, MACLEOD  
 CLIENT: MR. & MRS. STAPLETON

**ADVERTISED PLAN**  
 Application No. P760/2021  
 This document is made available for the sole purpose of public consultation and review as part of a planning process under the Environment Act 1967. The document may not be used for any other purpose without the written consent of the Council.

07/10/21



SHADOW CAST AT 22nd SEPT.  
 - - - - - EXISTING SHADOWS  
 - - - - - PROPOSED SHADOWS

**SHADOW PLAN**  
SCALE 1:200



APPROVED:  
 THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND QUALITY BEFORE THE REGISTRATION OF ARCHITECTS ACT 1997. CHANGES TO THE ORIGINAL DOCUMENTS (DRAWINGS AND OTHER RELEVANT DOCUMENTS)



**ANDREW RAMAGE  
DESIGNS**  
 18 DANTREE AVE. PARK ORCHARDS 314  
 TEL: 0438 781 751  
 email: aramage@bigpond.com

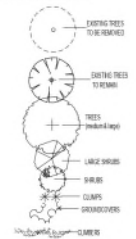
PROJECT:  
 1 DUNSTAN STREET,  
 MACLEOD  
 CLIENT:  
 MR. & MRS. STAPLETON

**ADVERTISED PLAN**  
 Application No. P762/2021  
 This document is made available for the sole purpose of public consultation and review as part of a planning process under the Planning Environment Act 1967. The document may be used for any purpose, including any as a right.

07/10/21



LANDSCAPE LEGEND



CONCEPT LANDSCAPE PLAN

SCALE 1:1000  
 REFERRED PLANTING SPECIES  
 LARGE TREES (12-20m height)  
 Ginkgo biloba - Yellow Box  
 Casahuate acuminata - Red Box  
 Casahuate macrotympha - Red Straggler  
 MEDIUM TREES (8-12 metres)  
 Ficus gmelini - Orange  
 Eucalyptus maculata - Yellow Straggler  
 SMALL TREES (5-8 metres)  
 Nerium oleander - Blue Straggler  
 Avicennia marina - Light Green



GARDEN / LANDSCAPE AREA  
 NO BUILDING WORKS WITHIN  
 THESE AREAS

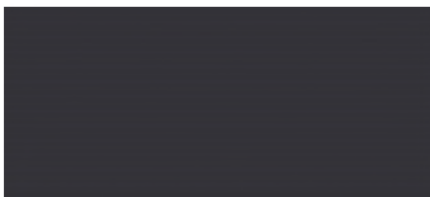
<p>APPROVED</p> <p>THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND QUALITY BEFORE THE VERTICAL ELEMENTS OF ARCHITECTURAL DESIGN IS PROTECTED. CHANGES TO THE DESIGN OR CONSTRUCTION (E.G. DESIGN AND OTHER RELEVANT DOCUMENTS)</p>	<p>ANDREW RAMAGE DESIGNS</p> <p>18 DANTRIE AVE, PARK ORCHARDS 314          TEL: 0818 78 7311          email: Aramage@rigidson.com</p>	<p>PROJECT            1 DUNSTON STREET,          MACLEOD</p> <p>CLIENT            MR. &amp; MRS. STAPLETON</p>	<p>ADVERTISED PLAN          Application No. P762/2021</p> <p><b>CRISIS</b> This document is made available for the sole purpose of <b>ADVERTISING</b> the plan and review as part of a planning process under the Planning and Environment Act 1967. The document <b>cannot</b> be used for any other purpose which may breach any applicable law.</p>
--	---	--	--

Received  
07/10/21

**7 DUNSTAN STREET, MACLEOD**



**ROOF TILES**



**WINDOW FRAMES – MONUMENT  
SPOUTING / FLASHING / DOWNPIPES**



**HORIZONTAL TIMBER - DARK STAIN**



**FACE BRICKWORK - STORM**

**ADVERTISED PLAN**  
Application No. P762/2021

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Received  
07/10/21



**RENDER COLOUR – DULUX STONE**

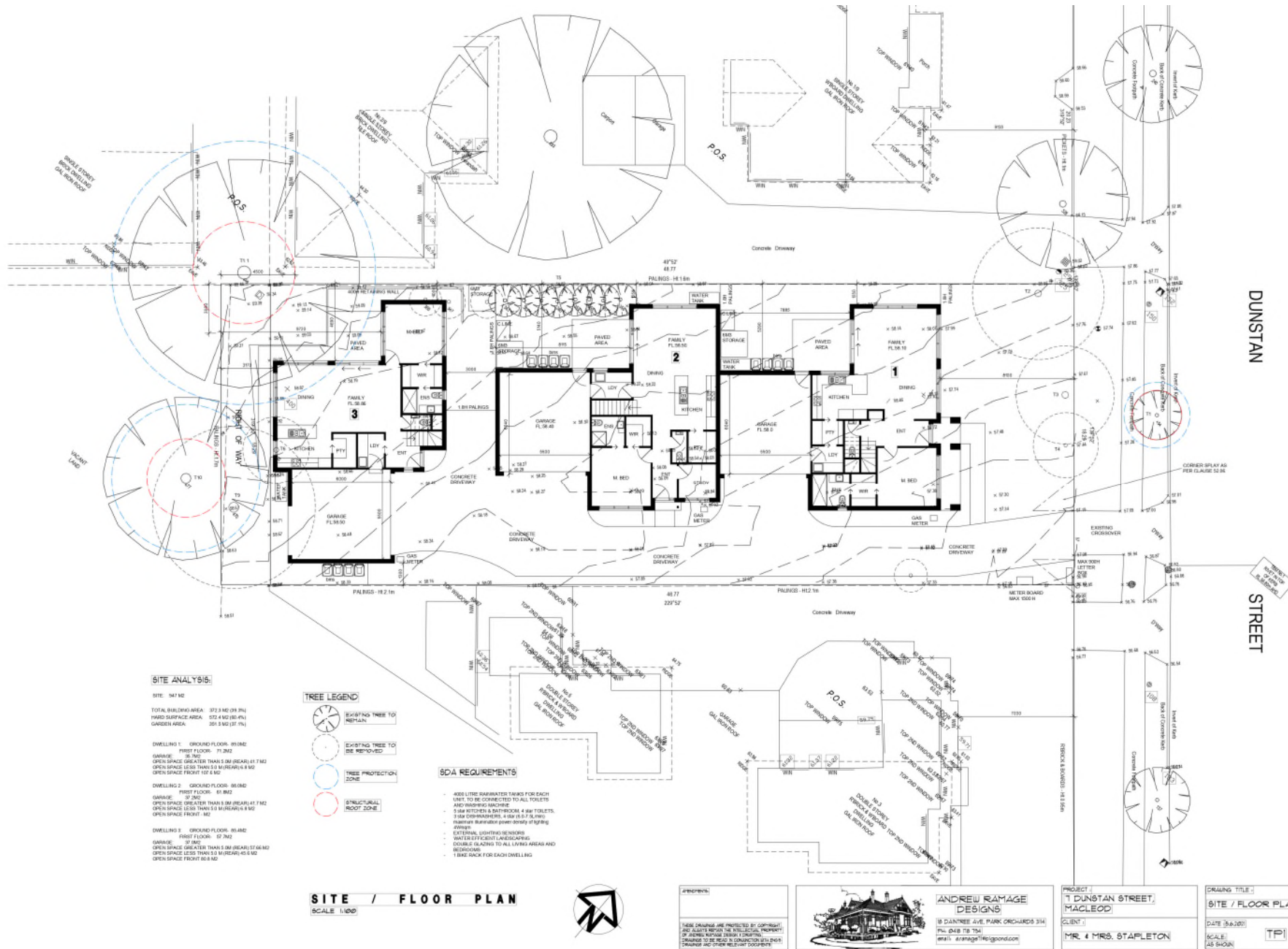


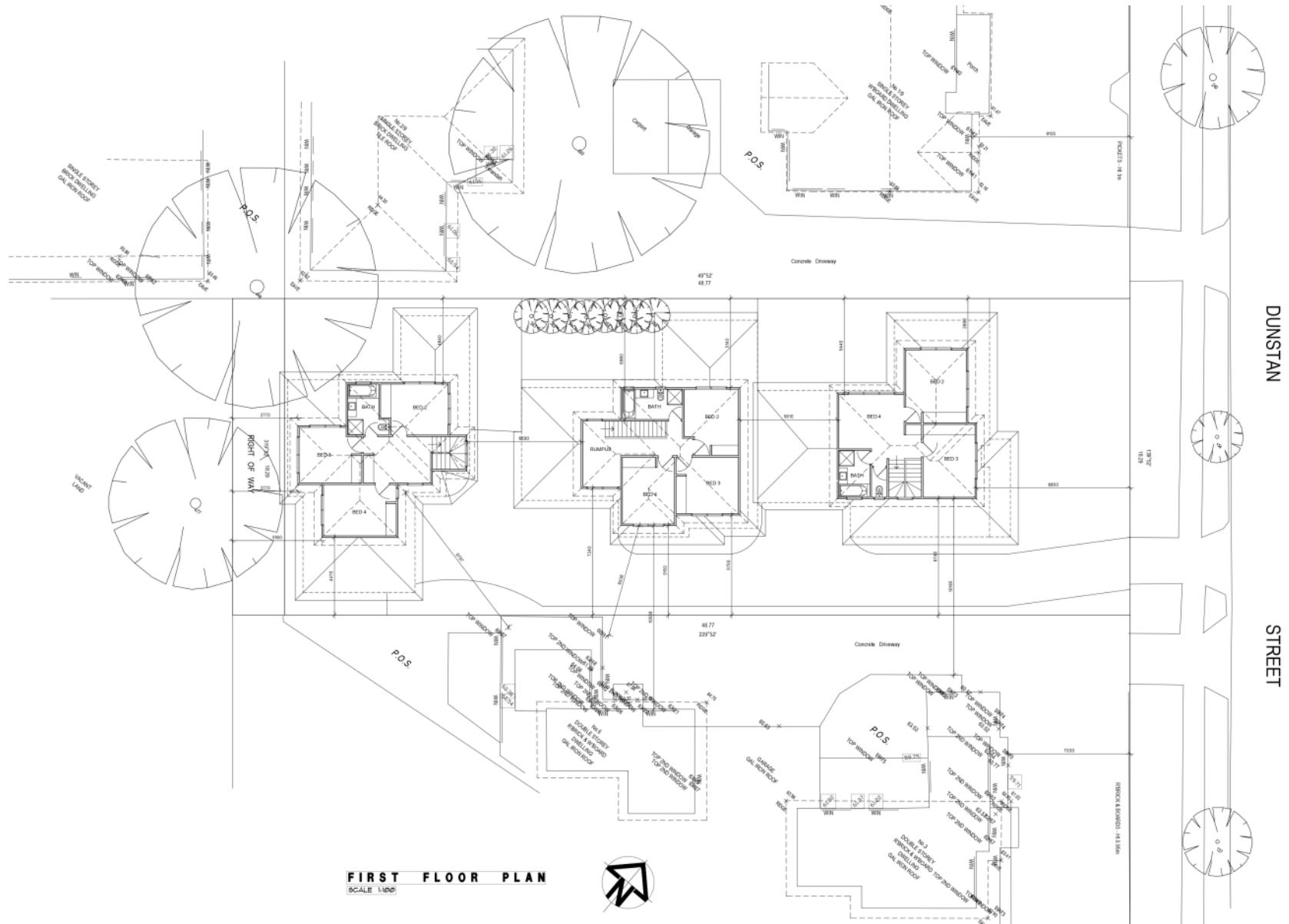
**GARAGE & FRONT DOOR – WOODLAND GREY**

ADVERTISED PLAN  
Application No. P762/2021

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning Environment Act 1987. The document must not be used for any purpose which may breach any copyright.







**FIRST FLOOR PLAN**  
SCALE 1:100

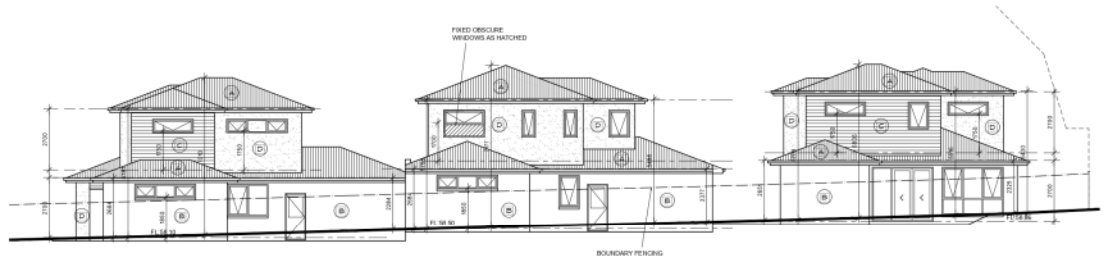


<p>ADDRESS:</p> <p>THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND SHALL REMAIN THE SOLE PROPERTY OF ANDREW RAMAGE DESIGNS. UNLESS OTHERWISE STATED IN WRITING, ALL RIGHTS ARE RESERVED. DRAWINGS AND OTHER RELEVANT DOCUMENTS.</p>	 <p><b>ANDREW RAMAGE DESIGNS</b> 10 DANTREE AVE, PARK ORCHARDS 314 TEL: 0418 718 751 email: aramage@rigipond.com</p>	<p>PROJECT: 1 DUNSTAN STREET, MACLEOD</p> <p>CLIENT: MR. &amp; MRS. STAPLETON</p>	<p>DRAWING TITLE: FIRST FLOOR PLAN</p> <p>DATE: 18/01/2021</p> <p>SCALE: AS SHOWN</p> <p>TP2</p>
---	---	---	--

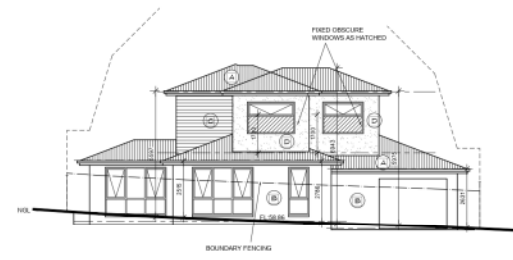




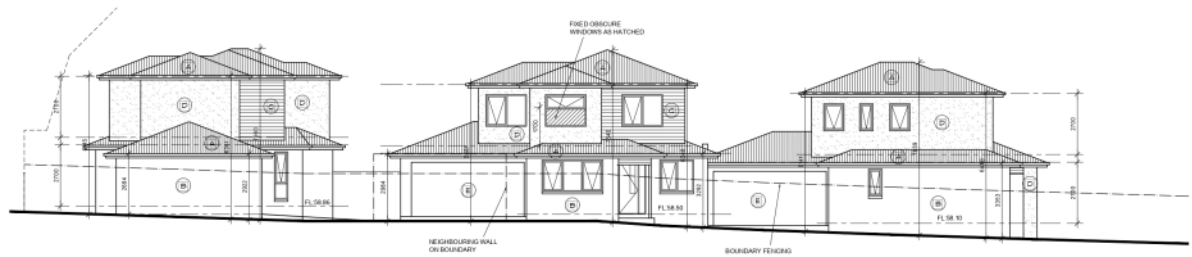
**NORTH EAST ELEVATION**  
SCALE 1:100



**NORTH WEST ELEVATION**  
SCALE 1:100



**SOUTH WEST ELEVATION**  
SCALE 1:100



**SOUTH EAST ELEVATION**  
SCALE 1:100

- MATERIALS LEGEND**
- (A) CEMENT TILED ROOF  
SLATE GREY
  - (B) FACE BRICKWORK  
BONIA STONE
  - (C) WEATH-KERBOARD  
PAINT EDUOL KANUKA MILK
  - (D) RENDER FINISH  
DULUX STONE
  - (E) GARAGE DOORS  
COLORBOND FINISH - WOODLAND GREY
  - (F) BROUTING, FASCIA AND DOWNPIPES  
MOUREMENT

APPROVED:

THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND I AGREE BEFORE THE RECEIPT OF ANY OTHER DRAWINGS OR DOCUMENTS OF ANY KIND TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



**ANDREW RAMAGE  
DESIGNS**  
10 DANTREE AVE, PARK ORCHARDS 314  
TEL: 0438 718 751  
email: aramage1@bigpond.com

PROJECT: 1 DUNSTON STREET, MACLEOD  
CLIENT: MR. & MRS. STAPLETON

DRAWING TITLE: ELEVATIONS  
DATE: 18/6/2021  
SCALE: AS SHOWN





## Attachment 1 - Final Draft Banyule Planning Scheme Translation

## Part 1 Contents:

<b>Section</b>	<b>Page</b>
Local Municipal Planning Strategy (MPS)	2
State and regional policies with applicable local policy	19
<i>(Note: State and regional policies that will continue to apply to Banyule, but have no corresponding local policy in the new framework, are available in the current <a href="#">Banyule Planning Scheme</a>)</i>	

## Part 2 Contents:

<b>Section</b>	<b>Page</b>
Updated Schedules to Zones	105
Updated Schedules to Overlays	143
Updated Schedules to Operational Provisions	273

Part 1 – MPS and PPF

**BANYULE PLANNING SCHEME**

**02**

**MUNICIPAL PLANNING STRATEGY**

---  
Proposed C162bany

**BANYULE PLANNING SCHEME****02.01**

---  
Proposed C162bany

**CONTEXT**

The City of Banyule is located between 7 and 22 kilometres north-east of Melbourne CBD with an area of approximately 63 square kilometres, comprising all or parts of 20 suburban areas. It lies between inner Melbourne and the outer rural areas, with attributes of both of those areas. Its southern and western boundaries are defined by the Yarra River and Darebin Creek, respectively, and it is bisected north to south by the Plenty River valley.

Banyule's location makes it accessible to central Melbourne and the urban fringe. It is serviced by the Hurstbridge railway line that provides access to central Melbourne, and cross-city SmartBus routes that link Banyule to other parts of the metropolitan area. Regional roads provide access to the western suburbs and Melbourne Airport. There are also road links to the southern and eastern suburbs.

Banyule is primarily a residential municipality with an estimated population of 127,500 (Census of Population and Housing 2016) that is expected to grow to approximately 151,000 by 2036 (Victoria in Future 2019). As with the Greater Melbourne region, the median age of Banyule's population continues to rise, while the average household size is expected to decline to around 2.4 persons in 2036 (Victoria in Future 2019). Households comprising couples with children are expected to remain the predominate household type to 2036 (Victoria in Future 2019).

Banyule has major activity centres at Greensborough, Heidelberg and Ivanhoe, and industrial areas in Heidelberg West, Greensborough/Briar Hill and Bundoora, that make important contributions to the city's economy and provide a significant number and range of jobs to the broader region. The municipality also has several major educational and health institutions, including the Austin Hospital, Heidelberg Repatriation Hospital and the Simpson Barracks.

Land within Banyule forms an integral part of the regional open space networks associated with the Yarra and Plenty River valleys, which provide a recreational and environmental resource for metropolitan Melbourne, and are recognised tourist destinations for their natural and cultural heritage.

One of the key land use and development issues to be addressed in the City is balancing the need to satisfy housing demand against protecting the natural environment, residential amenity, neighbourhood character, and heritage places. There is also an increased need to provide a mix of employment-generating land uses, a safe and sustainable transport network, and a range of community services and facilities to meet the needs of the growing population.

**BANYULE PLANNING SCHEME**

**02.02 VISION**

Proposed C162bany

Banyule's vision is to:

- Create a green, sustainable and vibrant place for a healthy, connected and inclusive community.
- Invest in, and support, activity centres and employment precincts.
- Protect the amenity and character of residential areas.
- Support an equitable and sustainable transport network.
- Protect and enhance the natural environment.
- Provide quality public and open spaces.
- Protect and conserve cultural heritage.
- Conserve water and improve stormwater management.
- Manage flood and bushfire risk.
- Plan for, and respond to, climate change.

**BANYULE PLANNING SCHEME****02.03 STRATEGIC DIRECTIONS**

---  
Proposed C162bany

**02.03-1 Settlement**

---  
Proposed C162bany

**Activity centres**

Banyule has three major activity centres at Greensborough, Heidelberg and Ivanhoe, together with 11 neighbourhood activity centres, as shown on the Strategic Framework Plan at Clause 02.04.

These diverse centres provide important retail, personal, professional and business services to the community, and collectively are important generators of employment and economic activity within the municipality and wider region.

However, the viability and physical appearance of the larger strip shopping centres needs improvement, while the future retail role of many smaller local centres is limited with premises often used for office and service business purposes. Residential use or redevelopment may be appropriate in activity centres where commercial viability cannot readily be influenced.

Council's strategic directions for activity centres are to:

- Direct growth in housing, commercial activity and community facilities to Banyule's major activity centres.
- Support a diversity of activity centres that offer a range of retail, business, entertainment, community and tourist-related goods, services and employment.
- Enhance the layout, local character, function and viability of neighbourhood activity centres, particularly larger strip shopping centres.
- Support the alternative use or redevelopment of activity centres that no longer perform a viable retail or service function, including for residential use.

**Greensborough Major Activity Centre**

Greensborough Major Activity Centre is located in the heart of the suburb of Greensborough, generally bounded by the railway line to the north-east, Para Road to the north-west, and Henry Street and Warwick Road to the south. It is positioned within the green setting of the Plenty River valley, with a unique topography that allows views over the valley from many locations within the centre.

It is a regional activity centre with a broad range of services, residential uses, transport options and amenities, including:

- A major enclosed shopping centre at Greensborough Plaza.
- A shopping strip along Main Street and Grimshaw Street.
- Commercial development on Flintoff Street.
- Some medium–low density residential properties south of Grimshaw Street.
- Greensborough Railway Station on Para Road.

Council's strategic directions for the Greensborough Major Activity Centre are to:

- Expand and enhance the range of residential, leisure, recreational, retail, health and wellbeing, and commercial opportunities.
- Reinforce the activity centre as the main shopping, business and entertainment centre serving the north-east region of metropolitan Melbourne.

**Heidelberg Major Activity Centre**

Heidelberg Major Activity Centre is set within an undulating and vegetated urban landscape, with mature trees on ridgelines and in streets. Its core has a convenience shopping role, supplemented by emerging cultural and entertainment opportunities that need to be realised. A number of small-



**BANYULE PLANNING SCHEME**

and medium-sized restricted retail premises to the west serve a regional catchment, while a wide range of health care and professional services complement the Austin and Warringal hospitals near the core, and Heidelberg Repatriation Hospital further to the west. Regional office, administrative and community uses are clustered at the eastern end of the centre.

Heidelberg has a rich cultural heritage that is celebrated with a range of entertainment facilities, events and activities based on the artistic traditions of the Heidelberg School. These activities have helped establish a vibrant public realm in the activity centre, where footpath trading, public art, landscaping and well-designed and accessible streets are highly regarded.

A network of civic spaces around Burgundy Street, together with regional parklands and recreational spaces along the Yarra River corridor, need to be better connected to the activity centre and the several well established residential neighbourhoods surrounding the centre's core.

Council's strategic directions for the Heidelberg Major Activity Centre are to:

- Support new development that does not constrain the floor space growth potential envisaged by the *Heidelberg Structure Plan*.
- Encourage development that is complementary to the cultural heritage attributes of the area.
- Identify opportunities for public realm improvements.
- Facilitate an accessible and connected transport network that prioritises pedestrian movement.
- Support change that enhances liveability, sustainability, social activity, the environment and local economic growth.

**Ivanhoe Major Activity Centre**

Ivanhoe Major Activity Centre is located 9 kilometres north-east of the Melbourne CBD. The area is defined by its distinctive views, historic buildings, prominent trees, topography and the curving, undulating nature of Lower Heidelberg Road and Upper Heidelberg Road. It is home to numerous shops, a flagship town hall in the civic precinct and a skyline of steeples, towers and trees.

More diverse housing choices will enable residents to live closer to the heart of Ivanhoe and support a range of food, retailing, recreation, entertainment and ancillary services to enliven the area and local economy, while respecting its character.

Council's strategic directions for the Ivanhoe Major Activity Centre are to:

- Maintain the activity centre as an economically viable and socially vibrant centre by allowing for future housing and commercial growth, along with a greater range of social, cultural, recreational and entertainment activities and public spaces.
- Encourage development that reflects the local identity of Ivanhoe and respects known heritage qualities.
- Encourage development that responds to the topography of the area, and retains long-range views to the Dandenong Ranges, the Melbourne CBD and the surrounding landscape from the public realm.

**02.03-2**

Proposed C162bany

**Environmental and landscape values**

With the exception of relatively flat land in the Heidelberg West area and the flat alluvial floodplains adjacent to the Yarra and Plenty Rivers, the majority of Banyule's quite strongly dissected topography ranges from gently to steeply undulating.

There are substantial areas of indigenous vegetation, particularly in the east and north-east of the municipality. The established vegetation and remnant habitats of the Yarra River, Plenty River and Darebin Creek corridors are significant features of Banyule's environment and landscape.

**BANYULE PLANNING SCHEME**

The vegetation of the southern and western parts of the municipality is now largely characterised by exotic trees and shrubs, although some replanting of indigenous species is now taking place. The municipality includes several sites of state, regional and local botanical, zoological and habitat significance.

Significant Trees, Substantial Trees and other vegetation throughout all neighbourhoods, including activity centres, make a contribution to landscape character, habitat links and biodiversity. They also contribute to greenhouse gas absorption, water sensitive design, and the shading of buildings and spaces to manage the urban heat island effect.

Council's strategic directions for environmental and landscape values are to:

- Minimise the impacts from development, traffic and pollution that threaten Banyule's unique environmental assets.
- Rehabilitate and enhance remnant habitats, particularly of threatened indigenous species.
- Promote the survival of threatened indigenous species by linking areas of natural habitat, consistent with the Natural Environment Framework Plan at Clause 02.04.
- Rehabilitate the natural habitats along the Yarra River, Plenty River and Darebin Creek to provide adequate buffers from development.
- Retain and plant Significant Trees, Substantial Trees and other vegetation to protect and enhance Banyule's landscape character, habitat links and biodiversity, contribute to water-sensitive design, and to manage the urban heat island effect.

**02.03-3**

Proposed C162bany

**Environmental risks and amenity****Bushfire and flood risk**

Fire prevention measures are necessary in some areas of Banyule in the vicinity of the Plenty River Gorge that have a high to very high fire hazard rating. Most of the municipality has a low to moderate fire hazard rating.

Several areas in Banyule are subject to flood risk or have experienced drainage problems that need to be taken into account when planning for future development and redevelopment.

Council's strategic direction for bushfire and flood risk is to:

- Mitigate the impacts of bushfire and flooding on the use and development of land by ensuring these risks are identified and able to be managed.

**Non-residential uses in residential areas**

Residential character and amenity are key contributors to the quality of life in Banyule, such that threats to residential character and amenity need to be managed. While non-residential uses in residential areas can provide services to the local community, non-residential uses and associated development can also impact on the character and amenity of those areas and undermine the role of activity centres.

It is important that non-residential uses and development are responsive to their residential setting and do not adversely affect the character and amenity of the residential areas in which they are proposed to be located.

Council's strategic directions for non-residential uses in residential areas are to:

- Support non-residential uses that serve the needs of the local community and complement the surrounding area.
- Direct non-residential uses to locations that are convenient to intended users.
- Minimise any adverse effects on the amenity and character of residential areas from non-residential uses and associated development.

**BANYULE PLANNING SCHEME****02.03-4 Built environment and heritage**

---  
Proposed C162bany

**Neighbourhood character**

Various parts of Banyule will need to accommodate change due to population growth and the community's evolving housing needs. This requires the development of a preferred neighbourhood character that supports significant change in some parts of the municipality and limited change in other parts.

Poorly designed development, including subdivision, can erode the preferred neighbourhood character and a community's sense of place.

Significant Trees, Substantial Trees and other vegetation make a contribution to the desired future character of residential neighbourhoods, the identity of activity centres and to streetscapes.

Council's strategic directions for neighbourhood character are to:

- Encourage development that contributes to the preferred character of residential neighbourhoods in a manner that supports varying degrees of housing change.
- Retain and plant Significant Trees, Substantial Trees and other vegetation to protect and improve neighbourhood character and streetscapes.

**Safer design**

Crime and the fear of crime can be reduced by the proper design and use of the built environment. This is especially important when designing for uses and developments in a vulnerable setting, such as along access routes or in locations that are isolated, concealed, or generate a poor public perception of safety.

Council's strategic direction for safer design is to:

- Create an attractive, well maintained built environment that minimises opportunities for crime and inappropriate behaviour to increase actual and perceived personal safety, and to encourage the use of public spaces.

**Environmentally sustainable development**

Significant environmental benefits can be achieved through the planning process by requiring environmentally sustainable design and construction methods to be incorporated into buildings.

Council's strategic direction for environmentally sustainable development is to:

- Encourage development that delivers more environmentally sustainable design and construction.

**Heritage**

Heritage places, including buildings and structures, areas or groups of buildings (heritage precincts), archaeological sites, trees, landscapes, and Aboriginal sites, places and objects, require improved understanding and protection.

Banyule has a significant Aboriginal heritage. Aboriginal heritage features include scar trees and archaeological sites, mainly associated with watercourses. The municipality also has a significant post-contact heritage associated with the painters of the Heidelberg School, and architects and urban landscapers including Walter Burley Griffin, Alistair Knox, Edna Walling and Ellis Stones. Specific heritage features include buildings of national, state and local importance, and significant landscapes and precincts that warrant protection.

Conserving Banyule's heritage places can lead to a substantial reduction in building, demolition and new construction waste, and the conservation of embodied energy in the existing building.

Council's strategic directions for heritage are to:

**BANYULE PLANNING SCHEME**

- Conserve and enhance buildings, places and precincts that contribute to Banyule's cultural heritage.
- Support and encourage opportunities to improve the environmental performance of heritage buildings.

**02.03-5****Housing**

Proposed C162bany

**Housing supply**

Banyule has a limited variety of housing types. While most dwellings are separate houses on a lot, the proportion of medium and higher density dwellings is increasing (Census of Population and Housing 2016).

In recent years, most growth has occurred in the number of medium density dwellings (Census of Population and Housing 2016). This indicates a demand for smaller sized homes and a decrease in demand for separate houses. Higher density housing has been constructed in a number of locations across the municipality, with no particular concentrations occurring.

Dwelling densities in Banyule are low, with the lowest densities in the north-east of the municipality. There is also a concentration of large-lot, low density development in the Lower Plenty area in the south-east of the municipality.

Good quality design outcomes are needed to show the benefit of shop-top, townhouse and apartment living lifestyles and mixed use living environments, along with more adaptable housing to meet the needs of all residents, including those with impaired mobility and specific housing needs. Increasing housing diversity and adapting design to meet the needs of the broader community can also help to redress long term social and economic costs.

Council's strategic directions for housing supply are to:

- Direct housing growth to locations in or close to activity centres and the Principal Public Transport Network, and to strategic redevelopment sites, to satisfy housing demand.
- Promote more affordable housing, including in the private rental market, crisis accommodation, student accommodation and public housing, that addresses the needs of those seeking to reside in Banyule.
- Increase the diversity of housing types and the provision of more adaptable housing that meets the special needs of the broader community, including older persons with impaired mobility and those from culturally diverse backgrounds.
- Support the use and development of surplus non-residential land for residential purposes where it can contribute to the preferred neighbourhood character of the area and to housing diversity.

**Residential Areas Framework**

The Residential Areas Framework addresses the issues affecting the municipality as a result of increasing population, and changes to household size and structure, including impacts on neighbourhood character. The ability to protect and enhance valued neighbourhood character across Banyule depends on directing new housing to areas that are able to accommodate greater densities and increased diversity.

The vision for each residential area identified in Table 1 is based on its proximity to shops, services and transport, as well as its walkability, neighbourhood character, and heritage and landscape qualities.

## BANYULE PLANNING SCHEME

Table 1: Residential Areas Framework

Residential area	Vision
<p><b>Diversity</b></p> <p>These areas typically have the following characteristics:</p> <ul style="list-style-type: none"> <li>• Within the business core of an activity centre.</li> <li>• Comprise an urban renewal area, or residential properties along streets that immediately surround the business core of an activity centre.</li> </ul>	<p>Diversity Areas will provide for shop-top and apartment living in higher density mixed use and residential developments. These areas include strategic redevelopment sites that provide for higher density housing.</p> <p>Development will make a positive contribution to the identity of the activity centre and the preferred character of surrounding residential neighbourhoods.</p> <p>In these areas people live close to train stations, transport interchanges, shops, services and nodes of employment. These areas include higher density and some medium density housing opportunities.</p> <p><b>Postcode 3081 Urban Design Framework Diversity Areas</b></p> <p>Postcode 3081 is renewing. Properties along main roads, along the creekside area at interfaces with parks, and close to the Bell Street Mall Neighbourhood Activity Centre and Olympic Village, are well located to support increased density on consolidated lots.</p>
<p><b>Accessible</b></p> <p>These areas typically have the following characteristics:</p> <ul style="list-style-type: none"> <li>• Within convenient walking distance to the business core of an activity centre.</li> <li>• Within convenient walking distance to the highest priority sections of the Principal Public Transport Network, where higher frequency and quality of public transport services are in operation.</li> </ul>	<p>Accessible Areas will provide townhouse and other medium density living and some dispersed single dwellings. Some opportunities for higher density housing will also exist. These areas include strategic redevelopment sites that provide for medium density and a higher density housing component.</p> <p>Development must make a positive contribution to the preferred neighbourhood character, including opportunities for tree protection and planting.</p> <p>These areas also include:</p> <p><b>Postcode 3081 Urban Design Framework Hinterland Area</b></p> <p>The Postcode 3081 Hinterland Area will provide well designed redevelopment opportunities for medium density dwellings within a treed landscape setting. Public housing sites will provide well designed redevelopment opportunities. A preferred neighbourhood character will support development opportunities at Bell Street Mall Neighbourhood Activity Centre, public housing sites and larger properties.</p>

## BANYULE PLANNING SCHEME

Residential area	Vision
	<p><b>East of the Plenty River (around the business core of neighbourhood activity centres)</b></p> <p>The residential area east of the Plenty River will continue to be characterised by tall trees, undulating landscapes and two-storey dwellings that sit below the tree canopy. Townhouse and unit development will protect and enhance the vegetated character of the area.</p>
<p><b>Incremental</b></p> <p>These areas are typically located further away from activity centres and the Principal Public Transport Network, where there is less convenient pedestrian access.</p>	<p>Incremental Areas will provide for well designed single and medium density dwellings. As an exception, there will be limited opportunities for higher density housing at well located, large strategic redevelopment sites only. Typical attributes of a strategic redevelopment site in this area are:</p> <ul style="list-style-type: none"> <li>▪ Fronting an arterial road that forms part of the Principal Public Transport Network.</li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>▪ Within 5-minute walking distance (approximately 400 metres) to a supermarket.</li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>▪ Within 5-minute walking distance (approximately 400 metres) of a regional employment or education facility, such as a large public hospital, technology park, university or TAFE.</li> <li>▪ Large enough to make a significant contribution to a diversity of housing types in the area and space for the following: <ul style="list-style-type: none"> <li>- Buildings and open spaces that provide a transition between abutting dwellings and any taller on-site building component.</li> <li>- Landscaping, including the planting of substantial trees, at streetscapes, boundaries and between buildings.</li> </ul> </li> </ul> <p>Development must make a positive contribution to the preferred neighbourhood character, including opportunities for tree protection and planting.</p>
<p><b>Limited Incremental</b></p> <p>These areas are located east of the Plenty River. They are characterised by tall trees, undulating topography and two-storey dwellings that sit below the tree canopy.</p>	<p>Limited Incremental Areas will provide for sensitively designed single dwellings and some dispersed medium density dwellings that respect the valued attributes of the existing neighbourhood character, with an emphasis on protecting trees and creating new opportunities for vegetation.</p>
<p><b>Limited</b></p> <p>These areas typically have one of the following characteristics:</p>	<p>Limited Areas will support single dwellings with some limited opportunity for medium density housing, if designed to respect and be sensitive to the valued attributes of the existing neighbourhood character.</p>

**BANYULE PLANNING SCHEME**

Residential area	Vision
<ul style="list-style-type: none"> <li>Heritage attributes, including subdivisions that have recognised heritage significance.</li> <li>Environmental attributes, such as significant landscapes, significant vegetation or higher flood risk.</li> <li>Distinctive neighbourhood character attributes for single dwellings. In these locations land may be affected by single dwelling covenants or other legal agreements that limit additional dwellings.</li> </ul>	
<p><b>Low Density Residential</b></p> <p>These areas are found in the Low Density Residential Zone.</p>	<p>Low Density Residential Areas will provide well dispersed housing that contributes to the diversity of the housing stock in Banyule, and continue to contribute to the aesthetic and environmental attributes of the Yarra River corridor.</p>

Council's strategic direction for the Residential Areas Framework is to:

- Support residential development in accordance with the Residential Areas Framework described in Table 1 and shown on Plan 3 in Clause 02.04 and the Postcode 3081 Urban Design Framework Plan in Clause 15.01-1-5L that identify varying degrees of housing change across the municipality's residential neighbourhoods, strategic redevelopment sites and activity centres.

**Postcode 3081 Urban Design Framework**

The Postcode 3081 Urban Design Framework includes the suburbs of Heidelberg West, Heidelberg Heights and Bellfield, and extends to the Darebin Creek to the west. It forms part of the Latrobe National Employment and Innovation Cluster, where housing renewal and improved diversity is needed to support expanded job opportunities and employment growth.

Council's strategic direction for the Postcode 3081 Urban Design Framework is to:

- Facilitate the urban renewal of the area by encouraging innovative and affordable medium and high density housing, including cohousing, that results in a socially cohesive community and attractive, treed streetscapes.

**02.03-6**

Proposed C162bany

**Economic development****Employment**

Compared to the Greater Melbourne region, Banyule has a higher percentage of persons employed as professionals, and a smaller percentage of persons employed as machinery operators and labourers (Census of Population and Housing 2016).

Most jobs are filled locally, while the remainder are filled by residents from neighbouring municipalities and from the northern and north-western suburbs (Census of Population and Housing 2016). Most of the workforce is employed within Banyule, the City of Melbourne and surrounding north-eastern municipalities (Census of Population and Housing 2016). Unemployment rates vary across the municipality, being generally lower in the east and north and higher in the west (Census of Population and Housing 2016).

The emerging La Trobe National Employment and Innovation Cluster straddles Banyule and the City of Darebin, incorporating La Trobe University, the Heidelberg West Industrial Area and the Heidelberg Major Activity Centre.

Council's strategic direction for employment is to:

### BANYULE PLANNING SCHEME

- Enhance the existing role of activity centres in the municipality and facilitate the emerging role of the Latrobe National Employment and Innovation Cluster, supporting their growth as economic and employment hubs.

#### Industrial development

Banyule has three major industrial precincts:

- Heidelberg West Industrial Area (forms part of the La Trobe National Employment and Innovation Cluster).
- Para Road Industrial Area (Greensborough/Briar Hill).
- Grimshaw Street Industrial Area (Bundoora).

The three precincts are also important generators of employment and economic activity within the municipality and the wider region.

Changes in employment patterns are affecting land use and development planning. The decline in manufacturing employment needs to be offset by growth in other industrial sectors.

Banyule's industrial areas face various challenges, with some areas experiencing traffic and parking problems, not relating well to nearby residential areas, or being visually unattractive, while other areas are supporting a broader business mix.

The environmental impacts of the Heidelberg West and Para Road Industrial Areas on the Darebin Creek and Plenty River, respectively, are of concern.

Council's strategic directions for industrial development are to:

- Support a diversity of industrial use and development that maximises employment opportunities.
- Restrict industry from detrimentally affecting the amenity and environment of the municipality, particularly the environs of the Plenty River and Darebin Creek.

#### Tourist facilities

Banyule's natural, built form and environmental qualities make it an attractive tourist destination. However, some of the infrastructure needed to attract and support tourist activity, in particular accommodation, convention and meeting facilities, is relatively undeveloped.

Council's strategic direction for tourist facilities is to:

- Support a range of infrastructure and facilities to encourage tourism activity and optimise access to tourist facilities.

## 02.03-7

Proposed C162bany

### Transport

As a middle suburban municipality, many of Banyule's roads perform a regional function, including linking nearby residential areas in the North Growth Corridor with inner suburban places of employment, the airport, and the industrial areas of south-east Melbourne. However, with residents having a high dependency on private vehicles, many of these arterial roads are congested. Expected population growth will increase travel demand and freight movements within and across the Banyule road network, with consequent adverse amenity and environmental effects.

Banyule's established transport infrastructure continues to age, such that the maintenance and renewal of this infrastructure must be a central consideration when planning for development and redevelopment.

Banyule is serviced by nine railway stations along the Hurstbridge railway line, the Plenty Road tram route, orbital SmartBus routes and other bus routes. While many of these contribute to the Principal Public Transport Network, there are differences in the frequency and quality of the services, with equitable access to public transport across the municipality also an issue.

Banyule's ageing population will result in a growing number of residents relying on non-car travel modes to maintain their mobility and social well-being.



**BANYULE PLANNING SCHEME**

Council's strategic directions for transport are to:

- Reduce residents' reliance on private vehicle transport by facilitating a safe, efficient and effective integrated transport network that caters for all abilities.
- Support land use and development that will facilitate sustainable modes of transport and reduce the distances residents need to travel.
- Reduce the detrimental effects of transport on amenity and the natural environment.

**02.03-8****Infrastructure**

Proposed C162bany

**Community facilities**

Banyule has a wide range of community services and facilities. These include educational, health and leisure facilities, and facilities for specific groups, such as the aged and people with disabilities.

The Austin and Mercy Hospitals, Heidelberg Repatriation Hospital and Warringal Private Hospital form the basis of a large and diverse health sector that provides services and employment to the Banyule community. Given Banyule's projected demographic profile, there is likely to be increased demand for aged and medical services in the years ahead.

The Austin Hospital has undergone redevelopment that has impacted on the amenity of the area, especially relating to parking and associated uses.

Council's strategic directions for community facilities are to:

- Support a wide range of cultural, health, educational and institutional uses that are responsive to the existing and likely future needs of the community.
- Minimise any negative impacts of cultural, health, educational and institutional facilities on the amenity of the surrounding area.

**Open space and recreation**

The waterway systems within Banyule provide significant areas of public open space that are used for active and passive recreation, and to protect the natural environment. The areas along the Yarra and Plenty Rivers and Darebin Creek are particularly important, forming part of a larger regional network of open space and recreational opportunities. Banyule also boasts other significant parks and reserves not directly related to the waterways.

Council's strategic direction for open space and recreation is to:

- Provide recreational and leisure facilities that meet the community's needs and expectations, without causing detriment to the natural environment.

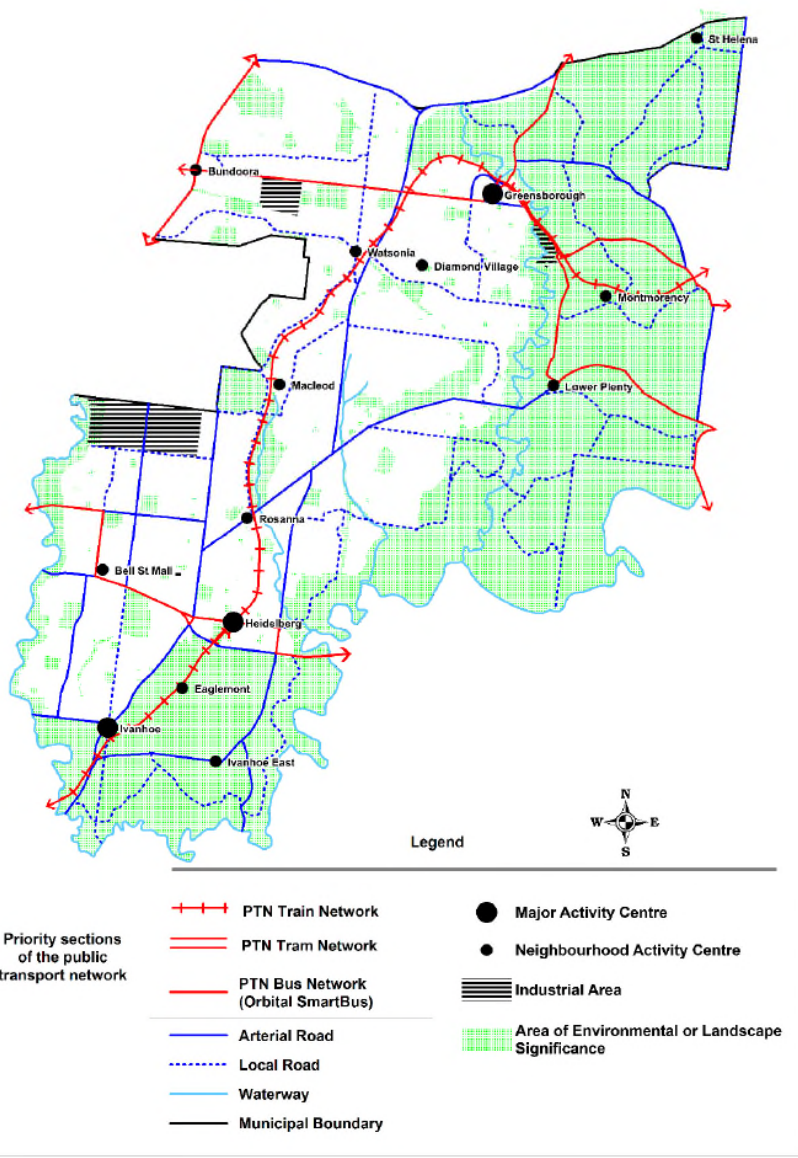
**BANYULE PLANNING SCHEME**

**02.04 STRATEGIC FRAMEWORK PLAN**

Proposed C162bany

The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

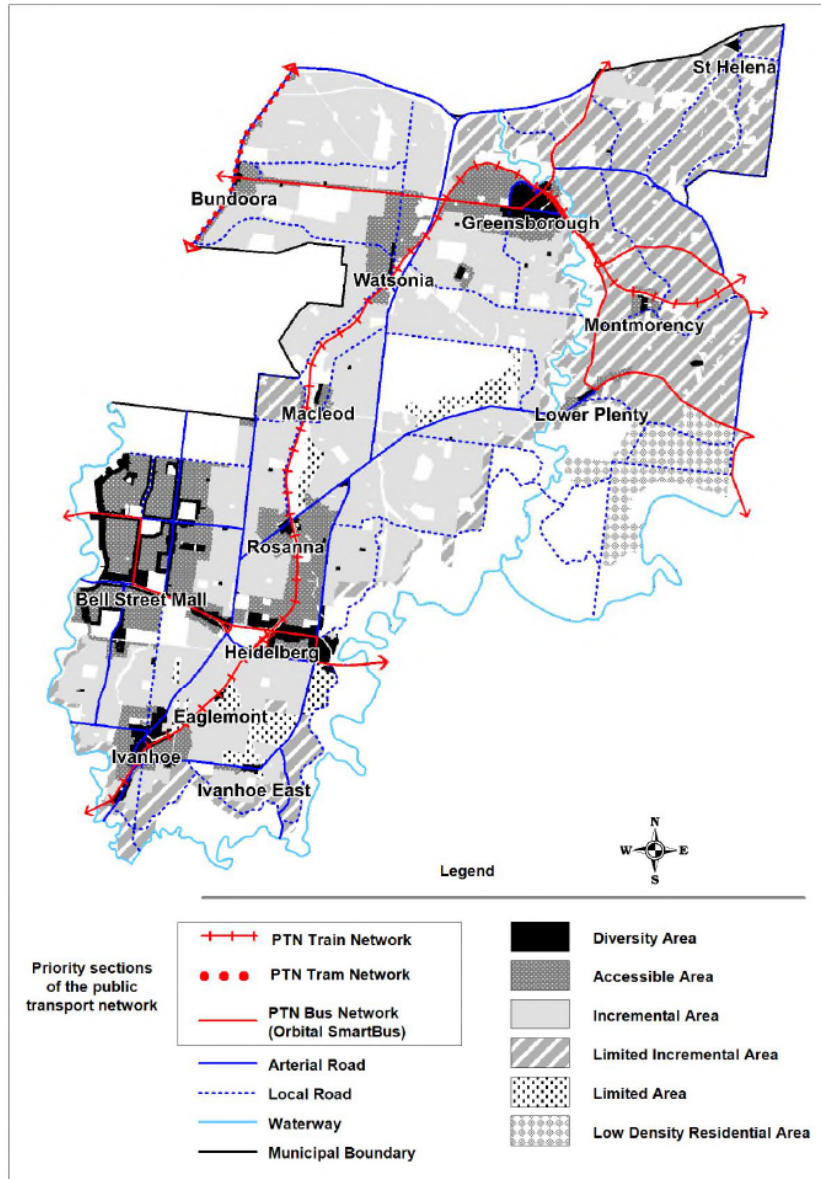
**Plan 1: Strategic Framework Plan**





BANYULE PLANNING SCHEME

Plan 3: Residential Areas Framework Plan



**BANYULE PLANNING SCHEME**

**11.03**  
31/07/2018  
VC148

**PLANNING FOR PLACES**

**BANYULE PLANNING SCHEME****11.03-1S**03/02/2022  
VC 199**Activity centres****Objective**

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

**Strategies**

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by transport.
- Maximises choices in services, employment and social interaction.

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.

Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Encourage economic activity and business synergies.

Improve the social, economic and environmental performance and amenity of activity centres.

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)

**BANYULE PLANNING SCHEME****11.03-1R**31/07/2018  
VC 148**Activity centres - Metropolitan Melbourne****Strategies**

Support the development and growth of Metropolitan Activity Centres by ensuring they:

- Are able to accommodate significant growth for a broad range of land uses.
- Are supported with appropriate infrastructure.
- Are hubs for public transport services.
- Offer good connectivity for a regional catchment.
- Provide high levels of amenity.

Locate significant new education, justice, community, administrative and health facilities that attract users from large geographic areas in or on the edge of Metropolitan Activity Centres or Major Activity Centres with good public transport.

Locate new small scale education, health and community facilities that meet local needs in or around Neighbourhood Activity Centres.

Ensure Neighbourhood Activity Centres are located within convenient walking distance in the design of new subdivisions.

**BANYULE PLANNING SCHEME****11.03-1L Activity centres**

---  
Proposed C162bany

**Policy application**

This policy applies to all activity centres referred to in Clause 02.03-1 and identified on the Strategic Framework Plan at Clause 02.03-4.

**Strategies**

Support development that will improve the commercial viability of an activity centre and thereby reinforce the existing hierarchy of activity centres.

Avoid non-retail uses at ground floor level in the retail core of major activity centres.

**11.03-1L Heidelberg Major Activity Centre**

---  
Proposed C162bany

**Policy application**

This policy applies to land identified on the Heidelberg Major Activity Centre Precinct Map forming part of this clause.

**General strategies**

Provide a variety of dwelling sizes and types, including affordable housing and apartments in mixed-use buildings.

Support higher density development within the Burgundy Street valley that does not compromise views from the public realm along and across the valley to the ridgelines.

Design buildings at the interface with residential areas that respect the preferred neighbourhood character of the residential area.

Support uses that strengthen the convenience shopping role of the activity centre.

Locate health care, family support and other health-related professional services next to the Warringal, Austin and Mercy hospitals.

Encourage the preparation of master plans to guide the development of larger redevelopment sites that respond to the attributes of each site and the surrounding area.

**Precinct 1: Yarra Valley Open Space strategies**

Maintain visual and physical connections to the Yarra River and adjoining parklands.

Support development that is sensitive to the cultural heritage, landscape and environmental qualities of the area.

Prioritise residential development over commercial development.

Encourage the provision of leisure and recreation opportunities that respond to community needs.

**Precinct 2: Office and Community Services strategy**

Encourage regional, office and administrative land uses to locate within the precinct.

**Precinct 3: Heidelberg Central Shopping Centre strategies**

Improve the image and identity of Heidelberg's shopping precinct.

Support the establishment of cultural and entertainment facilities that provide for a vibrant day and night-time economy.

Locate health care, family support and other health-related professional services above ground floor level.

Support the expansion of retail uses to provide a wide range of comparison goods, restaurants, cafes and meeting spaces to activate Burgundy Street and strengthen its primary retail role.



**BANYULE PLANNING SCHEME**

Support residential development, including a variety of dwelling sizes and types, on floors above retail or commercial premises.

Design development that integrates well with the public realm to encourage higher levels of pedestrian traffic, protect and enhance civic spaces, and increase public use of the area.

**Precinct 4: Medical Services strategies**

Encourage medical facilities and services to locate within the precinct.

Avoid use and development that will impinge on the primary retail role of Precinct 3, or the primary residential role of Precinct 6.

Support uses that provide high-dependency retirement care on floors above medical services premises.

Support a variety of dwelling sizes and types on floors above medical services premises.

Design buildings that front Darebin Street or Powlett Street that respect the preferred neighbourhood character of the area, having regard to front setbacks, vegetation, building materials and building heights.

Support improved access and pedestrian connections to the railway station.

Create a civic space on Stradbroke Avenue as a prioritised area for pedestrians.

Protect and enhance the existing vegetation along Burgundy Street and Stradbroke Avenue.

Protect and enhance the public open space on the eastern side of the Powlett Street road reserve, between Burgundy and Darebin Streets.

Integrate the development of hospital and associated facilities, such as car parking, that are sensitive to nearby residential areas.

Encourage the preparation of master plans to guide the development and expansion of hospital facilities and services, including car parking.

**Precinct 5: Bell Street Peripheral Retail strategies**

Support a range of restricted retail businesses to serve a regional catchment.

Locate health care, family support and other health-related professional services above ground floor level in mixed use developments.

Support medical uses that service and support the function of the hospitals and Precinct 4.

Design buildings with a form that is respectful of adjoining residential areas.

Limit the frontage of residential development at street level to provide an entrance to the building only.

**Precinct 6: Residential Interface strategy**

Locate infill medium density residential development along Bell Street where convenient access to public transport and other services is available.

**Precinct 7: Heidelberg Railway Station strategies**

Reinforce the precinct's primary role as a transport hub.

Encourage the development of mixed use buildings.

Design buildings so that they do not impede views of the railway station from public areas.

Design buildings that respect the station's role as a major gateway to the activity centre.

Protect significant buildings and features, including the existing landscape buffer on the eastern boundary of the precinct, by directing development to locate within the southern portion of the precinct.

**BANYULE PLANNING SCHEME**

Reinforce pedestrian links to other precincts, including providing a bridge over Studley Road to the hospitals.

Facilitate the provision of more public spaces for entertainment, cultural and community uses in order to strengthen Heidelberg's cultural identity.

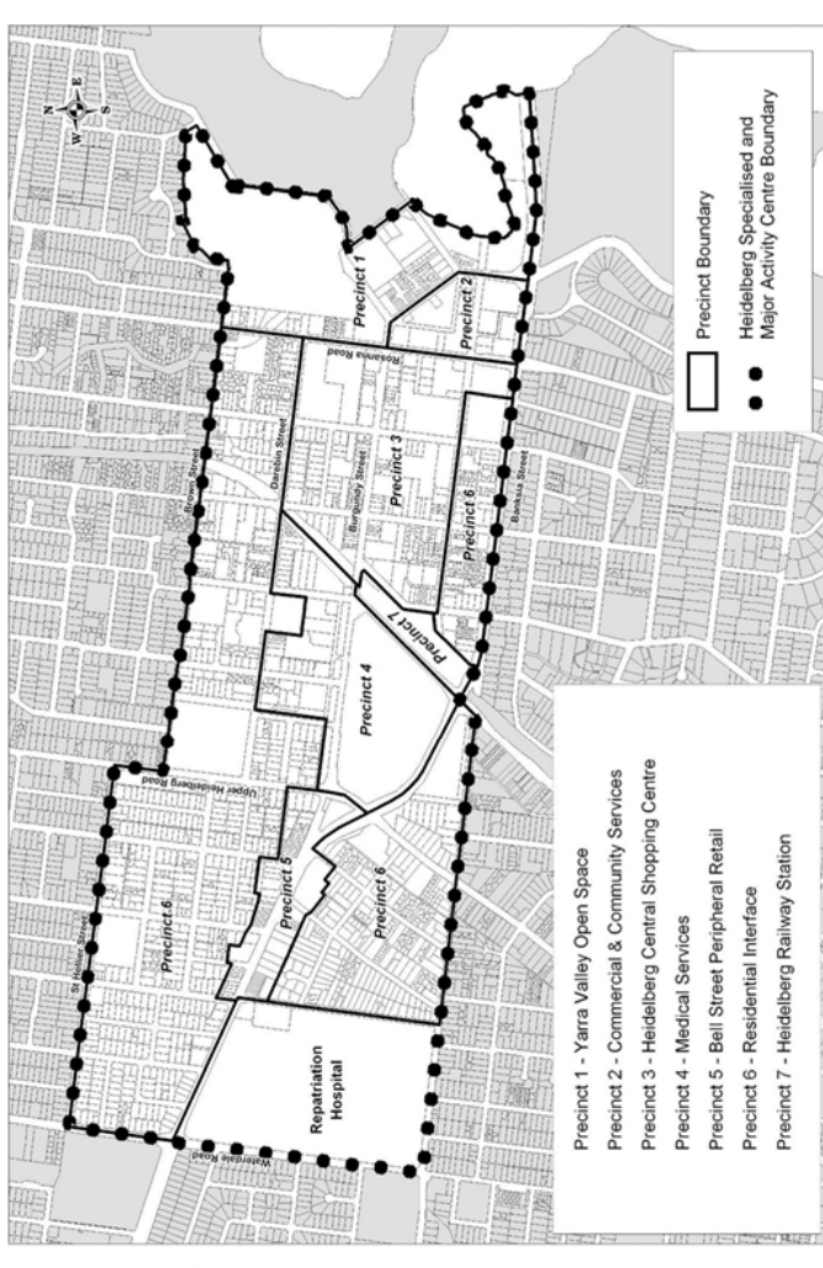
**Policy document**

Consider as relevant:

- *Heidelberg Structure Plan* (Banyule City Council, May 2010)

BANYULE PLANNING SCHEME

Heidelberg Major Activity Centre Precinct Map



**11.03-1L Ivanhoe Major Activity Centre**

Proposed C162bany

**Policy application**

This policy applies to land identified on Maps 1 and 2 forming part of this clause.

**BANYULE PLANNING SCHEME****General land use strategies**

Locate community services, offices and residential development in the upper levels of mixed use developments to maintain active uses at street level, such as retail, hospitality and entertainment.

Provide a diversity of commercial office space and retail premises to suit a range of small- and medium-sized businesses.

Direct community and government services to locate within the activity centre to take advantage of accessibility to a range of transport modes.

Focus housing growth within the activity centre to reduce development pressure in residential streets outside the activity centre boundary.

Provide a variety of dwelling sizes and types within individual developments to cater for different household needs, with a focus on smaller households in the activity centre.

**Precinct-specific land use strategies**

Locate convenience retail, office and housing around Darebin Station in Precinct 1 to create a vibrant community hub and a link to the southern end of the activity centre.

Encourage a mix of uses in Precinct 2 that complements the core of the activity centre in Precinct 5 and provides a transition to neighbouring residential areas in Precinct 7.

Locate community services and convenience shopping in Precinct 3 to support the surrounding area and the new housing on both sides of Lower Heidelberg Road.

Support the redevelopment of underutilised land at the rear of sites and upper level extensions to buildings to expand retail uses in Precincts 1, 2 and 3.

Encourage higher density residential and mixed use development near Ivanhoe Station in Precinct 4.

Locate additional entertainment and leisure facilities, along with retail, office and residential uses, throughout the core of the activity centre in Precinct 5 to serve local needs and attract visitors from outside of Ivanhoe.

Locate health and allied services in the upper levels of mixed use developments in Precinct 5 to serve the local community.

Discourage larger format retail stores from locating in Precinct 5.

Encourage the retention of the heritage buildings that are central to the desired character of Precinct 5, including the two-storey facades on Upper Heidelberg Road and the prominent churches.

Facilitate a range of community, educational and cultural facilities in Precinct 6 to strengthen it as a focal point for community and civic life.

Encourage a range of dwelling types in Precinct 7 to meet the diverse needs of the community, and to benefit from convenient access to public transport and the core of the activity centre.

**Built form strategies**

Enhance the sense of arrival at gateway locations through building and landscape design in a manner that reinforces the activity centre's cultural heritage and identity.

Design buildings to protect the view from the Town Hall in Precinct 6 to the Melbourne CBD skyline.

Maintain the ongoing prominence of the Town Hall clock tower as the dominant built form element of the activity centre.

Provide opportunities for views to the Melbourne CBD, Kew and the Dandenong Ranges from Precinct 7, retaining the undulating topography of the immediate area and treed ridgeline as the distinctive backdrop.

**BANYULE PLANNING SCHEME**

Avoid obscuring existing views to the library, Town Hall and clock tower, including the ongoing visibility of the clock tower silhouette from the northern approach along Upper Heidelberg Road.

Provide multi-dwelling residential and mixed use development as an interface between Diversity Areas in Precincts 1–5 and Accessible Areas.

**Landscaping strategies**

Provide generous landscaping along Livingstone Street in Precinct 2 to create a boulevard of trees and a sense of arrival to the centre.

Use natural materials such as stone or timber in landscaped areas that abut public open spaces.

**Transport and access strategy**

Provide and plan for convenient access to commercial premises by service and delivery vehicles.

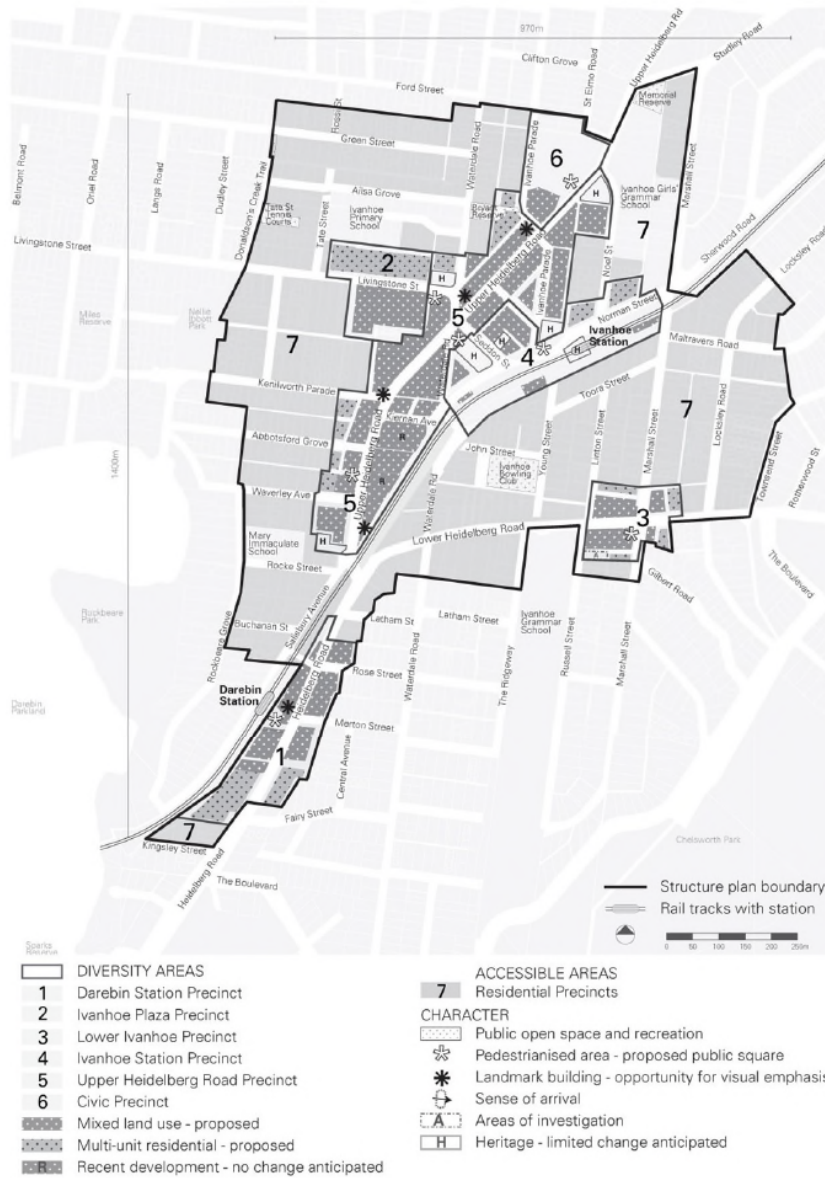
**Policy documents**

Consider as relevant:

- *Ivanhoe Activity Centre Heritage Items & Precincts* (Context, June 2013)
- *Ivanhoe Structure Plan* (Banyule City Council, December 2014)

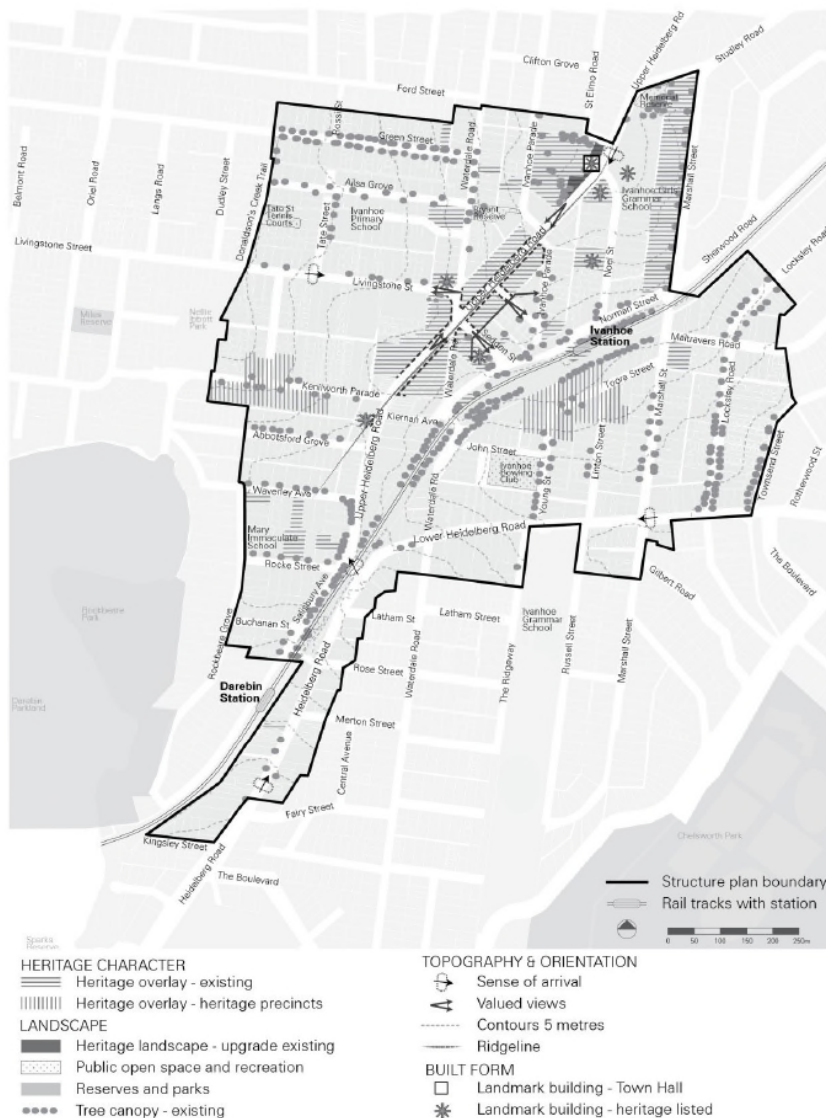
**BANYULE PLANNING SCHEME**

**Map 1: Ivanhoe Major Activity Centre Framework Plan**



**BANYULE PLANNING SCHEME**

**Map 2: Ivanhoe Major Activity Centre Cultural Heritage and Identity Plan**



**11.03-2S**  
03/02/2022  
VC 199

**Growth areas**

**Objective**

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

**Strategies**

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

**BANYULE PLANNING SCHEME**

Implement the strategic directions in the Growth Area Framework Plans.

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

Deliver timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop Growth Area Framework Plans that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021) approved by the Minister for Planning to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.
- Provide for local employment and business activity.
- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.

**Policy documents**

Consider as relevant:

- *The Victorian Transport Plan* (Victorian Government, 2008)



**BANYULE PLANNING SCHEME**

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

**BANYULE PLANNING SCHEME****11.03-3S**31/07/2018  
VC 148**Peri-urban areas****Objective**

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

**Strategies**

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

**BANYULE PLANNING SCHEME****11.03-4S**06/09/2021  
VC171**Coastal settlement****Objective**

To plan for sustainable coastal development.

**Strategies**

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Prevent the development of new residential canal estates.

**Policy documents**

Consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)
- *Victorian Coastal Strategy* (Victorian Coastal Council, 2014)

**BANYULE PLANNING SCHEME****11.03-5S**30/04/2021  
VC 185**Distinctive areas and landscapes****Objective**

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

**Strategies**

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

**Policy documents**

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

**BANYULE PLANNING SCHEME**

**11.03-6S**

31/07/2018  
VC 148

**Regional and local places**

**Objective**

To facilitate integrated place-based planning.

**Strategies**

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

**BANYULE PLANNING SCHEME**

**13.07**  
26/05/2020  
VC 175

**AMENITY, HUMAN HEALTH AND SAFETY**

**BANYULE PLANNING SCHEME****13.07-1S**01/07/2021  
VC203**Land use compatibility****Objective**

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

**Strategies**

- Ensure that use or development of land is compatible with adjoining and nearby land uses.
- Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.
- Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.
- Protect existing commercial, industrial and other uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.

**Policy documents**

Consider as relevant:

- *Recommended separation distances for industrial residual air emissions* (Publication 1518, Environment Protection Authority, March 2013).

**BANYULE PLANNING SCHEME****13.07-1L Non-residential uses in residential areas**

---  
Proposed C162bany

**Policy application**

This policy applies to applications for a non-residential use and any associated development in the Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone.

**Location strategies**

Locate non-residential uses:

- Where there is a demonstrable local community need for the proposed facility or service.
- On a corner lot.
- Fronting a road in a Road Zone.
- With convenient access to public transport, such as within the Principal Public Transport Network Area, to minimise traffic impacts on local streets.

Locate office uses, including multi-practitioner medical centres, in or adjacent to activity or other commercial centres.

Locate recreational, religious and community uses, and single-practitioner medical centres, in or adjacent to activity centres, unless they predominantly serve local community needs.

Avoid locating non-residential uses in a manner that isolates existing dwellings from the surrounding residential area.

**Siting and design strategies**

Encourage the re-use of existing non-residential buildings for new non-residential uses.

Encourage the use of existing dwellings in preference to developing purpose-built non-residential buildings.

Design buildings for non-residential uses that are sympathetic to neighbouring dwellings in terms of siting, density, scale, form and style.

Encourage the preparation of a master plan to guide the development or expansion of larger non-residential uses.

Locate car parking associated with a non-residential use at the side or rear of the site to avoid it dominating the development or street frontage.

Minimise the number of additional crossovers in the street.

**Landscaping and amenity strategies**

Landscape the front setbacks of buildings used for non-residential purposes to enhance the appearance of the site and the locality.

Provide landscape buffers between non-residential uses and neighbouring residential properties to mitigate visual, noise and other adverse amenity impacts.

Minimise any adverse impacts on the amenity of the neighbourhood by way of noise, traffic, parking, lighting, odours, or hours of operation.

**Policy document**

Consider as relevant:

- *Neighbourhood Character Strategy* (Banyule City Council, 2012)



**BANYULE PLANNING SCHEME**

**13.07-2S**

26/10/2018  
VC152

**Major hazard facilities**

**Objective**

To minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities.

**Strategies**

Ensure major hazard facilities are sited, designed and operated to minimise risk to surrounding communities and the environment.

Consider the risks associated with increasing the intensity of use and development within the threshold distance of an existing major hazard facility.

Apply appropriate threshold distances from sensitive land uses for new major hazard facilities and between major hazard facilities.

Protect registered or licenced major hazard facilities as defined under Regulation 5 of the Occupational Health and Safety Regulations 2017 from encroachment of sensitive land uses.

**BANYULE PLANNING SCHEME**

**13.07-3S**

28/09/2020  
VC183

**Live music**

**Objective**

To encourage, create and protect opportunities for the enjoyment of live music.

**Strategies**

Identify areas where live music venues are encouraged or where there are high concentrations of licensed premises or clusters of live music venues.

Implement measures to ensure live music venues can co-exist with nearby residential and other noise sensitive land uses.

**Policy guidelines**

Consider as relevant:

- The social, economic and cultural benefits to the community of:
  - Retaining an existing live music venue.
  - The development of new live music entertainment venues.
  - Clustering licensed premises and live music venues.

**BANYULE PLANNING SCHEME**

**15.01**  
31/07/2018  
VC148

**BUILT ENVIRONMENT**

**BANYULE PLANNING SCHEME****15.01-1S**31/07/2018  
VC148**Urban design****Objective**

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

**Strategies**

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

**BANYULE PLANNING SCHEME**

**15.01-1R Urban design - Metropolitan Melbourne**

31/07/2018  
VC 148

**Objective**

To create a distinctive and liveable city with quality design and amenity.

**Strategies**

Support the creation of well-designed places that are memorable, distinctive and liveable.

Integrate place making practices into road space management.

Strengthen Melbourne's network of boulevards.

Create new boulevards in urban-growth areas and selected existing road corridors across Melbourne.

Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.

## BANYULE PLANNING SCHEME

**15.01-1L Urban design**

---  
Proposed C162bany

**Strategies**

Design buildings within strip shopping centres that provide for uniform shop frontages and the display of associated signs.

Design buildings that have active frontages and direct pedestrian access to abutting open space.

**15.01-1L Safer design**

---  
Proposed C162bany

**Policy application**

This policy applies to all land, except land within the Activity Centre Zone.

**Strategies**

Encourage a mix of uses that generate activity and facilitate the informal surveillance of public, and publicly accessible private, spaces.

Site and design developments and public spaces that provide for safe pedestrian movement between areas of activity, and to car parks and public transport stops, by:

- Incorporating clearly defined and continuous paths of travel with unobstructed sightlines.
- Providing appropriate lighting to increase personal security.
- Eliminating areas of potential concealment and entrapment.
- Maximising opportunities for informal surveillance.
- Clearly defining private, public and community spaces.

Utilise materials, colours, finishes, fixtures, landscaping and building forms that discourage graffiti.

**Policy document**

Consider as relevant:

- *Banyule Safer Design Guide* (Banyule City Council, April 2003)

**15.01-1L Signs**

---  
Proposed C162bany

**Strategy**

Support signs that:

- Complement the building or land on which they are displayed, through their appearance, size, illumination and other characteristics.
- Do not detract from the character or amenity of the locality.

**Policy guideline**

Consider as relevant:

- Supporting signs that are consistent with the *Outdoor Advertising Policy*.

**Policy document**

Consider as relevant:

- *Outdoor Advertising Policy* (Banyule City Council, 2015)

**Expiry**

This policy will expire three years from the approval date of Amendment C162bany.

**BANYULE PLANNING SCHEME****15.01-2S**20/12/2021  
VC174**Building design****Objective**

To achieve building design outcomes that contribute positively to the local context and enhance the public realm.

**Strategies**

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale and massing of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.

Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.

Encourage development to retain existing vegetation.

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

**BANYULE PLANNING SCHEME****15.01-2L Building design**

---  
Proposed C162bany

**Strategy**

Integrate vegetation into the design of facades, rooftops and outdoor spaces of high density developments.

**15.01-3S Subdivision design**

31/07/2018  
VC148

**Objective**

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

**Strategies**

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing native habitat.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
  - Convenient and safe public transport.
  - Safe and attractive spaces and networks for walking and cycling.
  - Subdivision layouts that allow easy movement within and between neighbourhoods.
  - A convenient and safe road network.
- Being accessible to people with disabilities.
- Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution.

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)



**BANYULE PLANNING SCHEME****15.01-4S**31/07/2018  
VC 148**Healthy neighbourhoods****Objective**

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

**Strategies**

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

**BANYULE PLANNING SCHEME**

**15.01-4R Healthy neighbourhoods - Metropolitan Melbourne**

31/07/2018  
VC148

**Strategy**

Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

**BANYULE PLANNING SCHEME****15.01-5S**09/10/2020  
VC 169**Neighbourhood character****Objective**

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

**Strategies**

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

**BANYULE PLANNING SCHEME****15.01-5L Preferred neighbourhood character**

Proposed C162bany

**Policy application**

This policy applies to all applications for development in the Neighbourhood Residential Zone (NRZ), General Residential Zone (GRZ), Rural Conservation Zone (RCZ), Low Density Residential Zone (LDRZ), and Precinct 5 of Schedule 1 to the Activity Centre Zone (ACZ), within the areas identified on the Neighbourhood Character Area Map forming part of this clause.

**All areas objectives**

To encourage the retention and planting of canopy trees and understorey vegetation to soften the appearance of dwellings, enhance landscape settings, and improve existing wildlife and habitat links.

To ensure buildings and extensions do not dominate the streetscape, the building, or the outlook and amenity of neighbouring dwellings.

To protect and enhance the dominant continuous tree canopy and natural vegetated appearance of ridgelines.

To ensure that household services, vehicle access and storage facilities are not visually prominent features of streetscapes.

**All areas strategies**

Encourage the retention of existing trees.

Provide adequate space around existing trees to enable their survival.

Provide offset planting of indigenous or native trees with adequate space for it to grow to a mature height similar to the mature height of any trees to be removed.

Plant native and indigenous trees and understorey vegetation throughout sites.

Encourage the removal of environmental weeds.

Design site layouts (including basements) with spacing around dwellings that allows for planting and future growth of trees and understorey vegetation to maturity.

Design new developments and extensions that follow the natural topography of the land.

Minimise cut and fill throughout the site.

Select tree species and planting locations to avoid canopy or root conflicts with overhead wires, easements and existing trees.

In precincts other than BW1 and BW2, for development on corner sites where the front wall of the new development fronts the side street, provide a front setback that transitions from the predominant setback along the side street, and the setback of the side wall of the new development.

In precincts other than BW1 and BW2, locate dwellings, additions and associated structures, in line with the predominant front setback of dwellings along the street, with sufficient space for tree and understorey planting.

Design new dwellings and extensions in an architectural style, form and scale that is sympathetic with the special characteristics of the existing dwelling and the precinct.

Provide variation between each dwelling of a development that faces the street through varied roof pitches, window and door placement, materials, façade articulation and other design detailing.

Recess second storey portions of buildings from ground level wall surfaces, except for sites in the zone GRZ1 in precinct GS6.

Minimise the height of second storeys, except for sites in the zone GRZ1 in precinct GS6

Design buildings at the rear of a site that respond sensitively to each interface.

**BANYULE PLANNING SCHEME**

Design second storeys at the rear of the site, where appropriate, that are modest in size, have generous side and rear setbacks, and are screened with vegetation.

Locate secluded private open space behind the line of a dwelling that faces the street.

Locate carports, garages and uncovered car parking spaces behind the line of the dwelling to reduce their visual impact.

Provide landscaping, such as large shrubs and trees, in the front setback and in garden beds along driveway edges to discourage car parking in this location.

Include curves and bends in driveways that provide sufficient room for landscaping at varying heights.

Locate tennis courts so that they do not dominate the streetscape.

Locate solar panels to minimise their visual prominence.

Locate or screen air conditioning, rainwater tanks, bins and storage so they are not visually obtrusive in the streetscape.

Locate or screen rooftop plant equipment to integrate it with the roof form.

**All areas policy guideline**

Consider, as relevant:

- . Designing developments with only one single-width vehicle crossing.

**Garden Suburban Area objectives**

To maintain and strengthen the landscape setting of each precinct with spacious leafy gardens, tree-dominated streetscapes and spines of trees in rear setbacks.

To ensure development in the zones NRZ3 and GRZ2 prioritises tree protection and planting around and between dwellings to create an attractive, treed landscape setting.

To ensure development in the zones GRZ1, GRZ3 or GRZ4 contributes to an enhanced treed environment whilst providing for increased housing densities.

**Garden Suburban Area strategies**

Set buildings (including basements) back a sufficient distance from at least one side or rear property boundary to enable the planting and mature growth of medium to large canopy trees.

In the zones GRZ2 or NRZ3, provide sufficient separation between each dwelling to allow for planting and mature growth of small to medium trees and understorey vegetation.

Design buildings (including basements) in the zones GRZ1, GRZ3 or GRZ4 with a reduced front setback if this respects the predominant front setback of nearby dwellings, and supports tree planting and mature tree growth in this location.

Provide a transition in building height and massing for buildings on land in the zones GRZ1, GRZ3 or GRZ4 that are located opposite or adjacent to land in the zones GRZ2 or NRZ3.

Position upper levels of development in zone GRZ1, GRZ3 or GRZ4, towards the street frontage and recess them from lower level wall surfaces.

Other than in the GS1, or the GRZ1 zone in the GS6 precinct, reflect the architectural style and form of the existing building in second storey additions without using period detailing.

Design and site development at or near the 'Heidelberg to Eaglemont Ridgeline' and 'Bundoora to Diamond Village to Army Barracks Ridgeline' so that the development sits below the height of trees along the ridgeline, except at the core of the Ivanhoe Major Activity Centre.

Use muted colours and tones and non-reflective materials for development at or near the 'Heidelberg to Eaglemont Ridgeline' and Bundoora to 'Diamond Village to Army Barracks Ridgeline'.

**BANYULE PLANNING SCHEME**

Retain and plant trees and vegetation that contribute to the landscape and form a continuous canopy cover of the 'Heidelberg to Eaglemont Ridgeline' and 'Bundoora to Diamond Village to Army Barracks Ridgeline'.

Finish driveways in muted tones that soften their appearance and blend with vegetation.

**Garden Suburban Area policy guidelines**

Consider, as relevant:

- . Building site coverage not exceeding 40 per cent to enable the planting, growth and retention of vegetation. This may be varied in zones GRZ1, GRZ3 or GRZ4 if existing vegetation is retained and sufficient area is provided for the planting of additional trees and other vegetation.
- . Providing one medium to large tree for every 400 square metres of site area, with a preference for large trees and including existing trees that are worthy of retention.
- . Providing at least one large tree in the front setback area.

**Garden Suburban Precinct 1 (GS1) strategies**

Locate buildings (excluding a garage or carport on one side) with a sufficient setback from both side boundaries to accommodate landscaping.

Use vegetation as an alternative to front fencing wherever possible, otherwise front fences should be low and permeable.

Incorporate the roof and plan forms of 1950–1960s era buildings, where they predominate, using correct proportions and scale, including low-pitched, hipped roof forms with a second or third hipped roof fronting the street and narrow, boxed eaves.

**Garden Suburban Precinct 2 (GS2) strategies**

Provide landscaping that comprises large native or indigenous trees and understorey vegetation that complements the character of the precinct.

Incorporate second storeys within roof spaces where possible.

Use low and open style fences complementary to the era of the dwelling.

Incorporate main design themes in correct proportions and scale from 1950–1960s era buildings, where they predominate, including low-pitched, hipped roof forms with a second or third hipped roof fronting the street and narrow, boxed eaves.

Avoid period detailing, but complement the architectural style, scale and form of the existing building in any additions.

**Garden Suburban Precinct 3 (GS3) precinct strategies**

Provide a mix of exotic, native or indigenous trees and understorey vegetation that complements the character of the precinct.

Encourage the retention of intact, good condition Victorian, Edwardian and Interwar buildings, particularly where individually significant, in a row, or streetscapes of dwellings from these periods.

Retain the front façade when altering or extending dwellings that contribute to the character of the precinct.

Incorporate main design themes in correct proportions and scale, from the Edwardian, Interwar, post-war or 1960s era in new development, as appropriate to the street.

Incorporate second storeys within roof spaces where possible.

Reflect the architectural style and form of the existing building in second storey additions.

Match materials of new buildings to the predominant wall and roof materials in the street.

**BANYULE PLANNING SCHEME**

Match wall and roof materials of existing buildings in extensions to those buildings.

Use weatherboard or rendered brick in predominantly weatherboard areas south of Banksia Street.

Use low and permeable front fencing appropriate to the predominant era of dwellings in the street to maintain the view of front gardens in the streetscape.

**Garden Suburban Precinct 4 (GS4) strategies**

Provide extensive landscaping, including a mix of exotic, native or indigenous trees and understorey vegetation that complements the character of the precinct.

Encourage the retention of intact and good condition dwellings that contribute to the valued character of the precinct, where possible.

On lots on The Boulevard, site buildings to be consistent with the siting of nearby dwellings, including at the top of the escarpment where this is the common location.

Retain the front façade when altering or extending dwellings that contribute to the character of the precinct.

Incorporate in development the main design themes, in correct proportions and scale, from the Interwar or post-war era, as appropriate to the street.

Incorporate second storeys within roof spaces, where possible.

Reflect the architectural style and form of the existing building in second storey additions.

Match materials of new dwellings to the predominant wall and roof materials in the precinct.

Match wall and roof materials of existing buildings in extensions.

Avoid the construction of front fences.

Construct any retaining walls in stone or timber.

Avoid providing new vehicle access from The Boulevard.

Avoid hard paving in frontages to The Boulevard.

Retain existing street treatments, including street trees, footpaths and kerbing.

**Garden Suburban precinct 5 (GS5) strategies**

Provide landscaping that comprises native or indigenous trees and understorey vegetation, as well as exotic vegetation where it complements the character of the precinct.

Site and design dwellings and extensions to integrate with the landscape so that they do not dominate views from The Boulevard, Hardy Terrace and the Yarra River Parklands.

Setback development from Hardy Terrace to allow for the provision of screen planting.

On lots on The Boulevard, site buildings to be consistent with the siting of nearby dwellings, including at the top of the escarpment where this is the common location.

Reflect the architectural style and form of the existing building in second storey additions.

Match wall and roof materials of existing buildings in extensions.

Avoid the construction of front fences.

Avoid the use of hard paving in frontages to The Boulevard.

Avoid providing new vehicle access from The Boulevard.

**Garden Suburban precinct 6 (GS6) strategies**

Provide landscaping that comprises native or indigenous trees and understorey vegetation.

Design infill dwellings in an architectural style sympathetic with existing dwellings in the zone GRZ2, incorporating the main themes in correct proportions and scale from the 1950s era.

**BANYULE PLANNING SCHEME**

Design development in the zone GRZ1 in a contemporary style to revitalise the character and enhance the urban environment.

On sites in the zone GRZ1 that front onto or are to the west of Waterdale Road, design contemporary buildings that incorporate well-articulated built forms to reduce building bulk and provide visual interest.

In the zone GRZ1, recess upper levels above the second storey and position them towards the street frontage.

Use low and open style fences complementary to the era of the dwelling.

**Garden Court Area objectives**

To maintain and strengthen the spacious informal mature vegetation settings and spines of trees in rear setbacks.

To respect the curvilinear and cul-de-sac street pattern.

To ensure development in the zones GRZ2 and NRZ3 prioritises tree protection and planting around and between dwellings to create an attractive, treed landscape setting.

To ensure development within the zone GRZ1 contributes to an enhanced treed environment whilst providing for increased housing densities.

**Garden Court Area strategies**

Set buildings (including basements) back a sufficient distance from at least one side or rear property boundary to enable the planting and growth of medium to large trees.

Retain existing indigenous and native trees to maintain wildlife habitat and landscape quality.

Plant new native or indigenous trees and understorey vegetation.

In the zones GRZ2 or NRZ3, provide sufficient separation between each dwelling to allow for planting and mature growth of small to medium trees and understorey vegetation.

Incorporate second storeys within roof spaces, where possible.

Design buildings (including basements) in the zone GRZ1 with a reduced front setback if this respects the predominant front setback of nearby dwellings, and supports tree planting and mature tree growth in this location.

Position upper levels of development in the zone GRZ1 towards the street frontage and recess them from lower level wall surfaces.

Provide a transition in building height and massing in areas of the zone GRZ1 located opposite or adjacent to land in the zones GRZ2 or NRZ3.

Design and site development at or near the 'Bundoora to Diamond Village to Army Barracks Ridgeline' so that the development sits below the height of trees along the ridgeline.

Use muted colours and tones and non-reflective materials for development at or near the 'Bundoora to Diamond Village to Army Barracks Ridgeline'.

Retain and plant trees and vegetation that contribute to the landscape and form a continuous canopy cover of the 'Bundoora to Diamond Village to Army Barracks Ridgeline'.

Finish driveways in muted tones that soften their appearance and blend with vegetation.

**Garden Court Area policy guidelines**

Consider, as relevant:

- Building site coverage not exceeding 40 per cent to enable sufficient pervious site area for the planting, growth and retention of vegetation, except in the zone GRZ1 if existing vegetation is retained and sufficient area is provided for the planting of additional trees and other vegetation.



**BANYULE PLANNING SCHEME**

- . Providing one medium to large tree for every 400 square metres of site area, with a preference for large trees and including existing trees that are worthy of retention.
- . Providing at least one large tree in the front setback area.

**Garden Court Precinct 1 (GC1) strategies**

Incorporate the roof and plan forms of 1960–1970s era buildings, using correct proportions and scale, including low wall heights, low hipped roof forms and narrow, boxed eaves.

Use exposed brick for walls.

Use materials in extensions to existing buildings that blend with existing materials.

Avoid the construction of front fences.

**Garden Court Precinct 2 (GC2) strategies**

Retain the existing vulnerable Melbourne yellow gums (*E. leucoxylon* subsp. *connata*).

In GC2 (North) and GC2 (West), design dwellings that incorporate the main themes from nearby buildings, including the predominant roof forms and articulation to the façade.

In GC2 (West), design dwellings that reflect the plan and roof form of nearby development.

In GC2 (South), design infill development in areas where 1960–1970s era buildings predominate that incorporate the main design themes from that era.

Use the correct proportions and scale, including low wall heights and low hipped roof forms.

In GC2 (South), use materials for extensions to existing buildings that blend with existing materials and exposed brick for walls.

Use open style wire fences in those parts of the precinct where they predominate, coupled with vegetated front gardens, otherwise leave front setback areas unfenced.

**Garden Court Precinct 3 (GC3) strategies**

Avoid the construction of front fences where they are not a predominant feature of the streetscape.

Design development with articulated facades and hipped or gable-end roof form.

Use exposed wall materials in development.

Use materials for extensions to existing buildings that blend with existing materials.

**Bush Garden Area objectives**

To maintain and strengthen the character that is defined by stands of large native and indigenous canopy trees and understorey vegetation that provide a backdrop for the mainly post-war detached dwellings in mature garden settings.

To ensure trees and understorey vegetation dominate the streetscape and longer distance views.

To ensure the sense of identity in the VC Estate (BG West), which is of local interest, is respected.

**Bush Garden Area strategies**

Design development that does not exceed the predominant tree canopy height.

Incorporate second storeys within roof spaces, where possible.

Set buildings back a sufficient distance from at least one side or rear property boundary to enable the planting and growth of medium to large trees.

In BG (East), design development with roof and plan forms that reflect those of the surrounding period dwellings, including hipped roofs with narrow, boxed eaves.

Provide sufficient separation between each dwelling to allow for planting and mature growth of small to medium trees and understorey vegetation.

**BANYULE PLANNING SCHEME**

Provide space in front setback areas that enables the retention and planting of at least one large tree and informal understorey planting of indigenous and native species.

Minimise the excavation and paving of sites.

In BG (South), design development with building elements that reflect the 1970s era, including flat roofs, low wall heights and vertical window proportions.

In BG (West), design development with roof and plan forms that reflect those of the surrounding post-war dwellings, including hipped roofs with narrow, boxed eaves.

Design and site development at or near the 'Foothills Ridgeline' so that it sits below the height of trees along the ridgeline.

Use muted colours and tones and non-reflective materials for development at or near the 'Foothills Ridgeline'.

Retain and plant trees and vegetation that contribute to the landscape and continuous canopy cover of the 'Foothills Ridgeline'.

Avoid the construction of front fences where they are not a prominent feature of the streetscape.

Use timber or basalt for retaining walls, where necessary.

Use wall and roof materials for extensions to existing buildings that blend with existing materials.

Finish driveways with muted, natural tones, such as dark greys and browns, to blend with vegetation.

**Bush Garden Area policy guidelines**

Consider, as relevant:

- . Building site coverage not exceeding 40 per cent to provide sufficient site area for the planting, growth and retention of vegetation.
- . Providing one medium to large indigenous or native tree for every 200 square metres of site area, which may include existing trees.
- . Providing at least one large tree in the front setback area.

**Semi Bush Area objectives**

To protect the highly valued and rare character of the native vegetation dominated residential environment.

To maintain the spaciousness and bush character of front gardens.

To prioritise the retention of existing canopy trees and create opportunities for new planting throughout sites.

**Semi Bush (SB) Area strategies**

Design development and extensions to existing buildings that do not exceed the predominant tree canopy height.

Incorporate second storeys within roof spaces, where possible.

Provide sufficient separation between each dwelling to allow for planting and mature growth of small to medium trees and understorey vegetation.

Set buildings back from all boundaries to enable the retention, planting and mature growth of medium to large trees.

Retain the existing Melbourne yellow-gums (*E. leucoxylon* subsp. *connata*) in SB (West).

Design and site development at or near the 'Foothills Ridgeline' so that it sits below the height of trees along the ridgeline.

**BANYULE PLANNING SCHEME**

Use muted colours and tones and non-reflective materials for development at or near the 'Foothills Ridgeline'.

Retain and plant trees and vegetation that contribute to the landscape and form a continuous canopy cover of the 'Foothills Ridgeline'.

Leave front setback areas unfenced.

Use timber or basalt for retaining walls, where necessary.

Use wall and roof materials with earthy, natural tones .

Encourage weatherboard dwellings to be left unpainted in SB (West).

Finish driveways with muted, natural tones, such as dark greys and browns, to blend with vegetation.

Retain existing street treatments, including street trees, footpaths and nature strips.

**Semi Bush Area policy guidelines**

Consider, as relevant:

- . Building site coverage not exceeding 40 per cent to provide sufficient site area for the planting, growth and retention of vegetation.
- . Providing one medium to large indigenous or native tree for every 150 square metres of site area, which may include existing trees.
- . Providing at least one large tree in the front setback area.

**Bush Woodland (BW) Area objectives**

To ensure the rural, underdeveloped character of the area in the flood plains of the Yarra River, with rolling hills and significant indigenous vegetation, is retained.

To maintain and enhance the indigenous vegetation dominated vistas, streetscapes and backdrops.

To provide low density development that is set within the landscape.

**Bush Woodland Area strategies**

Design development and extensions to existing buildings that do not penetrate above the tree canopy, where a canopy is present.

Design site layouts with spacing around dwellings that allows for planting and the future growth of trees and understorey vegetation to maturity.

Retain existing canopy indigenous and native trees, or provide adequate space for the offset planting of similar trees that will grow to a mature height consistent with the mature height of the trees to be removed.

Provide native and indigenous trees and understorey vegetation in development.

Minimise the excavation of sites.

Locate buildings centrally on a site.

Incorporate second stories within roof spaces, where possible.

Plant areas in front of buildings and extensions with large indigenous or native trees and understorey vegetation.

Design and site development at or near the 'Foothills Ridgeline' so that it sits below the height of trees along the ridgeline.

Use muted colours and tones and non-reflective materials for development at or near the 'Foothills Ridgeline'.

Retain and plant trees and vegetation that contribute to the landscape and form a continuous canopy cover of the 'Foothills Ridgeline'.

**BANYULE PLANNING SCHEME**

Use materials that are non-reflective with earthy natural colours and tones.

Avoid the construction of front fences, other than post and rail or wire fencing.

Design development and driveways to follow the topography of the site.

Construct driveways with a porous surface, such as gravel or toppings.

Retain existing street treatments, including street trees, footpaths and nature strips.

**Bush Woodland Area policy guideline**

Consider, as relevant:

- . Siting development with a minimum 20 metre front setback to minimise visibility from the road and long distance views.

**Bush Woodland Precinct 1 (BW1) strategies**

Group all buildings on a site together.

Plant trees in clumps or in an informal open woodland arrangement.

**Bush Woodland Precinct 2 (BW2) strategies**

Design landscaping as an integral part of a development and utilise indigenous plants and tall trees throughout the site.

Site dwellings to be as isolated from other dwellings as possible and partly obscure them with vegetation.

Plant front gardens with large trees, preferably indigenous to the area.

Use indigenous or native species for lower level planting.

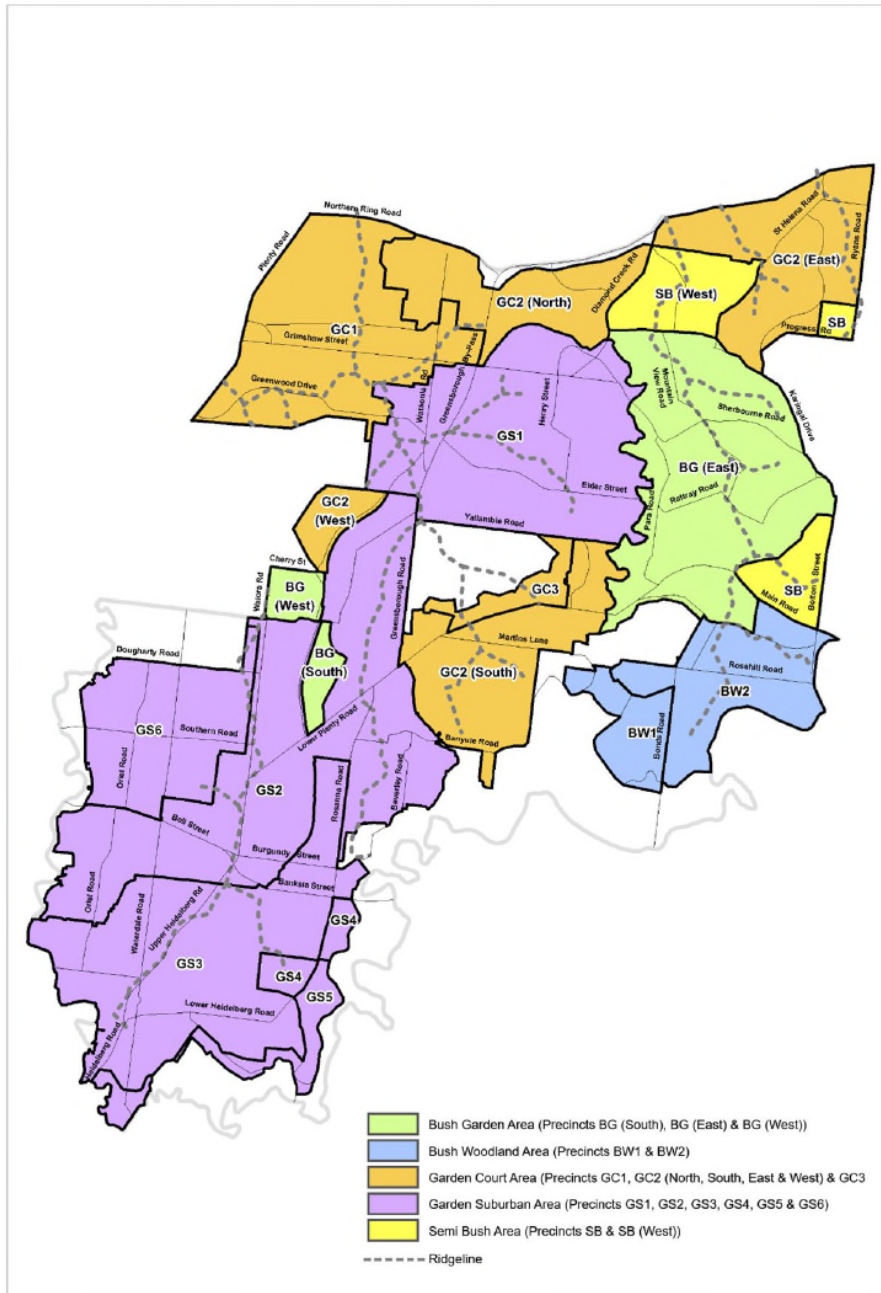
**Policy documents**

Consider, as relevant:

- . *Banyule City Council Tree Planting Zone Guidelines* (Banyule City Council, January 2011)
- . *Banyule Weed Management Strategy* (Practical Ecology, 2006)
- . *Landscape Assessment for Significant Ridgelines in Banyule* (Hansen Partnership & Banyule City Council, June 2012)
- . *Neighbourhood Character Strategy* (Banyule City Council, 2012)
- . *Residential Vehicle Crossing Policy 2012* (Banyule City Council, 2013)

**BANYULE PLANNING SCHEME**

**Neighbourhood Character Area and Precincts Map**



**15.01-5L Postcode 3081 Urban Design Framework**

Proposed C162bany

**Policy application**

This policy applies to land identified on the Postcode 3081 Urban Design Framework Plan forming part of this clause.

**BANYULE PLANNING SCHEME****Objective**

To complement the unique features of the Postcode 3081 Urban Design Framework area while providing for housing change and urban renewal.

**Strategies**

Establish a cohesive and contemporary architectural character that responds to the natural creek environment and treed character of the suburb.

Create an inviting, safe and vibrant public realm.

Avoid development that would entrench uses that are inconsistent with the preferred built form or vision for the urban renewal area.

Maintain good solar access to footpaths, in addition to existing and proposed public open space.

Ensure buildings include the use of natural materials and colours of muted tones that blend in with the surrounding environment.

In Area 1:

- Design development with a solid and consistent base, or street wall, with modulated built form above and landscaped frontages to improve the streetscape environment and contribute to a sense of human scale.
- Encourage vehicular access to be provided from side streets adjacent to Bell Street.

In Areas 1–4:

- Maintain backyard character by providing a tree zone at the rear of lots to enable the retention of existing trees and allow for additional tree planting.
- Provide a landscaped front setback to protect existing trees and root protection zones.
- Provide side setbacks and breaks between buildings to allow for landscaping and to improve residential amenity.

**Policy document**

Consider as relevant:

- *Postcode 3081 Urban Design Framework* (DLA for Banyule City Council, 2019)

**BANYULE PLANNING SCHEME**

**Postcode 3081 Urban Design Framework Plan**



**15.01-6S**  
31/07/2018  
VC148

**Design for rural areas**

**Objective**

To ensure development respects valued areas of rural character.

**BANYULE PLANNING SCHEME**

**Strategies**

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.



**BANYULE PLANNING SCHEME**

**15.02**  
31/07/2018  
VC148

**SUSTAINABLE DEVELOPMENT**

**BANYULE PLANNING SCHEME**

**15.02-1S**

31/07/2018  
VC148

**Energy and resource efficiency**

**Objective**

To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

**Strategies**

Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.

Promote consolidation of urban development and integration of land use and transport.

Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.

Support low energy forms of transport such as walking and cycling.

Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation.

Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.

**BANYULE PLANNING SCHEME****15.02-1L Environmentally sustainable development**

---  
Proposed C162bany

**Policy application**

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy.

**Objective**

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

**Strategies**

Facilitate development that minimises environmental impacts.

Encourage environmentally sustainable development that:

- Is consistent with the type and scale of the development.
- Responds to site opportunities and constraints.
- Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

**Energy performance**

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

- Building orientation.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

**Integrated water management**

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

**Indoor environment quality**

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by encouraging use of low-toxicity materials.

Minimise noise levels and noise transfer within and between buildings and associated external areas.

**Transport**

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

**Waste management**

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.

**BANYULE PLANNING SCHEME**

Encourage use of durable and reusable building materials.

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

**Urban ecology**

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

**Policy guidelines****Residential**

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- Two to nine dwellings.
- A building used for accommodation, other than dwellings, with a gross floor area between 50 square metres and 1000 square metres.

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

- Ten or more dwellings.
- A building used for accommodation, other than dwellings, with a gross floor area of more than 1000 square metres.

**Non-residential**

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area of 100 square metres to 1000 square metres.

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

- A non-residential building with a gross floor area of more than 1000 square metres.

**Mixed use**

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

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015)
- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE')
- *Green Star* (Green Building Council of Australia)
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'* (Melbourne Water)
- *Nationwide House Energy Rating Scheme 'NatHERS'* (Department of Climate Change and Energy Efficiency)
- *Stormwater Treatment Objective – Relative Measure 'STORM'* (Melbourne Water)

**BANYULE PLANNING SCHEME**

- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Waste Management and Recycling in Multi-Unit Developments – Better Practice Guide* (Sustainability Victoria, 2018)

**Commencement**

This policy does not apply to applications received by the responsible authority before 19 November 2015.

**Expiry**

This policy will expire when it is superseded by a comparable provision of the Victoria Planning Provisions.

**BANYULE PLANNING SCHEME**

**15.03**  
31/07/2018  
VC148

**HERITAGE**

**BANYULE PLANNING SCHEME****15.03-1S**26/10/2018  
VC155**Heritage conservation****Objective**

To ensure the conservation of places of heritage significance.

**Strategies**

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

**Policy guidelines**

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

**BANYULE PLANNING SCHEME****15.03-1L Heritage conservation**

Proposed C162bany

**Policy application**

This policy applies to land affected by the Heritage Overlay.

**Development strategies**

Design development that is distinguishable from the original fabric of the heritage place and is not visually intrusive.

Design development that appears as a secondary element in the streetscape when compared to contributory elements of the heritage place or precinct.

Design development that responds to contributory public realm elements of the heritage place or precinct, such as views, vistas, mature vegetation and landmarks.

Design buildings that are complementary in form, siting, scale, height and materials to the heritage place or precinct.

Discourage buildings that mimic historical styles.

Design buildings in a residential heritage precinct that respond to the scale, rhythm and spacing of contributory buildings in the streetscape.

**Development policy guidelines**

Consider as relevant:

- Designing buildings in a residential heritage precinct that:
  - Do not exceed the average building height of individually significant or contributory heritage buildings on adjoining sites, or where such heights vary, the average heights of those buildings.
  - Have the same front setback as individually significant or contributory heritage buildings on adjoining sites that face the same street, or where such setbacks vary, the average setbacks of those buildings.
  - Have the same side setbacks as individually significant or contributory heritage buildings on adjoining sites, or where such setbacks vary, the average setbacks of those buildings.
- Locating garages, carports and outbuildings within the rear yard of a heritage place, or setting them back from the front wall of the dwelling on the site.

**Alterations and additions strategies**

Design alterations and additions that respect the external form, bulk and façade patterning of a heritage building.

Avoid alterations and additions that mock historical styles of a heritage building.

Re-use original materials for alterations or additions to a heritage building.

Conceal ancillary services and equipment, such as satellite dishes, aerials, shade canopies, or similar structures, from view from the public realm.

Avoid additions to a heritage building that would be visible from the public realm.

**Conservation strategies**

Avoid the demolition of a heritage building unless the building is structurally unsound and cannot feasibly be repaired or adapted for reuse.

Avoid the demolition of part of a heritage building unless it will not adversely affect the significance of the building and will, as appropriate:



**BANYULE PLANNING SCHEME**

- Assist in the long-term conservation or maintenance of the building.
- Support the viability of the existing use of the building.
- Facilitate a new use that is compatible with the ongoing conservation of the building.
- Upgrade the building to meet contemporary living standards, such as improving energy efficiency.
- Remove non-contributory elements of a heritage place, such as alterations or additions to a building, particularly where this would assist in revealing the significance of the place.

Ensure a visual record of the contributory elements of a heritage place or precinct is undertaken prior to any demolition works being commenced.

**External finishes strategies**

Conserve or reinstate the original external colour scheme on a heritage building unless:

- Any proposed alternative colour scheme is appropriate to the style and period of the heritage place.
- The building is a contributory element within a row or group of similar buildings and it is appropriate to adopt a consistent or coordinated approach to paint colours.

Use external materials, colours and finishes that are consistent with, and complement the period and style of, the heritage place or precinct.

Avoid painting previously unpainted surfaces.

Avoid using paint removal methods, such as sandblasting and water-blasting, that may damage the surface of a heritage building.

**Subdivision strategies**

Encourage any subdivision in a heritage precinct to be compatible with the historic subdivision pattern and proportion of lots.

Retain the contributory elements associated with a heritage place on a single lot, along with any remaining original boundaries, where possible.

**Signs strategies**

Attach signs to heritage buildings in a manner that minimises damage to the fabric of the building.

Design and locate signs in a manner that is consistent with the period and style of a heritage building.

Minimise the number of signs.

Avoid internally illuminated signs.

**Fences strategies**

Design fences that complement the period and style of a heritage place.

Avoid new front fences that would obstruct views to a heritage place from the public realm.

Design front fences to be of a low height and transparent, or consistent with the height and style of the original fencing.

Design fences on side boundaries that are visible from the public realm to be:

- A similar scale to the front fence on the same site.
- Sympathetic to the setting of, and relationship between, the contributory elements of a heritage place or adjoining heritage place.

**BANYULE PLANNING SCHEME****Trees and vegetation strategies**

Construct or carry out buildings and works in a manner that does not have a detrimental impact on trees and vegetation that are individually significant, or a contributory element to a heritage place.

Replace trees that are individually significant or a contributory element to a heritage place, where their removal is justified, with a comparable species, or with a species more suited to current site conditions.

**Public realm strategies**

Retain contributory elements of the public realm, including the layout of roads and footpaths.

Preserve sightlines to, from and within a heritage place, including silhouettes and profiles, where those sightlines have been identified as contributing to the significance of the heritage place.

Avoid replacing median strips or planting trees in heritage places if any resultant structures or trees would interrupt important vistas, or create a visual intrusion on streetscapes.

Locate services away from significant public realm elements to mitigate their visual impact, and any impacts arising from their maintenance.

Record in advance and reinstate pre-existing conditions if works are required to replace or upgrade services that involve the removal of any contributory elements in the public realm of a heritage place or precinct.

**Sustainability strategy**

Support the sensitive integration or retrofitting of ancillary services that improve the environmental sustainability of a heritage building, such as solar panels, rain water tanks and solar hot water services, limiting their visibility from the public realm.

**Policy documents**

Consider as relevant:

- *Banyule Heritage Review* (Context, March 2012)
- *Banyule Heritage Places Study* (Allom Lovell, July 1999)
- *Heritage Guidelines for the Beaumont Estate* (Banyule City Council, 2005)
- *Heritage Guidelines for the Beauview Estate* (Banyule City Council, 2005)
- *Heritage Guidelines for the Glenard Estate* (Banyule City Council, 2005)
- *Heritage Guidelines for the Ivanhoe Views Estate* (Banyule City Council, 2005)
- *Heritage Guidelines for Marshall Street, Sherwood Grove and Thoresby Avenue, Ivanhoe* (Banyule City Council, 2005)
- *Heritage Guidelines for the Mount Eagle Estate* (Banyule City Council, 2005)
- *Heritage Guidelines for the Warringal Village* (Banyule City Council, 2005)
- *Heritage Strategy* (Banyule City Council, Adopted February 2013)

**15.03-2S**

31/07/2018  
VC 148

**Aboriginal cultural heritage****Objective**

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

**Strategies**

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

**BANYULE PLANNING SCHEME**

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*.

**Policy guidelines**

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

**Policy documents**

Consider as relevant:

- *Aboriginal Heritage Act 2006*

**BANYULE PLANNING SCHEME**

**16.01**  
31/07/2018  
VC148

**RESIDENTIAL DEVELOPMENT**

**BANYULE PLANNING SCHEME****16.01-1S**20/12/2021  
VC174**Housing supply****Objective**

To facilitate well-located, integrated and diverse housing that meets community needs.

**Strategies**

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

**Policy documents**

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

**BANYULE PLANNING SCHEME****16.01-1R**09/10/2020  
VC 169**Housing supply - Metropolitan Melbourne****Strategies**

Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are:

- In and around the Central City.
- Urban-renewal precincts and sites.
- Areas for residential growth.
- Areas for greyfield renewal, particularly through opportunities for land consolidation.
- Areas designated as National Employment and Innovation Clusters.
- Metropolitan activity centres and major activity centres.
- Neighbourhood activity centres - especially those with good public transport connections.
- Areas near existing and proposed railway stations that can support transit-oriented development.

Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.

Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.

Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.

Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

Create mixed-use neighbourhoods at varying densities that offer more choice in housing.

**BANYULE PLANNING SCHEME****16.01-1L Student accommodation**

---  
Proposed C162bany

**Strategy**

Locate student accommodation close to major education centres (other than primary or secondary schools), public transport and local services.

**16.01-2S Housing affordability**

09/10/2020  
VC169

**Objective**

To deliver more affordable housing closer to jobs, transport and services.

**Strategies**

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

**Policy documents**

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

**BANYULE PLANNING SCHEME****16.01-3S**09/10/2020  
VC 169**Rural residential development****Objective**

To identify land suitable for rural residential development.

**Strategies**

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.



**BANYULE PLANNING SCHEME**

**16.01-4S**

09/10/2020  
VC 169

**Community care accommodation**

**Objective**

To facilitate the establishment of community care accommodation and support their location being kept confidential.

**Strategies**

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation that accommodates no more than 20 clients and that is funded by, or conducted by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

**BANYULE PLANNING SCHEME****16.01-5S**09/10/2020  
VC 169**Residential aged care facilities****Objective**

To facilitate the development of well-designed and appropriately located residential aged care facilities.

**Strategies**

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

**Policy guidelines**

Consider as relevant:

- The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

**BANYULE PLANNING SCHEME**

**17.02**  
31/07/2018  
VC148

**COMMERCIAL**

**BANYULE PLANNING SCHEME****17.02-1S**31/07/2018  
VC148**Business****Objective**

To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

**Strategies**

Plan for an adequate supply of commercial land in appropriate locations.

Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.

Locate commercial facilities in existing or planned activity centres.

Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.

Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

Provide outlets of trade-related goods or services directly serving or ancillary to industry that have adequate on-site car parking.

Locate cinema based entertainment facilities within or on the periphery of existing or planned activity centres.

Apply a five year time limit for commencement to any planning permit for a shopping centre or shopping centre expansion of more than 1000 square metres leasable floor area.

**BANYULE PLANNING SCHEME****17.02-1L Office development**

Proposed C162bany

**Strategies**

Direct large-scale office development to locate in nominated areas within the Greensborough, Heidelberg and Ivanhoe Activity Centres.

Support small-scale office development that does not fragment the retail role of activity centres.

**17.02-2S Out-of-centre development**

31/07/2018  
VC148

**Objective**

To manage out-of-centre development.

**Strategies**

Discourage proposals for expansion of single use retail, commercial and recreational facilities outside activity centres.

Give preference to locations in or on the border of an activity centre for expansion of single use retail, commercial and recreational facilities.

Discourage large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are on the Principal Public Transport Network and in locations that are highly accessible to their catchment of users.

Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

**BANYULE PLANNING SCHEME**

**17.02-2L Out-of-centre development**

---  
Proposed C162bany

**Strategies**

Support opportunities to establish appropriate commercial activities outside activity centres, such as tourism-related businesses, small-scale non-retail and home based businesses, provided they do not have a detrimental impact on residential amenity.

Support the use of large main road sites for regional retail functions that cannot be accommodated easily or economically in existing activity centres.

**BANYULE PLANNING SCHEME**

**18.01**  
09/12/2021  
VC204

**LAND USE AND TRANSPORT**

**BANYULE PLANNING SCHEME****18.01-1S**09/12/2021  
VC 204**Land use and transport integration****Objective**

To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

**Strategies**

Plan and develop a transport system that facilitates:

- Social and economic inclusion for all people and builds community wellbeing.
- The best use of existing social and economic infrastructure.
- A reduction in the distances people have to travel to access jobs and services.
- Better access to, and greater mobility within, local communities.
- Network-wide efficiency and coordinated operation.

Plan land use and development to:

- Protect existing transport infrastructure from encroachment or detriment that would impact on the current or future function of the asset.
- Protect transport infrastructure that is in delivery from encroachment or detriment that would impact on the construction or future function of the asset.
- Protect planned transport infrastructure from encroachment or detriment that would impact deliverability or future operation.
- Protect identified potential transport infrastructure from being precluded by land use and development.

Plan land use and development to allow for the ongoing improvement and development of the State Transport System in the short and long term.

Plan movement networks and adjoining land uses to minimise disruption to residential communities and their amenity.

Plan the timely delivery of transport infrastructure and services to support changing land use and associated transport demands.

Plan improvements to public transport, walking and cycling networks to coordinate with the ongoing development and redevelopment of urban areas.

Plan the use of land adjacent to the transport system having regard to the current and future development and operation of the transport system.

Reserve land for strategic transport infrastructure to ensure the transport system can be developed efficiently to meet changing transport demands.

Support urban development that makes jobs and services more accessible:

- In accordance with forecast demand.
- By taking advantage of all available modes of transport.

Protect existing and facilitate new walking and cycling access to public transport.

Locate major government and private sector investments in regional cities and centres on major transport corridors to maximise the access and mobility of communities.

Design neighbourhoods to:

- Better support active living.
- Increase the share of trips made using sustainable transport modes.
- Respond to the safety needs of all users.



**BANYULE PLANNING SCHEME**

Design the transport system and adjacent areas to achieve visual outcomes that are responsible to local context with particular reference to:

- Landscaping.
- The placement of signs.
- Providing buffer zones and resting places.

**Policy documents**

Consider as relevant:

- *Movement and Place in Victoria* (Department of Transport, February 2019)
- *Delivering the Goods, Creating Victorian Jobs: Victorian Freight Plan* (Department of Economic Development, Jobs, Transport and Resources, July 2018)

**BANYULE PLANNING SCHEME****18.01-2S**09/12/2021  
VC204**Transport system****Objective**

To facilitate the efficient, coordinated and reliable movement of people and goods by developing an integrated and efficient transport system.

**Strategies**

Plan and develop a transport system integrated across all movement networks that:

- Facilitates the efficient, coordinated and reliable movement of people and goods at all times.
- Optimises transport system capacity.
- Improves connectivity and facilitates the growth and development of regional Victoria.
- Improves connectivity between Victoria's regional cities and metropolitan Melbourne.
- Ensures sufficient capacity for the movement of passengers into and out of Victoria at Principal Transport Gateways.
- Improves how goods are moved to local, interstate and overseas markets.
- Maximises access to residential areas, employment, markets, services and recreation.
- Improves local transport options to support 20-minute neighbourhoods in Melbourne's suburbs and Victoria's regional cities and towns.
- Is legible and enables easy access and movement between modes.

Plan movement networks that share the same space to do so in a way that balances the needs of the different users of the transport system.

Plan and develop the State Transport System comprising the:

- Principal Bicycle Network: Existing and future high quality cycling routes that provide access to major destinations and facilitate cycling for transport, sport, recreation and fitness.
- Principal Public Transport Network: Existing and future high quality public transport routes in the Melbourne metropolitan area.
- Regional Rail Network: Existing and future passenger rail routes in regional Victoria.
- Principal Road Network: Declared arterial roads and freeways under the *Road Management Act 2004*.
- Principal Freight Network: Existing and future corridors and precincts where the movement of high volumes of freight are concentrated or of strategic value.
- Principal Transport Gateways: Existing and future ports, airports and interstate terminals that serve as key locations for moving passengers and freight into, out of and around Victoria.

Facilitate delivery of:

- Declared major transport projects and their ancillary projects that are of economic, social or environmental significance to the State of Victoria.
- Transport projects that improve the State Transport System.

**Policy documents**

Consider as relevant:

- *Movement and Place in Victoria* (Department of Transport, February 2019)

**BANYULE PLANNING SCHEME**

**State Transport System – Metropolitan Melbourne Plan**



This map is for illustrative purposes only and does not show all the components of the State Transport System

Principal Public Transport Network	Principal Transport Gateway	Urban Growth Boundary
Regional Rail Network	Metropolitan Activity Centre	
Principal Road Network - Freeway	Future Metropolitan Activity Centre	
Principal Freight Network	Regional centres	

0 10 20 km

© The State of Victoria Department of Environment, Land, Water and Planning 2021. The State of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so at their own risk. The State of Victoria shall bear no responsibility or liability whatsoever for any errors, omissions, faults, defects or inaccuracies in the information.

**BANYULE PLANNING SCHEME**

**State Transport System – Regional Victoria Plan**



**BANYULE PLANNING SCHEME****18.01-3S**09/12/2021  
VC 204**Sustainable and safe transport****Objective**

To facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing.

**Strategies**

Plan and develop the transport system to:

- Maximise the efficient use of resources including infrastructure, land, services and energy.
- Prepare for and adapt to climate change impacts.
- Prioritise the use of sustainable personal transport.
- Protect, conserve and improve the natural environment by supporting forms of transport, energy use and transport technologies that have the least environmental impact.
- Avoid, minimise and offset harm to the environment by:
  - Protecting biodiversity.
  - Reducing transport-related greenhouse gas emissions.

Plan the transport system to be safe by:

- Developing safe transport infrastructure.
- Optimising accessibility, emergency access, service and amenity.
- Separating pedestrians, bicycles and motor vehicles, where practicable.
- Reducing the need for cyclists to mix with other road users.
- Supporting road users to make safe choices through design and wayfinding techniques.
- Prioritising transport safety when designing high-speed roads and intersections.

Support forms of transport and energy use that have the greatest benefit for, and least negative impact on, health and wellbeing.

Design the transport system to be accessible to all users.

Design new suburbs to respond to the safety, health and wellbeing needs of all road users.

Design development to promote walking, cycling and the use of public transport, in that order, and minimise car dependency.

**Policy documents**

Consider as relevant:

- *Victorian Road Safety Strategy 2021-2030* (Department of Transport, 2021)

**BANYULE PLANNING SCHEME**

**18.01-3R**

09/12/2021  
VC204

**Sustainable and safe transport - Metropolitan Melbourne**

**Strategies**

Improve local travel options for walking and cycling to support 20 minute neighbourhoods.

**BANYULE PLANNING SCHEME**

**18.01-3L Sustainable personal transport**

~~18.01-3L~~  
Proposed C162bany

**Strategy**

Support a safe, linked system of cycling and pedestrian trails throughout the municipality as an alternative to vehicular transport.

**BANYULE PLANNING SCHEME**

**19.02**  
31/07/2018  
VC148

**COMMUNITY INFRASTRUCTURE**



**BANYULE PLANNING SCHEME**

**19.02-1S**

31/07/2018  
VC148

**Health facilities**

**Objective**

To assist the integration of health facilities with local and regional communities.

**Strategies**

Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.

Plan public and private developments together, where possible, including some degree of flexibility in use.

Locate hospitals and other large health facilities in designated health precincts and areas highly accessible to public and private transport.

Provide adequate car parking for staff and visitors of health facilities.

**BANYULE PLANNING SCHEME**

**19.02-1R**

31/07/2018  
VC148

**Health precincts - Metropolitan Melbourne**

**Strategies**

Facilitate health and community wellbeing precincts through the co-location of:

- Hospitals, allied health services and not-for-profit health providers at the regional level.
- General practitioners, community health facilities, allied health services and not-for-profit health providers at the neighbourhood level.

Create health precincts in new suburbs in or close to town centres.

Ensure health precincts are well serviced by community services.

**BANYULE PLANNING SCHEME****19.02-1L Health facilities**

---  
Proposed C162bany

**Strategy**

Encourage the preparation of master plans to guide the development or expansion of larger health facilities, such as hospitals and large specialist medical centres.

**19.02-2S Education facilities**

04/12/2020  
VC 180

**Objective**

To assist the integration of education and early childhood facilities with local and regional communities.

**Strategies**

Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.

Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.

Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.

Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.

Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).

Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.

Locate tertiary education facilities within or adjacent to activity centres.

Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.

Consider the existing and future transport network and transport connectivity.

Develop libraries as community based learning centres.

**BANYULE PLANNING SCHEME**

**19.02-2R Education precincts - Metropolitan Melbourne**

31/07/2018  
VC148

**Strategy**

Ensure education precincts are well serviced by community services.

**BANYULE PLANNING SCHEME**

**19.02-2L Education facilities**

---  
Proposed C162bany

**Strategy**

Encourage the preparation of master plans to guide the development or expansion of education facilities, such as primary and secondary schools and tertiary institutions.

**19.02-3S Cultural facilities**

31/07/2018  
VC148

**Objective**

To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

**Strategies**

Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres.

Reinforce the existing major precincts for arts, sports and major events of state wide appeal.

Establish new facilities at locations well served by public transport.

**BANYULE PLANNING SCHEME**

**19.02-3R Cultural facilities - Metropolitan Melbourne**

31/07/2018  
VC148

**Strategies**

Maintain and strengthen Melbourne's distinctiveness as a leading cultural and sporting city with world-class facilities.

**BANYULE PLANNING SCHEME****19.02-3L Cultural facilities**

---  
Proposed C162bany

**Strategy**

Encourage the preparation of master plans to guide the development or expansion of larger cultural facilities.

**19.02-4S Social and cultural infrastructure**

31/07/2018  
VC148

**Objective**

To provide fairer distribution of and access to, social and cultural infrastructure.

**Strategies**

Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.

Encourage the location of social and cultural infrastructure in activity centres.

Ensure social infrastructure is designed to be accessible.

Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations.

Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.

Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.

Identify and protect land for cemeteries and crematoria.

**BANYULE PLANNING SCHEME**

**19.02-5S**

31/07/2018  
VC148

**Emergency services**

**Objective**

To ensure suitable locations for police, fire, ambulance and other emergency services.

**Strategies**

Ensure police, fire, ambulance and other emergency services are provided for in or near activity centres.

Locate emergency services together in newly developing areas.



**BANYULE PLANNING SCHEME****19.02-6S**31/07/2018  
VC 148**Open space****Objective**

To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

**Strategies**

Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.

Ensure that open space networks:

- Are linked, including through the provision of walking and cycling trails.
- Are integrated with open space from abutting subdivisions.
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest.
- Maintain public accessibility on public land immediately adjoining waterways and coasts.

Create opportunities to enhance open space networks within and between settlements.

Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.

Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution.

Improve the quality and distribution of open space and ensure long-term protection.

Protect large regional parks and significant conservation areas.

Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided.

Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude.

Accommodate community sports facilities in a way that is not detrimental to other park activities.

Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.

Develop open space to maintain wildlife corridors and greenhouse sinks.

Provide new parkland in growth areas and in areas that have an undersupply of parkland.

Encourage the preparation of management plans or explicit statements of management objectives for urban parks.

Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.

Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park.

Ensure public access is not prevented by developments along stream banks and foreshores.

Ensure public land immediately adjoining waterways and coastlines remains in public ownership.

Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.

**BANYULE PLANNING SCHEME****19.02-6R**03/02/2022  
VC 199**Open space - Metropolitan Melbourne****Objective**

To strengthen the integrated metropolitan open space network.

**Strategies**

Develop a network of local open spaces that are accessible and of high-quality and include opportunities for new local open spaces through planning for urban redevelopment projects.

Ensure major open space corridors are protected and enhanced.

Develop open space networks in growth areas and in the surrounding region of Metropolitan Melbourne, where existing open space is limited and demand is growing, including:

- Cardinia Creek Parklands.
- Cranbourne Regional Park.
- Kororoit Creek Corridor.
- Quarry Hills Regional Park.
- Chain of Parks - Sandbelt.
- Sunbury Regional Park - Jacksons Creek Valley.
- Toolern Creek Regional Park.
- Werribee Township Regional Park.

Create continuous open space links and trails along the:

- Frankston parklands (linking existing parks from Carrum to Mornington).
- Maribyrnong River parklands.
- Merri Creek parklands (extending to Craigieburn).
- Western Coastal parklands (linking Point Gellibrand, Point Cook and Werribee).
- Yarra River parklands (extending from Warrandyte to the Port Phillip Bay).

Provide long term planning protection to meet demand for future open space along the Plenty Gorge parklands, Yarra Valley parklands, Cardinia Creek parklands, Heatherton/Dingley 'Sandbelt' parklands and Dandenong Valley parklands.

Protect the metropolitan water's edge parklands from intrusion and encroachment of development that impacts on open space and their natural landscape setting.

Continue development of the lower Yarra River as a focus for sport, entertainment and leisure.

Support establishing community gardens and productive streetscapes.

**Policy documents**

Consider as relevant:

- *Open Space for Everyone: Open Space Strategy for Metropolitan Melbourne 2021* (Department of Environment, Land, Water and Planning, 2021)
- *Maribyrnong River – Vision for Recreational and Tourism Development* (Melbourne Parks and Waterways, 1996)
- *Maribyrnong River Valley Design Guidelines* (Department of Planning and Community Development, 2010)

Part 2 – Schedules to Zones, Overlays and Operational Provisions

## BANYULE PLANNING SCHEME

Proposed C162bany

**SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**

Shown on the planning scheme map as **RGZ1**.

**HEIDELBERG MAJOR ACTIVITY CENTRE RESIDENTIAL AREAS****1.0 Design objectives**

27/05/2019  
C154bany

None specified.

**2.0 Requirements of Clause 54 and Clause 55**

27/05/2019  
C154bany

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

**3.0 Maximum building height requirement for a dwelling or residential building**

27/05/2019  
C154bany

None specified.

**4.0 Application requirements**

27/05/2019  
C154bany

None specified.

**5.0 Decision guidelines**

Proposed C162bany

The following decision guidelines apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme:

- Whether the building height complies with the Design and Development Overlay Schedule 5.
- Whether new development on land adjoining another residential zone:
  - Has a front setback for new buildings (including basements) that respects the predominant front setback of nearby dwellings and supports the provision of landscaping.
  - Screens services and utilities from the street.
- Whether any proposal for a non-residential use or development responds appropriately to the relevant strategies of the Non-residential uses in residential areas policy at clause 13.07-1L.

## BANYULE PLANNING SCHEME

Proposed C162bany  
27/05/2019  
C154bany

**SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as **GRZ1**.

**ACCESSIBLE AREAS AND IVANHOE RESIDENTIAL DIVERSITY AREAS****1.0 Neighbourhood character objectives**

27/05/2019  
C154bany

None specified.

**2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement**

27/05/2019  
C154bany

**Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?**

No

**3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**

27/05/2019  
C154bany

**Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?**

Yes

**Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?**

No

**4.0 Requirements of Clause 54 and Clause 55**

27/05/2019  
C154bany

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	Landscape plans will provide at least 1 large tree in the front setback
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

**5.0 Maximum building height requirement for a dwelling or residential building**

27/05/2019  
C154bany

None specified.

**6.0 Application requirements**

27/05/2019  
C154bany

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, s appropriate, to the satisfaction of the responsible authority:

**BANYULE PLANNING SCHEME**

- A Landscape Concept Plan must be submitted which considers the Banyule Tree Planting Zone Guidelines. It should distinguish landscaped garden areas from useable private open space, show tree planting locations and the extent of the mature canopies.

**7.0****Decision guidelines**

Proposed C162bany

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the landscaping requirement can be met by including existing trees that are considered worthy of retention.
- Whether the proposal responds appropriately to the objectives and relevant strategies in the Preferred neighbourhood character policy at clause 15.01-5L.
- Whether the proposal responds appropriately to the relevant strategies of the Non-residential uses in residential areas policy at clause 13.07-1L.
- If the site is described as a strategic redevelopment site in the Residential Areas Framework at clause 02.03-5, whether the objectives of clause 54 and 55 can be achieved by varying the relevant standard, and the requirements at part 2.0 of this schedule.

## BANYULE PLANNING SCHEME

Proposed C162bany  
27/05/2019  
C154bany

**SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as **GRZ2**.

**INCREMENTAL AREAS****1.0 Neighbourhood character objectives**

27/05/2019  
C154bany

None specified.

**2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement**

27/05/2019  
C154bany

**Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?**

No

**3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**

27/05/2019  
C154bany

**Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?**

Yes

**Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?**

No

**4.0 Requirements of Clause 54 and Clause 55**

27/05/2019  
C154bany

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	None specified
<b>Site coverage</b>	A5 and B8	40%
<b>Permeability</b>	A6 and B9	None specified
<b>Landscaping</b>	B13	Landscape plans will provide 1 tree for every 400 square metres of site area, including 1 large tree in the front setback.
<b>Side and rear setbacks</b>	A10 and B17	None specified
<b>Walls on boundaries</b>	A11 and B18	None specified
<b>Private open space</b>	A17	None specified
	B28	None specified
<b>Front fence height</b>	A20 and B32	None specified

**5.0 Maximum building height requirement for a dwelling or residential building**

27/05/2019  
C154bany

None specified.

**6.0 Application requirements**

27/05/2019  
C154bany

The following application requirements apply to an application for a permit under clause 32.08, in addition to those specified in clause 32.08 and elsewhere in the scheme:

**BANYULE PLANNING SCHEME**

- A Landscape Concept Plan must be submitted which considers the Banyule Tree Planting Zone Guidelines. It should distinguish landscaped garden areas from useable private open space, show tree planting locations and the extent of the mature canopies.

**7.0****Decision guidelines**

Proposed C162bany

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the landscaping requirement is met by providing mostly large trees.
- Whether the landscaping requirement can be met by including existing large trees that are considered worthy of retention.
- Whether the proposed site coverage protects and enhances the character of the area by enabling existing vegetation to be retained and new trees to be planted.
- Whether the proposal responds appropriately to the objectives and relevant strategies of the Preferred neighbourhood character policy at clause 15.01-5L.
- Whether the proposal responds appropriately to the relevant strategies of the Non-residential uses and development in residential areas policy at clause 13.07-1L.
- If the site is described as a strategic redevelopment site in the Residential Areas Framework at clause 02.03-5, whether the objectives of clause 54 and 55 can be achieved by varying the relevant standard, and the requirements at part 2.0 of this schedule.



## BANYULE PLANNING SCHEME

Proposed C162bany

**SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as **GRZ3**.

**IVANHOE MAJOR ACTIVITY CENTRE – GENERAL RESIDENTIAL AREAS – MAXIMUM HEIGHT 13 METRES****1.0**

21/12/2017  
GC76

**Neighbourhood character objectives**

None specified.

**2.0**

27/05/2019  
C154bany

**Construction or extension of a dwelling or residential building - minimum garden area requirement**

**Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?**

No

**3.0**

27/05/2019  
C154bany

**Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**

**Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?**

Yes

**Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?**

Yes

**4.0**

27/05/2019  
C154bany

**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	Landscape plans will provide at least 1 large tree in the front setback.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

**5.0**

27/05/2019  
C154bany

**Maximum building height requirement for a dwelling or residential building**

A building used as a dwelling or a residential building must not exceed a height of 13 metres and 4 storeys.

**BANYULE PLANNING SCHEME****6.0**

27/05/2019  
C154bany

**Application requirements**

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Landscape Concept Plan must be submitted which considers the Banyule Tree Planting Zone Guidelines. It should distinguish landscaped garden areas from useable private open space, show tree planting locations and the extent of the mature canopies.

**7.0**

27/05/2019  
Proposed C162bany

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the landscaping requirement can be met by including existing trees that are considered worthy of retention.
- Whether the proposal responds appropriately to the objectives and relevant strategies of the Preferred neighbourhood character policy at clause 15.01-5L.
- Whether the proposal responds appropriately to the relevant strategies of the Non-residential uses in residential Areas policy at clause 13.07-1L.
- If the site is described as a strategic redevelopment site in the Residential Areas Framework at clause 02.03-5, whether the objectives of clause 54 and 55 can be achieved by varying the relevant standard, and the requirements at part 3.0 of this schedule.

## BANYULE PLANNING SCHEME

Proposed C162bany

**SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE**

Shown on the planning scheme map as SUZ3.

**RESIDENTIAL AND MEDICAL SERVICES PRECINCT****Purpose**

To implement the *Heidelberg Structure Plan*.

To encourage the consolidation of medical services within this precinct.

To enable a mix of uses within developments that provides dwellings within upper levels of buildings.

To protect the amenity of patients and residents within and around this precinct.

**1.0**

20/01/2022  
VC205

**Table of uses****Section 1 - Permit not required**

Use	Condition
<b>Animal keeping (other than Animal boarding)</b>	Must be no more than 2 animals.
<b>Bed and breakfast</b>	No more than 6 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
<b>Dependent person's unit</b>	Must be the only dependent person's unit on the lot.
<b>Dwelling (other than Bed and breakfast)</b>	Must be no less than 10 metres above ground level.
<b>Home based business</b>	
<b>Medical centre</b>	
<b>Informal outdoor recreation</b>	
<b>Mineral exploration</b>	
<b>Mining</b>	Must meet the requirements of Clause 52.08-2.
<b>Place of worship</b>	Must be no social or recreation activities. The gross floor area of all buildings must not exceed 180 square metres. The site must not exceed 1200 square metres. The site must adjoin, or have access to, a road in a Transport Zone 2 or Transport Zone 3.
<b>Railway</b>	
<b>Residential aged care</b>	
<b>Search for stone</b>	Must not be costeaning or bulk sampling.
<b>Tramway</b>	
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01

## BANYULE PLANNING SCHEME

## Section 2 - Permit required

Use	Condition
Accommodation (other than Dependent person's unit, Dwelling, and Residential aged care)	
Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables, and Intensive animal husbandry)	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Car park	Must be used in conjunction with another use in Section 1 or 2.
Convenience restaurant	The site must adjoin, or have access to, a road in a Transport Zone 2 or Transport Zone 3.
Convenience shop	The leasable floor area must not exceed 80 square metres.
Dry cleaner	
Dwelling	
Food and drink premises (other than Convenience restaurant and Take away food premises)	
Laundromat	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Market	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Place of assembly (other than Amusement parlour, Carnival, Circus, Nightclub, and Place of worship)	
Plant nursery	
Office (other than Medical centre)	
Take away food premises	The site must adjoin, or have access to, a road in a Transport Zone 2 or Transport Zone 3.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

## Section 3 – Prohibited

Use
Amusement parlour
Animal boarding
Animal training

## BANYULE PLANNING SCHEME

**Use**

Brothel

Cinema based entertainment facility

Extractive industry

Horse stables

Industry (other than Dry cleaner and Laundromat)

Intensive animal husbandry

Motor racing track

Nightclub

Retail premises (other than Convenience shop, Food and drink premises, Market and Plant nursery)

Saleyard

Service station

Transport terminal

Warehouse (other than Store)

**2.0**27/05/2019  
C154bany**Use of land****Application Requirements**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application to use land must be accompanied by a report which demonstrates that the proposal is consistent with the Medical Services emphasis of the schedule. In this regard, all types of accommodation must provide a high level of amenity to inhabitants.

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed use may adversely impact upon the purpose of the precinct.
- Whether the proposed use may adversely impact upon pedestrian access.

**3.0**27/05/2019  
C154bany**Subdivision****Application requirements**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application to subdivide land must be accompanied by a site analysis and design response demonstrating how the proposal addresses clause 56, as appropriate.

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

**BANYULE PLANNING SCHEME**

- Clause 56.
- The suitability of the subdivision design to accommodate uses and development that is consistent with the purpose of this schedule.

**4.0**

---  
Proposed C162bany

**Buildings and works****Application Requirements**

An application to construct a building or to construct and carry out works (except for minor buildings and works associated with an existing building) must be accompanied by a site analysis and design response demonstrating how the proposal addresses:

- The provisions of the zone and schedule.
- Any overlays affecting the land.
- The constraints of the site and locality.
- The surrounding streetscape and vegetation character.
- Clause 54 or 55 (if applicable).
- The ability to convert floor space of the proposed uses to a medical centre or hospital, if required in future.
- The relevant strategies of the Heidelberg Major Activity Centre policy at clause 11.03-1L.

The development of land that is not affected by a Design and Development Overlay should be constructed to a height that is consistent with development in the General Residential Zone.

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- All floor to ceiling heights within buildings, must be adequate to enable the conversion of other uses, (such as a dwelling) to Medical Centre.
- Whether the proposed development provides an appropriate level of amenity to nearby dwellings, medical centres and hospitals.
- Whether the development of land not affected by a Design and Development Overlay is constructed to a height that is consistent with development in the General Residential Zone.

**5.0**

27/05/2019  
C154bany

**Signs**

Signs requirements are at Clause 52.05. This zone is in Category 3.

## BANYULE PLANNING SCHEME

Proposed C162bany

**SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as **GRZ4**.

**IVANHOE MAJOR ACTIVITY CENTRE – GENERAL RESIDENTIAL AREAS – MAXIMUM HEIGHT 15 METRES****1.0**

21/12/2017  
GC76

**Neighbourhood character objectives**

None specified.

**2.0**

27/05/2019  
C154bany

**Construction or extension of a dwelling or residential building - minimum garden area requirement**

**Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?**

No

**3.0**

27/05/2019  
C154bany

**Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**

**Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?**

Yes

**Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?**

Yes

**4.0**

27/05/2019  
C154bany

**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	Landscape plans will provide at least 1 large tree in the front setback.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

**5.0**

27/05/2019  
C154bany

**Maximum building height requirement for a dwelling or residential building**

A building used as a dwelling or a residential building must not exceed a height of 15 metres and 5 storeys.

**BANYULE PLANNING SCHEME****6.0**

27/05/2019  
C154bany

**Application requirements**

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Landscape Concept Plan must be submitted which considers the Banyule Tree Planting Zone Guidelines. It should distinguish landscaped garden areas from useable private open space, show tree planting locations and the extent of the mature canopies.

**7.0**

27/05/2019  
Proposed C162bany

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the landscaping requirement can be met by including existing trees that are considered worthy of retention.
- Whether the proposal responds appropriately to the objectives and relevant strategies of the Preferred neighbourhood character policy at clause 15.01-5L.
- Whether the proposal responds appropriately to the relevant strategies of the Non-residential uses in residential areas policy at clause 13.07-1L.
- If the site is described as a strategic redevelopment site in the Residential Areas Framework at clause 02.03-5, whether the objectives of clause 54 and 55 can be achieved by varying the relevant standard, and the requirements at part 4.0 of this schedule.



**BANYULE PLANNING SCHEME**

Proposed C162bany

**SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE**

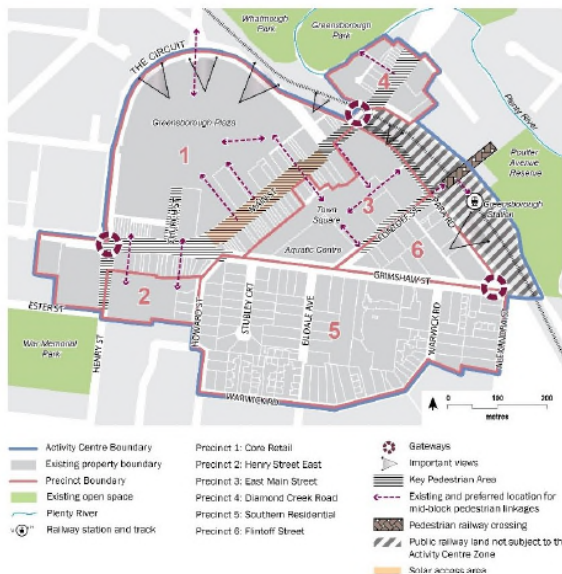
Shown on the planning scheme map as ACZ1.

**GREENSBOROUGH MAJOR ACTIVITY CENTRE**

**1.0**

01/06/2017  
C110

**Greensborough Framework Plan**



**2.0**

Proposed C162bany

**Land use and development objectives to be achieved**

**Land Use**

- To ensure the Greensborough Major Activity Centre continues to thrive as a regional retail centre, with a range of commercial, office, entertainment, leisure, cultural, community, service and residential uses.
- To promote the civic role and function of the Greensborough Major Activity Centre.
- To encourage a diverse range of accommodation uses including shop top housing and residential apartments that will take advantage of the broad range of services, public transport, amenities and features within and close to the Centre.

**Built Environment**

- To transform the Greensborough Major Activity Centre through innovative urban design that is unique, site specific, diverse, understandable and adaptable.
- To maximise opportunities for a broad range of well designed and integrated buildings that add to the vitality and visual interest of the centre.
- To encourage high quality building design that provides an attractive and articulated form when viewed from surrounding areas.
- To encourage high quality urban design that is responsive to and reinforces the locally distinctive topography, features, characteristics and landscape of the nearby Plenty River Valley.
- To encourage the consolidation of land in order to create viable development sites.

**BANYULE PLANNING SCHEME**

- To establish long term environmental sustainability outcomes to be achieved by development within the Greensborough Major Activity Centre.
- To incorporate sustainability principles in the design, demolition and construction of new development.
- To ensure that buildings are designed to provide passive surveillance of public areas, by addressing and overlooking pedestrian routes, streets, footpaths, open spaces and transport facilities.
- To ensure the scale of development reflects the preferred building height.
- To ensure that building setbacks achieve the desired spatial proportion of the street, define the street edge and provide a high amenity for users of the street.
- To promote high quality and distinctive built form outcomes on prominent corners, at gateways, key development sites and infill sites.
- To encourage buildings to be designed to take advantage of views and vistas within the activity centre and to the nearby Plenty River Valley and parkland as shown on the Framework Plan.
- To ensure signage is integrated into the design of the building façade, surrounding streetscape and landscape setting.
- To ensure the design of car parking structures and areas has a minimal visual impact on the streetscape and adjoining public spaces.

**Public Realm**

- To maintain and improve the provision and integration of quality public spaces, including streets, laneways, the town square and other public spaces.
- To create urban spaces that are attractive, interesting and safe at all times.
- To ensure that the design of public spaces is accessible and welcoming to all people.
- To minimise visual clutter and obscured views caused by signage.

**Landscaping**

- To create a greener Greensborough by providing landscaped spaces, plazas and other open spaces within and around the Activity Centre.
- To ensure landscaping is integrated with the design of the development and complements the landscaping of any adjoining public realm.
- To ensure development is well landscaped, including canopy trees where possible.

**Transport and access**

- To promote a safe, convenient and sustainable traffic and transport network that assists walking, cycling and public transport use and maximises mobility for all.
- To ensure the design of parking and access areas is safe, practical, easily maintained and allows for use of car parking space for multiple purposes.
- To design any car parking within the centre to facilitate its use for multiple purposes throughout the week.
- To improve directional signage and way finding measures for users of the activity centre.
- To ensure key community nodes and Key Pedestrian Areas have good access to sunlight, weather protection and clear pathways which link elements throughout the activity centre.
- To increase pedestrian permeability across large blocks, between major destinations and from the station to the rest of the activity centre particularly along Main Street and the Plenty River Valley parkland.

**BANYULE PLANNING SCHEME**

- To improve the appearance and design of the station building and surrounds, and its connectivity with the activity centre, particularly Main Street.
- To encourage development that maximises the operation of the station, while accessing views of the Plenty River Valley and surrounding hills, including opportunities for higher density residential development on land surplus to public transport requirements.
- To provide for the improved integration and operation of public transport services through the development of a multi-modal interchange for rail and bus services.

**3.0**20/01/2022  
VC205**Table of uses****Section 1 - Permit not required**

<b>Use</b>	<b>Condition</b>
<b>Bed and breakfast</b>	Must be located in Precinct 2, 3 or 5 or Sub-precinct 4B.  In Precinct 2 or 5 or Sub-precinct 4B no more than 6 persons may be accommodated away from their normal place of residence.  At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
<b>Betting agency</b>	Must be located in Precinct 1 or 3 or Sub-precinct 4A.
<b>Caretaker's house</b>	
<b>Car park</b>	Must be located in Precinct 3.
<b>Child care centre</b>	Must be located in Precinct 1 or 3 or Sub-precinct 4A.  In Precinct 1 or Sub-precinct 4A any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a Caretaker's house).
<b>Cinema</b>	Must be located in Precinct 1 or Sub-precinct 4A.
<b>Cinema based entertainment facility</b>	Must be located in Precinct 1 or 3 or Sub-precinct 4A.
<b>Dependent person's unit</b>	Must be located in Precinct 2 or 5 or Sub-precinct 4B.  Must be the only dependent person's unit on the lot.
<b>Dwelling (other than Bed and breakfast and Caretaker's house)</b>	Must be located in Precinct 2, 4, 5 or 6.  In Precinct 1 or in Height and Setback Area A of Precinct 2 or Sub-precinct 4A, any frontage at ground floor level must not exceed 2 metres.
<b>Education centre</b>	Must be located in Precinct 1 or Sub-precinct 4A.  Any frontage at ground floor level must not exceed 10 metres.  Must not be a primary or secondary school.
<b>Electoral office</b>	Must be located in Precinct 1, 3 or 6 or Sub-precinct 4A.  In Precinct 1 or Sub-precinct 4A may be used for only 4 months before an election and 2 weeks after an election.
<b>Food and drink premises (other than Hotel and Tavern)</b>	Must be located in Precinct 1 or 3 or Sub-precinct 4A.

## BANYULE PLANNING SCHEME

Use	Condition
<b>Home based business</b>	
<b>Indoor recreation facility</b>	Must be located in Precinct 3.
<b>Informal outdoor recreation</b>	
<b>Market</b>	Must be located in Precinct 3.
<b>Office (other than Electoral office)</b>	Must be located in Precinct 1, 3 or 6 or Sub-precinct 4A. In Precinct 1 or Sub-precinct 4A any frontage at ground level must not exceed 2 metres and access must not be shared with a dwelling (other than a Caretaker's house), unless the office is a bank, real estate agency, travel agency, or any other office where the floor space adjoining the frontage is a customer service area accessible to the public.
<b>Place of worship</b>	Must be located in Precinct 2 or 5 or Sub-precinct 4B. Must be no social or recreation activities. The gross floor area of all buildings must not exceed 180 square metres. The site must not exceed 1200 square metres. The site must adjoin, or have access to, a road in a Transport Zone 2 or Transport Zone 3.
<b>Plant nursery</b>	Must be located in Precinct 3.
<b>Postal agency</b>	Must not be located in Precinct 2, 3 or 5 or Sub-precinct 4B.
<b>Railway</b>	
<b>Residential aged care facility</b>	Must be located in Precinct 2 or 5 or Sub-precinct 4B.
<b>Restricted recreation facility</b>	Must be located in Precinct 3.
<b>Shop (other than Adult sex product shop)</b>	Must be located in Precinct 1 or 3 or Sub-precinct 4A.
<b>Tramway</b>	
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.

## Section 2 - Permit required

Use	Condition
<b>Accommodation (other than Corrective institution, Dependent person's unit, Dwelling and Residential aged care facility)</b>	
<b>Adult sex product shop</b>	Must not be located in Precinct 2, 3, 4 or 5. In any other Precinct, must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from Precinct 2, 3, 4 or 5, a residential zone, land used for a hospital, primary school or secondary

## BANYULE PLANNING SCHEME

Use	Condition
	school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
<b>Amusement parlour</b>	Must not be located in Precinct 5.
<b>Animal boarding</b>	Must not be located in Precinct 5.
<b>Animal keeping (other than Animal boarding)</b>	Must be no more than 5 animals.
<b>Betting agency – if the Section 1 condition is not met</b>	Must not be located in Precinct 5.
<b>Car park – if the Section 1 condition is not met</b>	In Precinct 5 must be used in conjunction with another use in Section 1 or 2.
<b>Food and drink premises (other than Hotel and Tavern) – if the Section 1 condition is not met</b>	In Precinct 5 the site must adjoin, or have access to, a road in a Transport Zone 2 or Transport Zone 3.
<b>Cinema – if the Section 1 condition is not met</b>	Must not be located in Precinct 5.
<b>Cinema based entertainment facility – if the Section 1 condition is not met</b>	Must not be located in Precinct 5.
<b>Gambling premises (other than Betting agency)</b>	Must not be located in Precinct 5.
<b>Hotel</b>	
<b>Industry (other than Material recycling, Refuse disposal, Rural industry and Transfer station)</b>	Must not be located in Precinct 5 unless the industry is a car wash and the site adjoins, or has access to, a road in a Transport Zone 2 or Transport Zone 3.  Must not be a purpose listed in the table to Clause 53.10.
<b>Leisure and recreation facility (other than Indoor recreation facility, Informal outdoor recreation, Motor racing track and Restricted recreation facility)</b>	
<b>Nightclub</b>	Must not be located in Precinct 5.
<b>Office – if the Section 1 condition is not met</b>	Must not be located in Precinct 5 unless the office is a medical centre.
<b>Place of assembly (other than Amusement parlour, Carnival, Cinema, Circus, Nightclub and Place of worship)</b>	
<b>Plant nursery – if the Section 1 condition is not met</b>	In Precinct 5 the site must adjoin, or have access to, a road in a Transport Zone 2 or Transport Zone 3.
<b>Postal agency – if the Section 1 condition is not met</b>	Must not be located in Precinct 5.
<b>Retail premises (other than Food and drink premises, Gambling premises, Market, Plant nursery, Postal agency and Shop)</b>	Must not be located in Precinct 5.

## BANYULE PLANNING SCHEME

Use	Condition
Service station	In Precinct 5 the site must adjoin, or have access to, a road in a Transport Zone 2 or Transport Zone 3.
Shop (other than Adult sex product shop) – if the Section 1 condition is not met	Must not be located in Precinct 5 unless the shop is a convenience shop
Store	In Precinct 5 must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.  Must not be a purpose listed in the table to Clause 53.10.
Tavern	
Trade supplies	Must not be located in Precinct 5.
Transport terminal	Must not be located in Precinct 5.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse (other than Store)	Must not be located in Precinct 5.  Must not be a purpose listed in the table to Clause 53.10.
Any other use not in Section 1 or 3	

## Section 3 – Prohibited

Use
Agriculture (other than Animal keeping and Apiculture)
Brothel
Cemetery
Corrective institution
Crematorium
Material recycling
Motor racing track
Refuse disposal
Rural industry
Saleyard
Transfer station

## Centre-wide provisions

## Use of land

A permit is not required to use land for the purpose of Local Government providing the use is carried out by, or on behalf of, the public land manager.

## 4.0

14/02/2013  
C82

## 4.1

14/02/2013  
C82

**BANYULE PLANNING SCHEME****4.2**14/02/2013  
C82**Subdivision**

Applications for subdivision of existing sites that are not associated with a development proposal that supports the objectives of this Schedule are discouraged.

Consolidation of land to facilitate the creation of viable development sites is encouraged.

**4.3**14/02/2013  
C82**Buildings and works****Permit Exemptions**

No permit is required to:

- Construct or carry out buildings and works in Precincts 1, 3, 4 or 6 for the following:
  - The installation of an automatic teller machine.
  - An alteration to an existing building façade provided:
    - The alteration does not include the installation of an external roller shutter.
    - At least 80 per cent of the building façade at ground level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.
- Construct or extend the following within Precinct 5:
  - A single dwelling on a site greater than 300 square metres.
  - Works normal to a dwelling.
  - An open-sided pergola or verandah with a finished floor level not more than 800 mm above natural ground level and a maximum height not more than 3 metres above natural ground level.
  - An outbuilding with a gross floor area not more than 10 metres and a maximum building height not more than 3 metres above natural ground level, but not including the construction or extension of a garage or carport.
  - A deck with a finished floor level not more than 800 mm above natural ground level.
  - A domestic swimming pool or spa and associated mechanical equipment and safety fencing.

**4.4**01/06/2017  
C110**Design and development****Active frontages adjacent to Key Pedestrian Areas**

Buildings with ground-level street frontages to Key Pedestrian Areas must present an active frontage with at least 80 per cent of the street frontage incorporating clear glazing.

Development adjacent to the Town Square, and new and existing Mid-block Pedestrian Linkages as shown on the Framework Plan should provide active and interesting frontages including a minimum of 80 per cent clear glazing.

Retail premises should provide an entry or display at the frontage that provides pedestrian interest and interaction. Offices and other uses should locate customer services and other activities that promote pedestrian interest and interaction at the frontage of the land.

**Overshadowing and Pedestrian Amenity**

Development should be designed to avoid casting shadows on the defined Solar Access Area shown on the Framework Plan and Precinct Plans for Precincts 1 and 3. Generally, buildings should not overshadow the footpath on the south side of this part of the Main Street between 11am and 2pm on 22 June.

**BANYULE PLANNING SCHEME**

Development should be designed to avoid casting shadows on the Town Square as shown on the Framework Plan and Precinct Plans for Precincts 1 and 3 between 11am and 2pm on 22 June.

Development adjacent to Key Pedestrian Areas, as shown on the Framework Plan, should include continuous and generous weather protection for pedestrians.

Development should avoid the use of reflective glazing and solid wall ground level facades throughout the centre.

**Vehicle access and parking**

The number and width of vehicle crossovers and access points should be minimised and where possible provided from laneways or secondary street frontages.

All parking areas, including entry and exit points, should be well lit and clearly identified with signage.

Vehicle access points should be separate from pedestrian access points.

Shared vehicle and pedestrian access ways or car parks should be set back at least 1.5 metres from habitable room windows in adjacent dwellings.

Parking between the front of the building and the street should be avoided, and car parking areas should generally be located to the rear of the property.

New parking areas should be surrounded by buildings providing an active frontage to Key Pedestrian Areas.

Where a building contains a mix of uses, car parking areas should be shared between day time and night time demand.

Tandem spaces should not be provided unless associated with a single occupancy.

Basement car parks should be naturally ventilated wherever possible.

Views of cars parked on upper storeys should be screened from the public realm.

Loading facilities should be screened from the public realm.

**Landscaping**

Landscaping should be designed to complement the landscape treatments of adjoining public realm areas.

Canopy trees should be provided within the site frontage of a new development except where a zero setback applies.

Landscaping should be used to provide physical and visual links with the Plenty River Valley.

Landscape upgrade works, including new street planting, should be provided favouring native and indigenous species.

Applicants should provide planting in public realm to the Satisfaction of the Responsible Authority.

**Loading and rubbish collection**

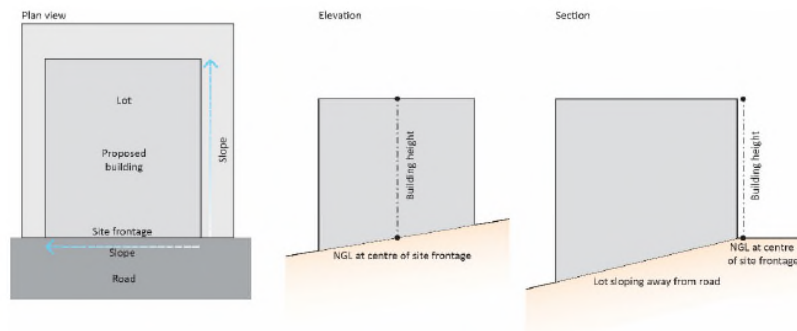
The negative visual impacts of loading docks and rubbish collection areas should be mitigated through the integration of facilities within the design of buildings as well as measures such as screening.

Loading areas should be located to the rear of properties and screened from view from public areas.

**Built form**

Building height is the vertical distance between natural ground level (NGL) at the centre of the site frontage boundary and the highest point of the building. See diagram below.



**BANYULE PLANNING SCHEME**

Buildings on sloping sites should be articulated to reduce visual bulk and improve the appearance of new development. The ground floor of new buildings should be at the same level as the existing footpath.

Development should respond to the sloping topography to minimise the need for cut and fill.

Any higher built form within the Activity Centre should be designed to respect the built form of the existing shopping strip. This should be done by recessing the upper level by 5 metres from the street wall. The heights of the street walls are specified in the precinct requirement. Balconies can encroach into the recessed upper levels but must be designed to reduce visual bulk. Open, lightweight and separated balconies are an appropriate design response.

The siting and design of new development should be sensitive to and reinforce the locally distinctive topography and views to surrounding areas.

New development should incorporate water sensitive urban design (WSUD) principles and ecologically sustainable design (ESD) measures.

Continuous weather protection measures (verandahs, shade cloths or canopies) should be provided along Key Pedestrian Areas. Signage should be of a size and height that is proportional to the size and form of the building, and does not detract from public viewlines and views of the surrounding landscape.

New development adjacent to residential areas should step down to respect the height of neighbouring buildings and dwellings.

Development at gateway locations and Key Development Sites should be high quality, distinctive and emphasise the importance of their corner location and act as a local landmark.

Building materials, colours and finishes should complement surrounding built form and reflect the preferred character of the area, including:

- Natural building materials and finishes including stone, masonry and timber.
- The use of complementary and contrasting material together.
- The use of low maintenance, naturally weathering materials and finishes.
- The integrated use of green landscaping in development.

Adaptable building design should be utilised in new development that can be readily altered to accommodate alternate uses over time.

Development should not increase the level of wind at ground level.

Where appropriate, land should be consolidated to facilitate the creation of viable development sites.

**BANYULE PLANNING SCHEME**

**5.0 Precinct provisions**

01/06/2017  
C110

**5.1 Precinct 1 – Core Retail**

01/06/2017  
C110

**5.1-1 Precinct Map**



**5.1-2 Precinct Objectives**

- To establish Main Street as an alternative type of experience to the Greensborough Plaza Shopping Mall and East Main Street precinct creating a dynamic precinct with day and night activities.
- To encourage active frontages along Main Street with activities that require interaction with customers, visitors and passers-by.
- To ensure that Main Street retains the character and characteristics of a main street retail strip with a high priority on pedestrian amenity.
- To facilitate commercial investment in the precinct through the development of shopfronts and tenancies on Grimshaw Street.
- To ensure development provides a well designed podium level edge treatment to The Circuit.
- To ensure high quality building design on Grimshaw Street reflecting the ‘entry’ role of Sub-precinct 1C.
- To ensure development south of Grimshaw Street does not unreasonably impact on the amenity of residential properties to the south.

**BANYULE PLANNING SCHEME**

- To provide for the physical and functional integration of Main Street with the Greensborough Plaza to the northwest and use and development in Precinct 3 including the new Town Square.
- To improve and enhance the streetscape character and pedestrian amenity in Main Street, south of Grimshaw Street and along The Circuit.
- To maintain and encourage safe and easy pedestrian movement and improved linkages between Main Street to and from the West Main Street and East Main Street Precincts, the Plenty River Valley parkland and from the railway station to the top of Main Street.
- To ensure that any development south of Grimshaw Street provides for the replacement of car parking lost through the redevelopment of sites.

**5.1-3****Precinct requirements**

Sub-precinct	Preferred maximum building height	Preferred setback
1A	11.5 metres within 8 metres of the Main Street frontage boundary, and 18.5 metres elsewhere (excluding Key Development Sites shown on the Precinct Map).	0 metre front and side setbacks.
1B	18.5 metres above natural ground level within 8 metres of The Circuit frontage/sideage.	Minimum of 2 metres from The Circuit property boundary on sites with a frontage/sideage to The Circuit for landscaping.
1C	11.5 metres within 10 metres of the Grimshaw Street frontage/sideage. 11.5 metres within 30 metres of the southern and western boundaries of the property at the corner of Grimshaw Street and Henry Street.	0 metres from Henry Street. Minimum of 3 metres from Grimshaw Street. Minimum of 5 metres from the southern and western boundaries of the property at the corner of Grimshaw Street and Henry Street.

**5.1-4****Precinct guidelines****Sub Precinct 1A – Main Street**

- Development in the Main Street should include retail, commercial and food and drink premises that are distinctive from the Greensborough Plaza Shopping Mall and East Main Street precinct.
- Development should ensure ongoing opportunities to access sunlight throughout winter, with wide footpaths and buildings that relate to the pedestrian scale.
- Development along Main Street and Grimshaw Street should be of a pedestrian scale and vertical articulation should be provided on building forms.
- South of Grimshaw Street, landscape upgrade works, including new street tree plantings, should be provided favouring native and indigenous species.

**Sub Precinct 1B – Main Street West**

- Buildings fronting The Circuit should provide an interesting and attractive interface with the pedestrian environment, and when viewed from passing vehicles and residential properties to the north.
- Properties fronting The Circuit may include a retaining wall within the preferred setback area.
- Buildings fronting The Circuit should be designed for separation of building forms to allow for views from and between building structures to the Plenty River Valley and surrounding parkland (buildings above podium level should not result in continuous facades to The Circuit frontage).

**BANYULE PLANNING SCHEME**

- Development should be designed to incorporate plaza space open to the sky that links with pedestrian spaces adjacent to Main Street.
- Existing trees located along The Circuit frontage should be retained wherever possible, or replacement trees and other landscaping incorporated into the building design along this frontage.
- Main pedestrian thoroughfares within the Precinct should connect to key pedestrian routes linking between Main Street, the railway station and the Plenty River Valley.
- Landscape treatments of public thoroughfares should provide a cohesive appearance with treatments along Main Street.

**Sub Precinct 1C – Henry Street West**

- Buildings should not unreasonably overshadow the War Memorial Park or residential properties to the south.
- Landscape upgrade works, including new street tree plantings, should be provided favouring native and indigenous species.

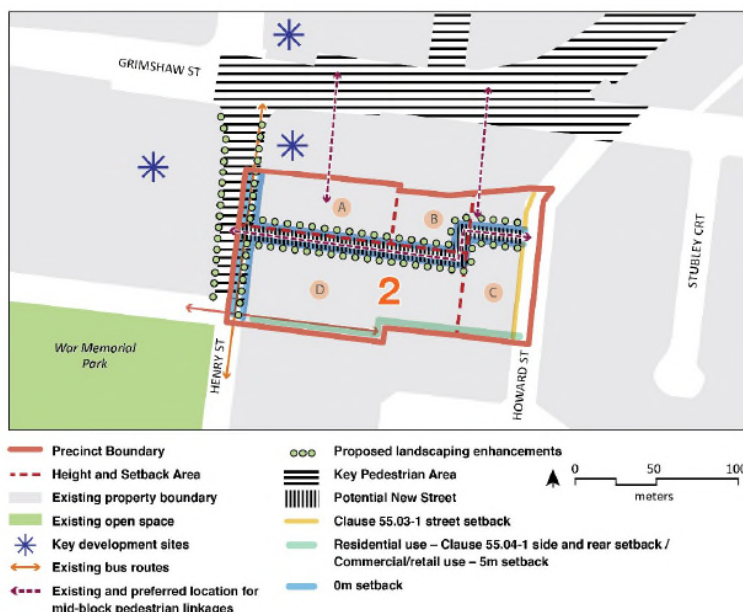
**5.2**

01/06/2017  
C110

**Precinct 2 – Henry Street East**

**5.2-1**

**Precinct Map**



**5.2-2**

**Precinct Objectives**

- To facilitate the redevelopment of the precinct for a mixed use development of retail, commercial and medium density residential uses.
- To ensure new development is designed to sensitively respond to the residential areas to the south, protecting and maintaining existing amenity and character.
- To ensure the proposed setbacks achieve a balance between protecting residential amenity and allowing for residential, retail and commercial development of an appropriate scale.
- To improve the streetscape character and pedestrian environment through landscaping.

**BANYULE PLANNING SCHEME**

- To ensure developments fronting Henry Street are adaptable, provide active frontages and maintain a pedestrian scale along the street.
- To ensure new development integrates with and enhances the existing streetscape character.
- To provide adequate car parking within the site to ensure no net loss of publically available parking.
- To ensure any multi-decked car parking is adequately activated at the ground floor.
- To improve access through the site via a mid-block link running east-west.
- To provide opportunities for new connections through the precinct to Grimshaw Street and Main Street.

**5.2-3 Precinct guidelines****Built Form**

- Buildings fronting Henry Street should include floor to ceiling heights of 4 metres on the ground floor to allow for future adaptation.
- Development facing Henry Street should include active frontages with a minimum of 80% clear glazing applied to retail and commercial uses at ground level.
- Buildings fronting Henry Street should have a fine grain and vertical articulation reflective of the existing retail to the north along Grimshaw Street.
- Development within Height & Setback Guideline Areas D and C should be designed to reflect the scale and grain of adjoining residential areas to the south and east.
- Any multi-decked car parking should be sleeved with commercial floorspace.
- New development should step down in height at the interface between the Precinct and adjoining residential areas to avoid overshadowing and overlooking impacts.

**Setbacks**

- Within Height & Setback Guideline Areas C and D, at the interface to the existing residential areas to the south:
  - For residential development, apply a side and/or rear setback in accordance with Clause 55.04-1 'Side and Rear Setbacks'.
  - For commercial or retail development, apply a minimum 5m side and/or rear setback to provide an adequate landscape buffer.
- To ensure suitable access can be achieved to the laneway on the northern boundary to Precinct 2, new development within Height & Setback Guideline Areas A, B and C should be setback 1 metre from the northern boundary.

**Landscape**

- The public realm along Henry Street should be enhanced through street planting that favours native species.
- Significant trees should be retained within the site by incorporating them into the design of any new development.
- Landscape upgrade works, including new street tree plantings, should be provided, favouring native and indigenous species.

**Access**

- Access through the Precinct should be improved via the provision of a new east-west link through the site. Active frontages are encouraged along the mid-block link.

**BANYULE PLANNING SCHEME**

- Development should incorporate and facilitate through-block linkages to Grimshaw Street. Active frontages should be provided to these linkages.
- Loading access to the rear of shops should be maintained in any redevelopment of the car park.

**5.2-4 Precinct requirements**

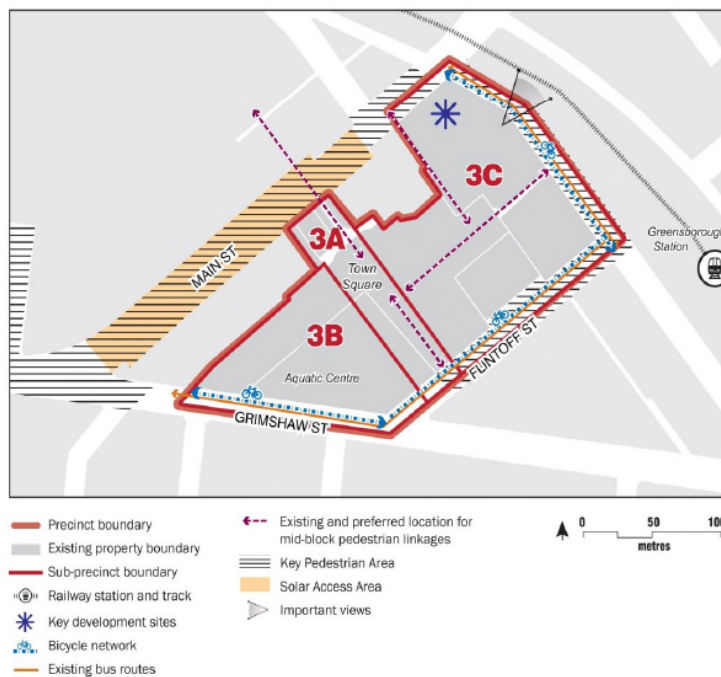
Height & Setback Guideline Area	Preferred maximum building height *	Preferred maximum street wall height	Preferred front setback
A	20 metre	11 metre street wall height.	0 metre setback to Henry Street and mid-block link.
B	17 metre	13 metre street wall height.	0 metre setback mid-block link.
C	11 metres	NA	Clause 55.03-1 (Standard B6) setback to Howard Street. 0 metre setback to mid-block link.
D	11 metres	NA	0 metre setback to Henry Street. 0 metre setback to mid-block link.*

*\* The preferred maximum building height allows for a 4 metres floor to ceiling heights at the ground floor and first floor and 3 metres for every floor above it.*

**5.3 Precinct 3 – East Main Street Precinct**

Proposed C162bany

**5.3-1 Precinct Map**



**BANYULE PLANNING SCHEME****5.3-2 Precinct Objectives**

- To support a mixture of uses with active frontages such as food and drink, retail, civic and community facilities at pedestrian levels.
- To create a large public Town Square for public events, informal recreation and temporary events, displays and sale of goods.
- To create a Town Square comprising well-landscaped green spaces, equitable access, opportunities for meeting spaces and public art.
- To promote local arts and culture in public spaces.
- To ensure maximum sunlight access to the Town Square and other public spaces at all times of the year.
- To provide high quality civic facilities at the heart of the Greensborough Major Activity Centre, which contribute to the activation of the Town Square beyond normal business hours.
- To provide for retail, car parking and associated office and residential uses over multiple levels.
- To ensure any new retail uses integrate with and complement the existing retail uses in Main Street and west of Main Street.
- To provide uses along the pedestrian access to the Town Square that will assist in the activation of the Town Square and promote pedestrian movements to and from Main Street, and through the Railway Precinct including the transport interchange.
- To facilitate higher density residential and office development at upper levels, where appropriate.
- To ensure development positively contributes to the civic character and quality on the southern side of the Town Square.
- To achieve a quality redevelopment of the Key Development Site on the corner of Main Street and Para Road, commensurate with the site's prominence.
- To create convenient links to public transport services and safe pedestrian thoroughfares which encourage people to walk to the centre and use public transport rather than cars.

**5.3-3 Precinct requirements**

Sub-precinct	Preferred maximum building height	Preferred setback
3A	None specified.	None specified.
3B	None specified.	None specified.
3C	73 metres AHD within 6 metres of the Para Road frontage. 10 metres above the floor level of the Town Square. 89 metres AHD overall.	0 metres from all road frontages.

**5.3-4 Precinct guidelines**

- Development should incorporate public art within public spaces and new developments.
- The Town Square should provide space for quiet, sheltered seating and temporary cafe seating.
- The Aquatic Centre should include a forecourt entry point at the Town Square and to Grimshaw Street.
- High levels of integration between built form and a green landscape should be achieved through the use of terraces, balconies and roof gardens.

**BANYULE PLANNING SCHEME**

- Development on the southern side of the Town Square should contribute to the civic character of the Precinct through the quality of the built form and through podium level activity that may extend into the public space.
- Landscape treatments of public thoroughfares should be cohesive with the appearance of landscape treatments along Main Street.
- Buildings should provide an articulated street edge, through small recesses, projections, building materials, windows and verandahs along the Para Road and Flintoff Street frontages.
- The design of the Aquatic Centre car park should incorporate features that will allow opportunities for adaptive re-use, such as commercial and residential uses, in the future.
- The design of the Aquatic Centre car park should use openings that provide good solar access and the penetration of natural light to all parking levels.
- The development on the corner of Main Street and Para Road should include a podium base which reinforces the Main Street built form frontage and key development site status of this location. Upper level space should be accommodated within a smaller envelope set back from the Main Street frontage.
- Development of the site on the corner of Main Street and Para Road should reflect the prominence and visibility of the site through the design of high quality architecture.
- A direct visual and physical connection should be made between new buildings and adjacent streetscapes to provide passive surveillance opportunities.
- Pedestrian linkages between car parking, retail areas, the Town Square and Greensborough Walk, Main Street, Greensborough Plaza and the Railway Station should be provided as shown on the Precinct map.

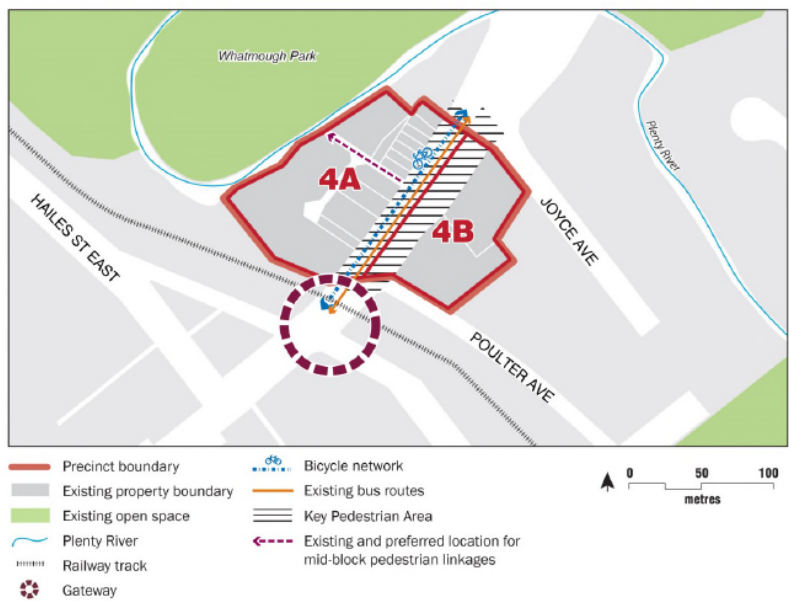
**5.4**

14/02/2013  
C82

**Precinct 4 – Diamond Creek Road**

**5.4-1**

**Precinct Map**





**BANYULE PLANNING SCHEME****5.4-2 Precinct Objectives**

- To encourage a range of commercial and mixed uses, including small shops, service retail, entertainment, and residential at upper levels.
- To ensure the quality of design and built form of development on Main Street (extension of Diamond Creek Road) reflects the 'entry' role of the precinct.
- To ensure that the siting, colours and building mass of development is sympathetic to the surrounding landscape of the Plenty River Valley open space.
- To improve pedestrian movement along Main Street, shifting the focus away from the road as a traffic corridor.
- To ensure that pedestrian movement across the railway line and along Main Street, to the town centre and to passive and active recreation facilities is a safe and pleasant experience.

**5.4-3 Precinct requirements**

Preferred maximum building height	Preferred setback
11.5 metres within 8 metres of the Main Street frontage.	0 metre front and side setbacks.

**5.4-4 Precinct guidelines**

- Development should address and complement the adjoining Plenty River Valley parkland through the:
  - Siting and designing of buildings to overlook the parkland.
  - Use of complementary colours and materials.
  - Screening of car parking, loading and service areas so they are not visible from the parkland.

## BANYULE PLANNING SCHEME

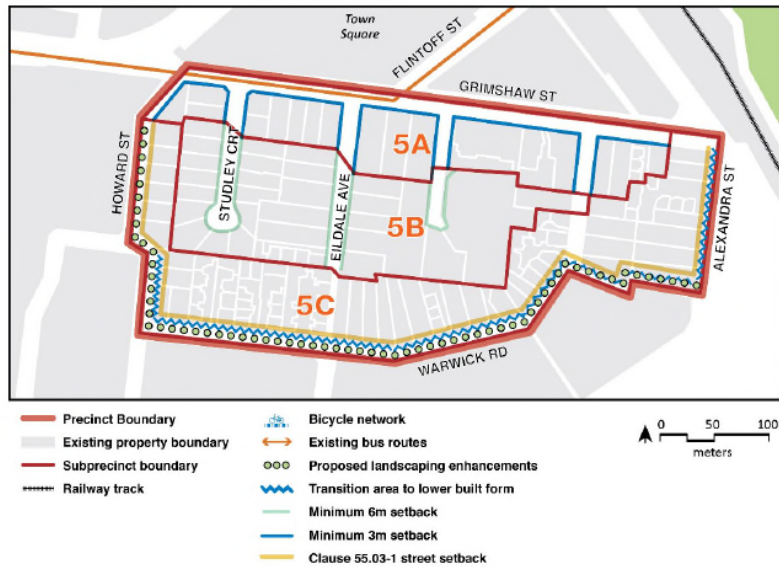
## 5.5

01/06/2017  
C110

## Precinct 5 – Southern Residential

## 5.5-1

## Precinct Map



## 5.5-2

## Precinct Objectives

- To maximise the opportunity for urban consolidation in Sub-precinct 5A
- To encourage medium density residential and mixed use development with a medical centre focus in Sub-precinct 5A.
- To maintain a built form height and scale that is respectful of heritage and adjoining residential areas beyond the precinct.
- To encourage medium density residential development in Sub-precinct 5B.
- To deliver heights that provide a transition in scale to surrounding residential areas, ensuring the development complements the preferred neighbourhood character.
- Provide landscaping that responds to the existing landscape setting of the adjacent residential area.
- To protect and retain existing trees and promote planting of new trees.

## 5.5-3

## Precinct guidelines

## Built Form

- Properties in Sub-precinct 5A should be consolidated and redeveloped for medium density residential and mixed use development. The establishment of medical and other related uses within the precinct with residential uses above is encouraged.
- Buildings fronting Grimshaw Street should include floor to ceiling heights of 4 metres on the ground floor to allow for future adaptation.
- Buildings in Sub-Precinct 5A should be designed with a street wall height of 4 storeys.

**BANYULE PLANNING SCHEME**

- The rear of buildings in Sub-Precinct 5A should be recessed to avoid overshadowing development to the south in accordance with Clause 55.04-6 (overshadowing), Clause 55.04-3 (daylight to windows) and Clause 55.04-4 (north facing windows).
- The built form should transition progressively, from lower scale development at the southern end of the precinct to taller built forms along Grimshaw Street in accordance with the precinct requirements at Clause 5.5-4.
- Sub-Precinct 5C should be designed to reflect the residential grain of the adjoining low-rise residential area.
- Residential development should be designed to provide natural surveillance by addressing the street and overlooking the public realm.

**Setbacks**

- To manage the sensitive interface between sub-precinct 5B and 5C, apply Clause 55.04-1 (side and rear setbacks), Clause 54.04-2 (walls on boundaries), Clause 55.04-3 (daylight to existing windows), Clause 55.04-5 (overshadowing open space) and Clause 55.04-6 (overlooking).

**Landscape**

- Screen planting should be provided between buildings in Precincts 5B and 5C.
- Existing substantial vegetation should be retained on the site where possible. An increased front setback may be required to retain existing substantial vegetation.
- Canopy trees within a site frontage should be retained where possible .

**5.5-4****Precinct requirements**

Sub-precinct	Preferred maximum building height*	Preferred maximum street wall height Within heritage overlay*	Preferred front setback
5A	20 metres	13 metre street wall height.	Minimum setback of 3 metres to Grimshaw Street.
5B	13 metres	NA	Minimum setback of 6 metres. This can be increased where significant vegetation is to be retained.
5C	9 metres *	NA	Clause 55.03-1 'Street Setback' apply.

*\*For sites within or adjoining a Heritage Overlay setbacks and building heights must protect the heritage significance of the heritage place and be determined having regard to the heritage matters arising under the Heritage Overlay*

*\*Clause 55.03-2 'Building Height' applies - A building used as a dwelling or residential building should not exceed the height specified, unless the slope of the natural ground level at any cross section wider than 3 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height can increased by 1 metre.*

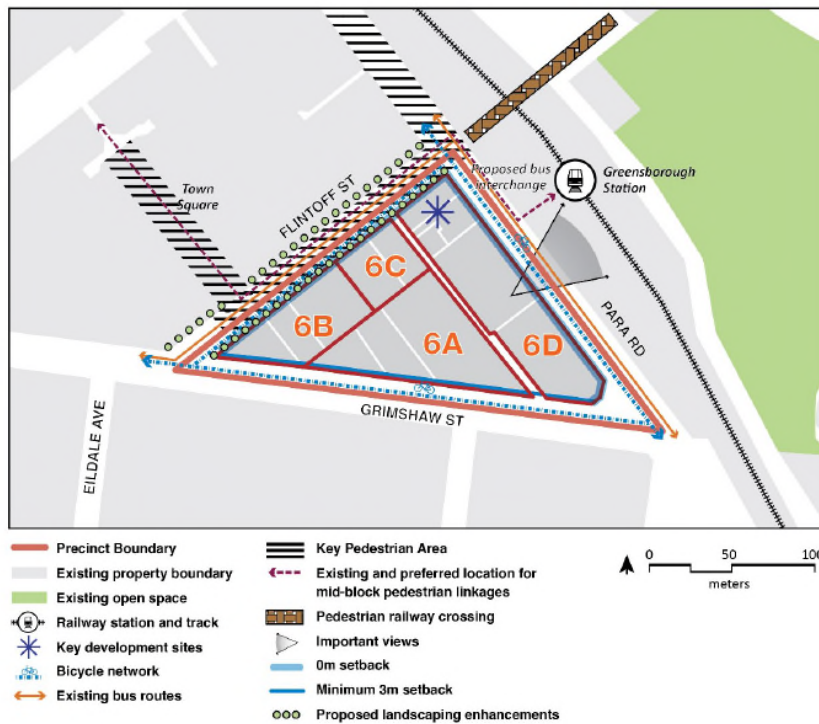
*\* The preferred maximum building height allows for a 4 metres floor to ceiling height at the ground floor and first floor and 3 metres for every floor above it.*

**BANYULE PLANNING SCHEME**

**5.6 Precinct 6 – Flintoff Street**

01/06/2017  
C110

**5.6-1 Precinct Map**



**5.6-2 Precinct Objectives**

- To encourage development of high density commercial and residential buildings in the precinct.
- To promote the legibility of the precinct through high quality and distinctive built form outcomes on prominent corners.
- To provide setbacks and façade articulation that deliver visual interest.
- To ensure building heights and bulk consider topography and protect and enhance significant views.
- To enhance the pedestrian experience of Flintoff Street as a major movement link connecting the station with Main Street.
- To provide improved pedestrian connections to Main Street through the Key Pedestrian Areas, railway crossing and mid-block linkages.
- To ensure buildings retain a pedestrian scale at the street edge and do not visually dominate the street environs.
- To encourage rooftop gardens to blend the built form with the landscape.
- To retain significant vegetation where possible.
- To ensure development improves physical and visual connectivity to the rest of the activity centre, railway station and Plenty River Valley parkland.

**BANYULE PLANNING SCHEME****5.6-3 Precinct guidelines****Built Form**

- Development should be of a contemporary architectural style in keeping with the significant commercial role of the precinct.
- The design of prominent corners should include distinctive architectural elements.
- Development facing Flintoff Street and Grimshaw Street frontage should have active frontages at the ground level to provide a safe and lively environment.
- Buildings along key pedestrian routes should ensure a minimum of 80 percent of the street frontage at ground level is a display window or non-vehicular entry.
- Built form should be designed with a street wall that includes both a fine grain and strong vertical articulation to deliver visual interest.
- Upper levels of properties on Grimshaw Street should be recessed adequately to avoid impacts to solar access to the southern footpath at the Equinox.
- Ensure buildings make a positive contribution to both the street and distant views by minimising blank walls, articulating facades and using a combination of materials and colours.
- Street walls should be no greater than 4 storeys to reflect the open nature of the existing character of Greensborough and to avoid an overbearing relationship to the street.
- Floor to ceiling heights of 4 metres should be provided on the ground and first floors of built form fronting Flintoff Street and Para Road to allow for future adaptation.
- Development should make a positive contribution to the centres skyline from key views identified in the Urban and Landscape Design Guidelines (2015), by avoiding excessively tall or bulky buildings that dominate the view.
- Views to the Plenty River Valley and between buildings should be maintained through recessing upper floor elements and including slender and separated building forms above street wall height.

**Landscape**

- Landscape treatments of setback areas should reflect the landscape character of the Activity Centre.
- To blend buildings into the landscape, rooftop planting should be provided where possible.
- Retain and incorporate significant remnant and canopy trees into the streetscape and site layout.

**Access**

- The service lane is the preferred vehicular access point for properties adjacent to it.

## BANYULE PLANNING SCHEME

## 5.6-4 Precinct requirements

Sub - Precinct	Preferred maximum building height*	Preferred maximum street wall height*	Preferred front setback
6A	20 metre	13 metre	3 metre front setback.
6B	26 metre	13 metre	0 metre front setback on Flintoff, 3 metre front setback on Grimshaw.
6C	29 metre	13 metre	0 metre front setback
6D	32 metre	13 metre	0 metre front setback on Para Road, 3 metre setback on Grimshaw Street.

*\* The preferred maximum building height allows for a 4 metres floor to ceiling height at the ground floor and first floor and 3 metres for every floor above it.*

## 6.0

14/02/2013  
C82

## Application requirements

In addition to the application requirements set out at Clause 37.08-7 an application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate, to the satisfaction of the responsible authority:

- Three dimensional diagrams or visualisation showing the proposed building in the context of the surrounding buildings.
- In Precinct 3:
  - The location and design layout of publicly accessible spaces, including proposed furniture locations, artwork, gates, lighting, signage, levels and steps, rubbish bins, and materials and finishes for all surfaces.
  - The location and details of commercial and domestic garbage and recycling bin enclosures, and cleaning and management arrangements.
  - The location and type of acoustic materials and treatments to floors, ceilings, walls and windows of all proposed dwellings, and any noise attenuation measures proposed for retail and commercial buildings or parts of buildings.
  - Details of environmentally sustainable design principles incorporated into the building design and materials.
  - Disabled access arrangements for internal and external spaces.
  - An Integrated Transport Plan that includes traffic management, pedestrian and bicycle movement routes, and integration with public transport and other private vehicular transport.
  - Proposed traffic management works and signage within the site, and outside the site.
  - Details of the design and layout of all internal roads, vehicle crossings and road connections to the adjoining street network.
  - Access arrangements, including opening hours, for vehicle and pedestrian accessways.
  - Loading and unloading facilities and management arrangements such as times, cleaning and access.
  - Details of any proposed measures to restrict access to publicly accessible areas.
  - Details of all above-ground items including furniture, lighting, signage, public art and other features.

**BANYULE PLANNING SCHEME**

- The location and screening of existing and proposed services, including plant equipment, air conditioning and lighting.
- An application for a permit by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:  
To the application for permit being made.  
To the application for permit being made and to the proposed use or development.
- A Construction Management Plan including details of:
  - Access, fencing, management and disposal arrangements during construction.
  - Methods to manage earthworks, stockpiles and stormwater runoff so as to prevent any entry of sediment and other contaminants to the Plenty River (See Construction Techniques for Sediment Pollution Control (EPA 1991) and Urban Stormwater Best Practice Environmental Management Guidelines.
  - Methods to ensure soil is removed from the tyres of vehicles prior to leaving the site.
  - Building materials recycling.
  - The management of waste and litter.
  - Construction parking.
  - The operations of any continuing uses on the land.

**7.0**14/02/2013  
CB2**Notice and review****Use**

In Precinct 1, 2, 4, 5 or 6 an application to use land is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act in accordance with Clause 37.08-8.

**Subdivision**

In Precinct 5 an application to subdivide land into lots that do not each contain an existing dwelling or car parking space is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act in accordance with Clause 37.08-8.

**Buildings and Works**

In Precinct 1, 4 or 6 an application to construct a building or construct or carry out works within 30 metres of land (not a road) which is in Precinct 5, in a residential zone, used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act in accordance with Clause 37.08-8.

In Precinct 2 or 5 an application to construct a building or construct or carry out works is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act in accordance with Clause 37.08-8.

**BANYULE PLANNING SCHEME****8.0**01/10/2015  
C71**Decision guidelines**

Before deciding on an application in addition to the decision guidelines in Clause 65 and 37.08, the responsible authority must consider as appropriate whether subdivision associated with a development proposal that supports the objectives for the Greensborough Principal Centre will not result in fragmentation of sites.

**9.0**27/05/2019  
C154bany**Signs**

Sign requirements are at Clause 52.05. All land within Precincts 2 and 5 are in Category 3 and all land within Precinct 6 is in Category 2. All other land is in Category 1.

**10.0**14/02/2013  
C82**Other provisions of the scheme**

The notice requirements in Clause 67.02 do not apply to an application under any provision of this scheme in Precinct 3 by or on behalf of the public land manager.

**11.0**~~14/02/2013~~  
Proposed C162bany**Background documents**

*Greensborough Activity Centre – Urban and Landscape Design Guidelines for Precincts 2, 5 and 6* (David Lock Associates, November 2015)

*The Greenbook – Greensborough Principal Activity Centre Plan* (Greensborough and Partners, October 2006)



**BANYULE PLANNING SCHEME**

Proposed C162bany

**SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO1.

**YARRA RIVER, PLENTY RIVER AND DAREBIN CREEK****1.0**

01/10/2015  
C71

**Statement of environmental significance**

These areas stretch along the Yarra River, Plenty River and the Darebin Creek and have significant natural habitat and environmental qualities. Recent studies have included these areas in sites of state and regional faunal significance and High and Medium habitat significance. They include predominantly streamside areas supporting open space and substantial remnants of indigenous vegetation and wetlands of at least local conservation significance, which in turn, provide habitat for a variety of native animals threatened with local extinction. Vegetation and wetlands are also recognised as major contributors to the landscape quality and visual amenity of the area.

The significant fauna that occurs in or utilizes this area includes the vulnerable Swift Parrot and rare species including the Eastern Broad-nosed Bat, Large-footed Myotis, Baillon's Crake, Australasian Bittern, Little Bittern, Lewin's Rail, Latham's Snipe, Black Falcon, Grey Goshawk and Powerful Owl. There are also numerous regionally significant species.

The continued viability of these areas and their resident species as a significant environmental resource is under threat from the continued development of open space, weed invasion and feral animals, and the disturbance arising from humans and their companion animals. The remaining areas of native vegetation have become increasingly fragmented and their habitat value is threatened. Accordingly the protection of the native vegetation and wetlands and the maintenance and enhancement of these habitats for indigenous fauna are of vital importance.

**2.0**

27/05/2019  
C154bany

**Environmental objective to be achieved**

To protect areas along watercourses from development and loss of vegetation that may damage the streamside environment as a visual, conservation, ecological and recreation resource.

To enhance and encourage the conservation and maintenance of the streamside environment as a conservation, ecological and recreation resource.

To address the threatening processes associated with widespread habitat loss and degradation that has occurred in North East Melbourne.

To conserve water quality and watercourse capacity to enable appropriate beneficial land use and water-based activities to be undertaken.

To encourage the retention and enhancement of a continuous corridor of indigenous vegetation along river and creek banks in order to provide corridors and habitat for the movement of wildlife.

To protect the watercourse and adjoining parkland and its flora and fauna from the effects of polluted waters conveyed by the stormwater system or other means.

To protect and enhance sites with archaeological or scientific significance.

To encourage development consistent with any approved concept plan for the area.

To ensure that development and management of land is compatible with the natural environmental character and landscaped qualities of the watercourse and its surrounds.

**3.0**

01/10/2015  
C71

**Permit requirement****3.1**

01/10/2015  
C71

**Buildings and works**

A permit is required to construct a fence.

A permit is not required for:

- Any building which is to be used for a dwelling unless:

**BANYULE PLANNING SCHEME**

- the height of any part of a wall is more than 4.5 metres above the natural surface level of the ground directly below it; or
- any part of the building is more than 6 metres above the natural surface of the ground directly below that part.
- Drainage works undertaken by the responsible authority.
- Works undertaken by a public authority to:
  - lay underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground powerlines of less than 220,000 volts if they do not alter the topography of the land; or
  - erect telephone or power lines without involving the construction of any towers or poles;
  - to construct a road on land reserved for existing or proposed road purposes provided they are undertaken in accordance with a plan prepared to the satisfaction of the responsible authority.
- Building and works carried out in accordance with a management plan prepared to the satisfaction of the responsible authority.

**3.2**01/10/2015  
C71**Vegetation**

A permit is required to remove, destroy or lop any vegetation.

This does not apply:

- To the removal, destruction or lopping of native vegetation which has been planted for garden or horticultural purposes and which is less than 5 metres high and has a single trunk circumference of less than 0.5 metres at a height of 1 metre above ground level.
- To the removal, destruction or lopping of exotic vegetation which is less than 5 metres in height and has a trunk circumference of less than 0.5 metres at a height of 1 metre above ground level.
- To the removal, destruction or lopping of vegetation identified as environmental weed species in Banyule Weed Management Strategy 2006..
- To the removal or pruning of street trees in accordance with the Banyule Street Tree Strategy.
- To the pruning of vegetation to maintain or improve its health or appearance.
- To the pruning or removal of vegetation to prevent damage to works when damage to a pipeline, electricity or telephone transmission line, cable or other service has occurred or is likely to occur.
- To the removal, destruction or lopping of dead vegetation, unless the dead vegetation is a habitat tree containing hollows.
- To the pruning, removal or destruction of any vegetation where an agreement exists between a railway carrier and the Department of Sustainability and Environment, or where the pruning, removal or destruction of vegetation is the minimum amount necessary to provide for the safe operation of the rail service for the safety of the travelling public.
- To the removal, destruction or lopping of vegetation carried out in accordance with a management plan prepared to the satisfaction of the responsible authority.

*Note: Lopping is defined as the practice of cutting branches or stems between branch unions or internodes. Environmental weed species listed in Schedule 4 to the Environmental Significance Overlay will require a permit under that provision.*

**4.0**27/05/2019  
C154bany**Application requirements**

None specified

**BANYULE PLANNING SCHEME****5.0**27/05/2019  
C154bany**Decision guidelines****5.1**---  
Proposed C162bany**Buildings, works and subdivision**

Before deciding on an application to construct a building, or to construct or carry out works, or to subdivide land, or whether a plan is satisfactory, the responsible authority must consider, as appropriate:

- The *Lower Plenty River Concept Plan*, the *Lower Darebin Creek Concept Plan*, or any other approved concept plan, as relevant.
- The effect of the development on the natural ecosystems of the area.
- The conservation and enhancement of the area.
- The need to prevent erosion and pollution.
- The existing use and development of the land.
- The views of the relevant drainage authority.
- The need for all excavation and fill slopes to be of a gradient less than 1 in 5, revegetated immediately following construction and maintained thereafter by the applicant.
- The benefits of limiting retaining walls to be not more than 1.5 metres above ground level.
- The need for at least 50 percent of a site to be native vegetation, lawn or other pervious open space. It should not contain a building, swimming pool, pavement or other impervious surface.
- The nature and appropriateness of the means proposed to prevent pollution of waterways during construction.
- The impact of new industries in relation to air pollution and odours.
- Whether the location, bulk and appearance of the building or works will be in keeping with or enhance the visual amenity derived from the natural and landscaped character of the area.
- The need to maintain the natural environment as the dominant visual element of the area.

**5.2**---  
Proposed C162bany**Vegetation**

Before deciding on an application to remove, destroy or lop any vegetation the responsible authority must consider, as appropriate:

- The role of native vegetation in conserving flora and fauna.
- The need to retain native or other vegetation if it is rare, supports rare species of flora or fauna or forms part of a wildlife corridor.
- The need to retain vegetation which prevents or limits adverse effects on ground water recharge.
- The need to retain vegetation:
  - Where ground slopes exceed 20 percent.
  - Within 30 metres of a watercourse or wetland.
  - On land where the soil or subsoil may become unstable if cleared.
  - On land subject to or which may contribute to soil erosion, slippage or salinisation.
  - In areas where the removal, destruction or lopping of vegetation could adversely affect the integrity or long term preservation of an identified site of scientific, nature conservation or cultural significance.
  - Which is of heritage or cultural significance.

**BANYULE PLANNING SCHEME**

- Any relevant permit to remove, destroy or lop native vegetation in accordance with a land management plan or works program.
- Whether the application includes a land management plan or works program.
- Whether provision is made or is to be made to establish and maintain native vegetation elsewhere on the land.
- The *Middle Yarra River Concept Plan - Dights Falls to Burke Road*; the *Middle Yarra Concept Plan - Burke Road to Watsons Creek*; *The Lower Plenty River Concept Plan*, the *Lower Darebin Creek Concept Plan*, or any other approved concept plan, as relevant.
- Any report on the value or otherwise of the specified vegetation including:
  - *An Inventory of Sites of Environmental Significance in the City of Banyule and Adjoining Areas*, Banyule City Council, September 1995.
  - *Sites of Faunal and Habitat Significance in North East Melbourne*.
  - *Banyule Weed Management Strategy 2006*.
  - *Banyule Wildlife Corridor Program*.
- The conservation and enhancement of vegetation in the area.
- The benefits of retaining a buffer strip of vegetation within specified distances of watercourses, roads and property boundaries.
- The benefits of requiring planting, replanting or other treatment of any part of the land.
- The views of the relevant drainage authority.
- Any proposed landscape plan or agreement to replace areas of vegetation on the site.
- The management of vegetation to minimise fire hazard and to ensure safety to people and property.
- If appropriate, the views of Parks Victoria, with those views to be sought under Section 52 of the Planning and Environment Act 1987.
- Whether the native or exotic vegetation makes a significant contribution to the visual amenity or landscape qualities of the streamside environment.

**6.0****Background documents**

-----  
Proposed C162bany

*An Inventory of Sites of Environmental Significance in the City of Banyule and Adjoining Areas*, Banyule City Council, September 1995.

*Banyule Weed Management Strategy* (Practical Ecology, 2006)

*Banyule Wildlife Corridor Program* (Banyule City Council, March 2000)

*Lower Darebin Creek Concept Plan* (Melbourne Parks and Waterways, March 1995)

*Lower Plenty River Concept Plan* (Melbourne Parks and Waterways, October 1994)

*Sites of Faunal and Habitat Significance in North East Melbourne* (C. Beardsell, 1997)

*Wildlife Corridor Program*, Banyule City Council, 2000

*Banyule Weed Management Strategy 2006*

## BANYULE PLANNING SCHEME

---  
Proposed C162bany

**SCHEDULE 1 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY**

Shown on the planning scheme map as VPO1.

**PLENTY RIVER EAST AREA****1.0**

01/10/2015  
C71

**Statement of nature and significance of vegetation to be protected**

This area contains developed and developing urban areas which have significant natural, habitat and environmental qualities. In recent studies the area has been identified as including areas of state, regional and local faunal and habitat significance. It includes predominantly residential areas supporting substantial remnants of indigenous vegetation of at least local conservation significance, providing habitat for a variety of native birds and arboreal mammals threatened with local extinction. The native vegetation is also recognised as a major contributor to the landscape of the area, its distinctive local character and visual amenity.

The continued viability of the area as a significant environmental resource is under threat from the continued urban development of the area. Many areas of vegetation have been lost or radically altered, despite tree protection covenants in the most recently subdivided areas. The remaining areas of native vegetation have become increasingly fragmented and their habitat value is threatened. Accordingly the protection of the native vegetation and maintenance and enhancement of the habitat for indigenous fauna are of vital importance.

**2.0**

27/05/2019  
C154bany

**Vegetation protection objectives to be achieved**

To conserve the existing pattern of vegetation, landscape quality and ecosystems within the area.

To address the threatening processes associated with widespread habitat loss and degradation that has occurred in North East Melbourne.

To protect the area as a habitat for local fauna and as an important habitat link.

To promote the retention of existing indigenous vegetation wherever possible.

To ensure that the development, use and management of land is compatible with the existing character and landscape conservation of the area.

**3.0**

---  
Proposed C162bany

**Permit requirement**

A permit is required to remove destroy or lop any native vegetation.

This does not apply:

- To the removal, destruction or lopping of native vegetation which has been planted for garden or horticultural purposes and which is less than 5 metres high and has a single trunk circumference of less than 0.5 metres at a height of 1 metre above ground level.
- To the removal, destruction or lopping of vegetation identified as environmental weed species in the *Banyule Weed Management Strategy*.
- To the removal or pruning of street trees in accordance with the *Banyule Street Tree Strategy*.
- To the pruning of vegetation to maintain or improve its health, structure or appearance, including regeneration.
- To the pruning or removal of vegetation to prevent damage to works when damage to a pipeline, electricity or telephone transmission line, cable or other service has occurred or is likely to occur.
- To the removal, destruction or lopping of dead vegetation unless the dead vegetation is a habitat tree containing hollows.

**BANYULE PLANNING SCHEME**

- To the pruning, removal or destruction of any vegetation where an agreement exists between a railway carrier and the Department of Sustainability and Environment, or where the pruning, removal or destruction of vegetation is the minimum amount necessary to provide for the safe operation of the rail service for the safety of the travelling public.
- To the removal, destruction or lopping of vegetation carried out in accordance with a management plan prepared to the satisfaction of the responsible authority.

*Note: Lopping is defined as the practice of cutting branches or stems between branch unions or internodes. Environmental weed species listed in Schedule 4 to the Environmental Significance Overlay will require a permit under that provision.*

**4.0**

27/05/2019  
C154bany

**Application requirements**

None specified.

**5.0**

--/--  
Proposed C162bany

**Decision guidelines**

Before deciding on an application to remove, destroy or lop any native vegetation, the responsible authority must consider, as appropriate:

- Any report on the value or otherwise of the specified vegetation including
  - *An Inventory of Sites of Environmental Significance in the City of Banyule and Adjoining Areas.* Banyule City Council.
  - *Sites of Faunal and Habitat Significance in North East Melbourne.*
  - *Banyule Wildlife Corridor Program.*
  - *Banyule Weed Management Strategy.*
- The benefits of retaining a buffer strip of vegetation within specified distances of watercourses, roads and property boundaries.
- Whether the application includes a landscape plan or agreement to replace areas of vegetation on the land.
- The value of the vegetation to the visual amenity of the area.

**6.0**

--/--  
Proposed C162bany

**Background documents**

*An Inventory of Sites of Environmental Significance in the City of Banyule and Adjoining Areas.* Banyule City Council, September 1995.

*Banyule Weed Management Strategy* (Practical Ecology, 2006)

*Banyule Wildlife Corridor Program* (Banyule City Council, March 2000)

*Sites of Faunal and Habitat Significance in North East Melbourne* (C. Beardsell, 1997)

**BANYULE PLANNING SCHEME**

Proposed C162bany

**SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO1**.

**DAREBIN PARKLANDS AND ROCKBEARE PARK ENVIRONS****1.0**

19/01/2006  
VC37

**Design objectives**

To ensure that buildings and works are appropriately sited to minimise the impact on adjoining parkland.

To ensure that the design of buildings, including form, bulk, choice of materials and colours, minimises the visual impact on adjoining parkland.

To ensure that structures do not impose on the landscape and they are coherent and compatible with the character of the site.

To minimise the physical alteration of natural slopes and the landscape generally.

To ensure a high standard of design in any new building and to ensure that any new building respects its neighbouring natural and built environment.

**2.0**

08/10/2009  
C61

**Buildings and works**

A permit is not required to construct a building or to construct or carry out works if:

- The floor area of the building does not exceed 170m<sup>2</sup> or increase the floor area of an existing building by more than 50%; and
- The total area of the works does not exceed 170m<sup>2</sup>; and
- Any part of the building or works is no more than 6 metres above the natural surface of the ground directly below that part; and
- The building or works are located within 40 metres from the street frontage of the property.

A permit is required to construct an outdoor swimming pool associated with a dwelling.

**3.0**

27/05/2019  
C154bany

**Subdivision**

None specified.

**4.0**

27/05/2019  
C154bany

**Signs**

None specified.

**5.0**

27/05/2019  
C154bany

**Application requirements**

None specified.

**6.0**

27/05/2019  
C154bany

**Decision guidelines**

Before deciding on any application to construct a building, to construct or carry out works, or for a subdivision, the responsible authority must consider:

- Whether the location, bulk, outline and appearance of the building or works will be in keeping with or enhance the vista from the Darebin Creek.
- Whether there is adequate vegetation (proposed or existing) to provide visual screening of the buildings and works.
- Whether the building design is in keeping with the character of the area.

**BANYULE PLANNING SCHEME**

**7.0 Background document**

Proposed C162bany *Darebin Parklands and Rockbeare Park Environs: A Planning Guideline* (Banyule City Council, March 1996)



## BANYULE PLANNING SCHEME

---  
Proposed C162bany

**SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO2.

**MACLEOD RED GUM AREA****1.0**

19/01/2006  
VC37

**Statement of environmental significance**

This area contains significant stands of River Red Gums and associated indigenous vegetation that provide important habitat for native fauna. This vegetation is also of major importance in its contribution to local wildlife corridors especially as the link between the Gresswell Forest and the Rosanna Parklands. The vegetation also contributes to the landscape quality of the area.

**2.0**

27/05/2019  
C154bany

**Environmental objective to be achieved**

To conserve the existing pattern of vegetation, landscape quality and ecosystems within the area.

To address the threatening processes associated with widespread habitat loss and degradation that has occurred in North East Melbourne.

To protect the area as a habitat for local fauna and as an important habitat link.

To promote the retention of existing indigenous vegetation wherever possible.

To ensure that the development, use and management of land is compatible with the existing character and landscape conservation of the area.

**3.0**

01/10/2015  
C71

**Permit requirement****3.1**

19/01/2006  
VC37

**Buildings and works**

A permit is not required to construct a building or carry out works further than 2 metres from the dripline of any native vegetation.

**3.2**

---  
Proposed C162bany

**Native vegetation**

A permit is required to remove, destroy or lop any native vegetation.

This does not apply:

- To the removal, destruction or lopping of native vegetation which has been planted for garden or horticultural purposes and which is less than 5 metres high and has a single trunk circumference of less than 0.5 metres at a height of 1 metre above ground level.
- To the removal, destruction or lopping of vegetation identified as environmental weed species in *Banyule Weed Management Strategy*.
- To the removal or pruning of street trees in accordance with the *Banyule Street Tree Strategy*.
- To the pruning of vegetation to maintain or improve its health or appearance.
- To the pruning, or removal of vegetation to prevent damage to works when damage to a pipeline, electricity or telephone transmission line, cable or other service has occurred or is likely to occur.
- To the removal, destruction or lopping of dead vegetation, unless the dead vegetation is a habitat tree containing hollows.

**BANYULE PLANNING SCHEME**

- To the pruning, removal or destruction of any vegetation where an agreement exists between a railway carrier and the Department of Sustainability and Environment, or where the pruning, removal or destruction of vegetation is the minimum amount necessary to provide for the safe operation of the rail service for the safety of the travelling public.
- To the removal, destruction or lopping of vegetation carried out in accordance with a management plan prepared to the satisfaction of the responsible authority.

*Note: Lopping is defined as the practice of cutting branches or stems between branch unions or internodes. Environmental weed species listed in Schedule 4 to the Environmental Significance Overlay will require a permit under that provision.*

**4.0**

27/05/2019  
C154bany

**Application requirements**

A plan of development of the land to the satisfaction of the responsible authority must be submitted with any application. The plan must show:

- The location of all buildings and works proposed to be constructed on the land.
- The location and nature of all driveways, pathways and other impervious surfaces which are proposed to be constructed on the land.
- The location and type of all existing native vegetation on the land.
- The identification of the native vegetation which is proposed to be removed, destroyed or lopped.
- Details of any proposed landscaping or replanting including a schedule of proposed plant species.

**5.0**

27/05/2019  
C154bany

**Decision guidelines****5.1**

27/05/2019  
C154bany

**Buildings, works and subdivision**

Before deciding on an application to construct a building, or to construct or carry out works, or to subdivide land, or whether a plan is satisfactory the responsible authority must consider, as appropriate:

- The effect of the development on the natural ecosystems of the area.
- The conservation and enhancement of the area.
- The need to prevent erosion and pollution.
- The existing use and development of the land.
- The preservation of and the impact on the natural environment, including the promotion of indigenous plant species.
- Whether the proposed buildings or works will result in damage to any native vegetation on the land by means of damage to roots, changes to soil drainage or by any other means.
- The maturity of nearby vegetation and whether the proposed buildings or works will interfere with the future growth or long term health of the vegetation.

**5.2**

---  
Proposed C162bany

**Vegetation**

Before deciding on an application to remove, destroy or lop any vegetation the responsible authority must consider:

- Any report on the value or otherwise of the specified vegetation including the background documents:

**BANYULE PLANNING SCHEME**

- *An Inventory of Sites of Environmental Significance in the City of Banyule and Adjoining Areas. Banyule City Council, September 1995.*
- *Sites of Faunal and Habitat Significance in North East Melbourne.*
- *Banyule Wildlife Corridor Program City Council.*
- *Banyule Weed Management Strategy.*
- The role of native vegetation in conserving flora and fauna.
- The need to retain native or other vegetation if it is rare, supports rare species of flora or fauna or forms part of a wildlife corridor.
- The need to retain vegetation which prevents or limits adverse effects on ground water recharge.
- The need to retain vegetation:
  - Where ground slopes exceed 20 percent.
  - Within 30 metres of a watercourse or wetland.
  - On land where the soil or subsoil may become unstable if cleared.
  - On land subject to or which may contribute to soil erosion, slippage or salinisation.
  - In areas where the removal, destruction or lopping of vegetation could adversely affect the integrity or long term preservation of an identified site of scientific, nature conservation or cultural significance.
  - Which is of heritage or cultural significance.
- Any relevant permit to remove, destroy or lop native vegetation in accordance with a land management plan or works program.
- Whether the application includes a land management plan or works program.
- Whether provision is made or is to be made to establish and maintain native vegetation elsewhere on the land.
- The conservation and enhancement of vegetation in the area.
- The benefits of retaining a buffer strip of vegetation within specified distances of watercourses, roads and property boundaries.
- The benefits of requiring planting, replanting or other treatment of any part of the land.
- Any proposed landscape plan or agreement to replace areas of vegetation on the site.
- The management of vegetation to minimise fire hazard and to ensure safety to people and property.

**6.0****Background documents**

-----  
Proposed C162bany

*Banyule Weed Management Strategy* (Practical Ecology, 2006)

*Banyule Wildlife Corridor Program* (Banyule City Council, March 2000)

*Sites of Faunal and Habitat Significance in North East Melbourne* (C. Beardsell, 1997)

## BANYULE PLANNING SCHEME

---  
Proposed C162bany

**SCHEDULE 2 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY**

Shown on the planning scheme map as VPO2.

**LOYOLA SEMINARY PRECINCT****1.0**

19/01/2006  
VC37

**Statement of nature and significance of vegetation to be protected**

A large number of trees and shrubs within the Loyola Seminary Precinct form part of the building's original garden surrounds and are an integral part of its significance. They provide a setting for the visual significance of the building and are a remnant representation of the rural location of the seminary. In addition, several of the trees and plantations in the gardens are also of horticultural or genetic value, are rare or of localised distribution or are outstanding examples of their species and are included on the National Trust of Australia's Register of Significant Trees of Victoria.

**2.0**

27/05/2019  
C154bany

**Vegetation protection objectives to be achieved**

To conserve the existing pattern of vegetation and landscape quality within the area.

To protect significant trees and shrubs.

To ensure that the development, use and management of land is compatible with the existing character and landscape conservation of the area.

**3.0**

---  
Proposed C162bany

**Permit requirement**

A permit is required to remove, destroy or lop any tree or shrub identified as notable trees in the *Loyola Seminary and Environs Heritage Plan 1994*.

This does not apply to;

- the pruning of vegetation to maintain or improve its health or appearance.
- To the removal, destruction or lopping of vegetation that is dead to the satisfaction of the responsible authority, unless the dead vegetation is a habitat tree containing hollows.

*Note: Lopping is defined as the practice of cutting branches or stems between branch unions or internodes.*

**4.0**

27/05/2019  
C154bany

**Application requirements**

None specified.

**5.0**

---  
Proposed C162bany

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 42.02, in addition to those specified in Clause 42.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- the significance of the tree or shrub;
- whether any tree or shrub is of botanical, scientific or cultural significance and the impact of its removal on the integrity of the landscape;
- the *Classification Report - Buildings Committee, Loyola College, Watsonia Landscape Report - Loyola College Complex, Office of Corrections Training Centre, Grimshaw Street, Watsonia*.

**6.0**

---  
Proposed C162bany

**Background documents**

*Classification Report - Buildings Committee, Loyola College, Watsonia, National Trust of Australia (Victoria), 1993*

*Landscape Report, Loyola College Complex, Office of Corrections Training Centre, Grimshaw Street, Watsonia (Department of Planning and Development, 1992)*

**BANYULE PLANNING SCHEME**

---  
Proposed C162bany

**SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO3.

**SITES OF BOTANICAL, ZOOLOGICAL AND HABITAT SIGNIFICANCE****1.0**

01/10/2015  
C71

**Statement of environmental significance**

These areas are included in sites of state and regional faunal significance and of High and Medium habitat significance as identified by recent studies. They include those sites of significance which are removed from the major waterways in the area, which are covered in ESO1. All are significant for the presence of important indigenous vegetation but they also provide habitat for significant fauna.

Yandell Reserve and the adjoining Greenhills area is particularly significant for the presence of the vulnerable Eltham Copper Butterfly. St Helena Reserve is particularly important for the presence of the Emerald Greenhood. The north-east part of the Streeton Views Estate contains stands of an unusual hybrid between River Red Gum and Swamp Gum.

The native vegetation of all sites is also recognised as a major contributor to the landscape quality and visual amenity of the area.

**2.0**

27/05/2019  
C154bany

**Environmental objective to be achieved**

To protect and enhance the conservation values of sites of botanical, zoological or habitat significance.

To maintain the biological diversity of indigenous plants, animals and other organisms occurring within recognised sites of botanical, zoological or habitat significance.

To provide for the ecological sustainability of recognised sites of botanical, zoological or habitat significance.

To protect and enhance regional and strategic habitat links.

To address the threatening processes associated with widespread habitat loss and degradation that has occurred in North East Melbourne.

**3.0**

01/10/2015  
C71

**Permit requirement****3.1**

01/10/2015  
C71

**Buildings and works**

A permit is required to construct a fence.

A permit is not required for:

- Drainage works undertaken by the responsible authority.
- Works undertaken by a public authority to:
  - lay underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground powerlines of less than 220,000 volts if they do not alter the topography of the land;
  - erect telephone or power lines without involving the construction of any towers or poles;

or

to construct a road on land reserved for existing or proposed road purposes provided they are undertaken in accordance with a plan prepared to the satisfaction of the responsible authority.

**3.2**

---  
Proposed C162bany

**Vegetation**

A permit is required to remove, destroy or lop any native vegetation.

**BANYULE PLANNING SCHEME**

This does not apply:

- To the removal, destruction or lopping of vegetation identified as environmental weed species in *Banyule Weed Management Strategy*.
- To the removal or pruning of street trees in accordance with the *Banyule Street Tree Strategy*.
- To the pruning of vegetation to maintain or improve its health or appearance.
- To the pruning or removal of vegetation to prevent damage to works when damage to a pipeline, electricity or telephone transmission line, cable or other service has occurred or is likely to occur.
- To the removal, destruction or lopping of dead vegetation unless the dead vegetation is a habitat tree containing hollows.
- To the removal, destruction or lopping of vegetation carried out in accordance with a management plan prepared to the satisfaction of the responsible authority.

*Note: Lopping is defined as the practice of cutting branches or stems between branch unions or internodes. Environmental weed species listed in Schedule 4 to the Environmental Significance Overlay will require a permit under that provision.*

**4.0**

27/05/2019  
C154bany

**Application requirements**

None specified.

**5.0**

4.4.4  
Proposed C162bany

**Decision guidelines**

Before deciding on an application to construct a building, or to construct or carry out works, or to subdivide land, or to remove, destroy or lop any vegetation or whether a plan is satisfactory, the responsible authority must consider, as appropriate:

- Any report which identifies sites of botanical, zoological or habitat significance in the area, including
  - *An Inventory of Sites of Environmental Significance in the City of Banyule and Adjoining Areas. Banyule City Council.*
  - *Sites of Faunal and Habitat Significance in North East Melbourne.*
  - *Banyule Wildlife Corridor Program.*
- The effect of the development on the natural ecosystems of the area.
- The conservation and enhancement of the area.
- The need to prevent erosion and pollution.
- The need for all excavation and fill slopes to be of a gradient less than 1 in 5 and revegetated immediately following construction.
- The benefits of limiting retaining walls to be not more than 1.5 metres above ground level.
- The need for at least 50 percent of a site to be native vegetation, lawn or other pervious open space. It should not contain a building, swimming pool, pavement or other impervious surface.
- The role of native vegetation in conserving flora, fauna and habitat.
- The need to retain native or other vegetation if it is rare, supports significant species of plants, animals or other organisms or forms part of a wildlife corridor.
- The need to retain vegetation which prevents or limits adverse effects on ground water recharge.
- The need to retain vegetation:
  - Where ground slopes exceed 20 percent.

**BANYULE PLANNING SCHEME**

- Within 30 metres of a watercourse or wetland.
  - On land where the soil or subsoil may become unstable if cleared.
  - On land subject to or which may contribute to soil erosion, slippage or salinisation.
  - In areas where the removal, destruction or lopping of vegetation could adversely affect the integrity or long term preservation of an identified site of scientific, nature conservation or cultural significance.
  - Which is of heritage or cultural significance.
- Whether the application includes a land management plan or works program.
  - Whether provision is made or is to be made to establish and maintain native vegetation elsewhere on the land.
  - The nature and appropriateness of the means proposed to prevent pollution of waterways during construction.
  - The benefits of retaining a buffer strip of vegetation within specified distances of watercourses, roads and property boundaries.
  - The benefits of requiring planting, replanting or other treatment of any part of the land.
  - Any proposed landscape plan or agreement to replace areas of vegetation on the site.
  - The management of vegetation to minimise fire hazard and to ensure safety to people and property.

**6.0****Background documents**

-----  
Proposed C162bany

*An Inventory of Sites of Environmental Significance in the City of Banyule and Adjoining Areas*, Banyule City Council, September 1995.

*Banyule Weed Management Strategy* (Practical Ecology, 2006)

*Banyule Wildlife Corridor Program* (Banyule City Council, March 2000)

*Sites of Faunal and Habitat Significance in North East Melbourne* (C. Beardsell, 1997)

## BANYULE PLANNING SCHEME

Proposed C162bany

**SCHEDULE 3 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY**

Shown on the planning scheme map as VPO3.

**EAGLEMONT, IVANHOE EAST AND IVANHOE AREA****1.0**

Proposed C162bany

**Statement of nature and significance of vegetation to be protected**

The *Neighbourhood Character Strategy* identifies the importance of vegetation to the character of an area. Trees are important to the urban environment for many reasons. Trees provide visual relief from the built form, have value as landmarks and along ridgelines and can serve to hide buildings that may not otherwise contribute positively to the streetscape. Trees also provide habitats for birds and other wildlife, provide shade, assist energy efficient building design and provide broader environmental benefits to the air quality of urban areas in particular.

In this area of Banyule, vegetation, particularly the tall trees, is considered to be an integral part of the character of the area that is appreciated by residents and visitors. The area is predominantly residential in use, and abuts the Yarra River valley and wildlife corridor, although additional local habitat links extend in to and through residential neighbourhoods. The density and maturity of the tree cover results in vegetation dominating long distance views to and from the area, and frequently dominating streetscapes and obscuring views of individual buildings. Street trees contribute to this character, and should be retained and enhanced through planting programs. However, trees on private property are equally important to the overall character significance of the area, and accordingly maintenance of the dominance of the vegetation in the area is of importance.

**2.0**

27/05/2019  
C154bany

**Vegetation protection objectives to be achieved**

To retain and enhance the vegetation, and in particular the tall trees in the area, that contributes to the identified character of the area.

To ensure that prior to removal of tall trees all alternatives are considered, including redesign of proposed buildings and associated works.

To ensure that where a tree to be removed, comprehensive landscape plans are prepared and provision is made for substantial vegetation and trees elsewhere on the site.

To protect and enhance the area as a habitat for local flora and fauna.

**3.0**

Proposed C162bany

**Permit requirement**

A permit is required to remove, destroy or lop any vegetation.

This does not apply:

- To the removal, destruction or lopping of native vegetation which has been planted for garden or horticultural purposes and which is less than 5 metres high and has a single trunk circumference of less than 0.5 metres at a height of 1 metre above ground level.
- To the removal, destruction or lopping of exotic vegetation which is less than 5 metres in height and has a trunk circumference of less than 0.5 metres at a height of 1 metre above ground level.
- To the removal, destruction or lopping of vegetation identified as environmental weed species in *Banyule Weed Management Strategy*.
- To the removal or pruning of street trees in accordance with the Banyule Street Tree Strategy.
- To the pruning of vegetation to maintain or improve its health, structure or appearance, including regeneration.
- To the pruning, or removal of vegetation to prevent damage to works when damage to a pipeline, electricity or telephone transmission line, cable or other service has occurred or is likely to occur.



**BANYULE PLANNING SCHEME**

- To the removal, destruction or lopping of dead vegetation unless the dead vegetation is a habitat tree containing hollows.
- To the pruning, removal or destruction of any vegetation where an agreement exists between a railway carrier and the Department of Sustainability and Environment, or where the pruning, removal or destruction of vegetation is the minimum amount necessary to provide for the safe operation of the rail service for the safety of the travelling public.

To the removal, destruction or lopping of vegetation carried out in accordance with a management plan prepared to the satisfaction of the responsible authority.

*Note: Lopping is defined as the practice of cutting branches or stems between branch unions or internodes. Environmental weed species listed in Schedule 4 to the Environmental Significance Overlay will require a permit under that provision.*

**4.0**

27/05/2019  
C154bany

**Application requirements**

None specified.

**5.0**

---  
Proposed C162bany

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 42.02, in addition to those specified in Clause 42.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The vegetation contributes to the visual amenity and character of the Garden Suburban Area and the preferred character of the Neighbourhood Character Precinct GS3, as described in the Preferred neighbourhood character policy at clause 15.01-5L.
- The removal or lopping of the vegetation will result in an undesirable change or contribute to a cumulative undesirable change in the character of the area.
- All alternatives for the design of buildings and works that would avoid the need for vegetation removal, destruction or lopping have been considered.
- There is a comprehensive landscape plan accompanying the application which identifies the planting of substantial vegetation and replacement trees of similar ultimate size.
- Any native vegetation contributes to the conservation of habitat links for local flora and fauna and the implementation of the *Wildlife Corridor Program*, Banyule City Council, 2000.

**6.0**

---  
Proposed C162bany

**Background documents**

*Banyule Weed Management Strategy* (Practical Ecology, 2006)

*Banyule Wildlife Corridor Program* (Banyule City Council, March 2000)

*Neighbourhood Character Strategy* (Banyule City Council, 2012)

**BANYULE PLANNING SCHEME**

---  
Proposed C162bany

**SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO4.

**SIGNIFICANT TREES AND AREAS OF VEGETATION****1.0****Statement of environmental significance**

---  
Proposed C162bany

There are many individual trees, groups of trees and areas of vegetation within Banyule, which have special significance. They include a variety of native and exotic trees and other vegetation, which are of landscape, habitat, horticultural or genetic value, are rare or of localised distribution, are outstanding examples of their species or are of cultural or historical significance. All are included on the *Banyule City Council Significant Trees Register* and some are included on the *National Trust of Australia's Register of Significant Trees of Victoria*.

**2.0****Environmental objective to be achieved**

16/08/2007  
C51

To protect and enhance trees and areas of vegetation that are significant.

**3.0****Permit requirement**

01/10/2015  
C71

A permit is required to remove, destroy or lop any significant tree or area of vegetation specified in the table to this clause.

This does not apply:

- To the pruning of vegetation to maintain or improve its health or appearance.
- To the pruning of any significant tree or area of vegetation where an agreement exists between a railway carrier and the Department of Sustainability and Environment, or where pruning is the minimum amount necessary to provide for the safe operation of the rail service for the safety of the travelling public.
- To the removal, destruction or lopping of any significant tree or area of vegetation if a permit for the removal, destruction or lopping has been granted under the *Heritage Act 1995*.

A permit is not required to construct a building or carry out works outside the critical root zone (calculated as extending for a distance of no less than five metres beyond the drip-line) of any significant tree specified in the table to this clause.

Before deciding on an application to remove, destroy or lop any specified tree or area of vegetation, the responsible authority may require the applicant to provide a report from a qualified tree surgeon or botanist on the reason and need for the proposed work, options for alternative treatment and any remedial or restorative action proposed.

**4.0****Application requirements**

27/05/2019  
C154bany

None specified.

**5.0****Decision guidelines**

---  
Proposed C162bany

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

- The significance of any specified trees or areas of vegetation.
- Whether any specified trees or areas of vegetation are of botanical, scientific or cultural significance and the impact of its removal on the integrity of the landscape.
- The benefit of a condition regarding the method to be employed in lopping any specified trees.
- The benefit of conditions requiring a long-term maintenance program for specified trees or areas of vegetation and especially those subject to continuing works.

**BANYULE PLANNING SCHEME**

- Whether the proposed location or design of any building or works will impair the appearance or health of specified trees or areas of vegetation.
- The “National Trust (Victoria) Significant Trees Register”, the “Banyule City Council Significant Trees and Vegetation Register” and the “City of Banyule Significant Tree and Vegetation Study”.
- Any report which identifies, describes or deals with specified trees or areas of vegetation.

**6.0**

Proposed C162bany

**Table of significant vegetation**

In the following table the affected properties are those within the canopy plus 5 metres of the specified significant trees or areas of vegetation.

The Code is the specific number for a given tree as identified in the *City of Banyule Significant Tree and Vegetation Study* and Lot Plans and the number that will continue to be assigned to trees and areas of vegetation listed under the *Banyule City Council Significant Trees Register*.

Numbers in brackets e.g. (x 20) after the species name is the number of trees where there are more than one.

Vegetation includes dead or dying vegetation.

\* denotes interim control, expiry date 31/05/2022

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	001	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	002	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	003	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	004	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	005	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	006	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	12 Anderson Parade, Bundoora	Nil	009	2ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	12 Anderson Parade, Bundoora	Nil	010	2ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	12 Anderson Parade, Bundoora	Nil	011	2ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	12 Anderson Parade, Bundoora	Nil	012	2ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	12 Anderson Parade, Bundoora	Nil	013	2ESO
Manna Gum <i>Eucalyptus viminalis</i>	4 Lawson Court, Watsonia North	15 & 17 Bawden Close, Watsonia North	014	2ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
Long Leaf Box <i>Eucalyptus goniocalyx</i>	16 Sophie Place, Greensborough	17 Armstrong Street & 14 Sophie Place, Greensborough	015	2ESO
Yellow Box <i>Eucalyptus melliodora</i>	3 Miga Close, Greensborough	2 & 4 Miga Close, Greensborough	016	2ESO
English Oak <i>Quercus robur</i>	132 Diamond Creek Road, St Helena	Nil	019	3ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	279 St Helena Road, St Helena	277 St Helena Road, St Helena	020	4ESO
Red Box <i>Eucalyptus polyanthemus</i> (Many)	208 & 210 Aqueduct Road and part of Aqueduct Road Reserve, St Helena	Nil	021	4ESO
Red Box <i>Eucalyptus polyanthemus</i> <i>subsp. vestita</i>	4 Dalvida Court, Eltham North	5 Dalvida Court, Eltham North	023	4ESO
Yellow Box <i>Eucalyptus melliodora</i>	17 Macdhui Avenue, Eltham North	19 Macdhui Avenue, Eltham North	024	4ESO
Spotted Gum <i>Corymbia maculata</i> (71)	Southern Road road reserve from Milton Court, Heidelberg Heights to Darebin Creek Bridge, Heidelberg West	Nil	025	9ESO 10ESO
Arolla or Swiss Stone Pine <i>Pinus cembra</i>	134 Southern Road, Heidelberg West	5 South Crescent, Heidelberg West 132 Southern Road, Heidelberg West	027	9ESO
Smooth Barked Apple Myrtle <i>Angophora costata</i>	23 Porter Road, Heidelberg Heights	21 & 25 Porter Road, Heidelberg Heights	028	10ESO
Lemon Scented Gum <i>Corymbia citriodora</i> (9)	Invermay Grove road reserve from Bellevue Avenue to Grandview Grove, Rosanna	Nil	029	10ESO
Southern European Cork Oak <i>Quercus suber</i>	15 Invermay Grove, Rosanna	16 Bellevue Avenue, Rosanna	030	10ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	2-20 Bendoran Crescent, Bundoora	Nil	031	5ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	9 Crabtree Court, Bundoora	7 & 11 Crabtree Court, Bundoora	032	5ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	153 Lower Plenty Road, Rosanna	Nil	033	10ESO
Grassland Community	128-150 Wungan Street, Macleod	Nil	034	5ESO 10ESO
Yellow Box <i>Eucalyptus melliodora</i>	10 Braid Hill Road, Macleod	23 & 1/23 Falcon Road, Macleod 31 & 35 Moorwatha Street, Macleod	035	11ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
Studley Park Gum <i>Eucalyptus X studleyensis</i>	267-271 Lower Plenty Road, Rosanna	Nil	036	11ESO
Monterey Cypress <i>Cupressus macrocarpa cv.</i>	206-230 Rosanna Road, Rosanna	Nil	037	11ESO
Canary Date Palm <i>Phoenix canariensis</i>	206-230 Rosanna Road, Rosanna	Nil	039	11ESO
Pin Oak <i>Quercus palustris</i>	206-230 Rosanna Road, Rosanna	Nil	040	11ESO
Red Box <i>Eucalyptus polyanthemos subsp. vestita</i>	32 Drysdale Street, Yallambie	8/32 Drysdale Street, Yallambie	042	11ESO
Yellow Box <i>Eucalyptus melliodora</i> River Red Gum <i>Eucalyptus camaldulensis</i> (Many)	111 Banyule Road, Rosanna	Nil	043	11ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	325-349 Grimshaw Street, Watsonia	Nil	044	6ESO
Basket Oak <i>Quercus prinus</i>	325-349 Grimshaw Street, Watsonia	Nil	045	6ESO
Portuguese Oak <i>Quercus faginea</i>	325-349 Grimshaw Street, Watsonia	Nil	046	6ESO
<i>Cupressus glabra 'Hodginsii'</i>	325-349 Grimshaw Street, Watsonia	Nil	047	6ESO
Canary Date Palm <i>Phoenix canariensis</i>	314 Greenwood Drive, Watsonia	Nil	048	6ESO
Yellow Box <i>Eucalyptus melliodora</i>	359-389 Service Road, Watsonia	Nil	051	6ESO
Yellow Box <i>Eucalyptus melliodora</i>	359-389 Service Road, Watsonia	Nil	052	6ESO
Yellow Box <i>Eucalyptus melliodora</i>	359-389 Service Road, Watsonia	Nil	053	6ESO
Yellow Box <i>Eucalyptus melliodora</i>	33 Grantham Road, Viewbank	Nil	055	11ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	Corbie Way road reserve, Yallambie	21 & 23 Corbie Way, Yallambie	057	11ESO
Studley Park Gum <i>Eucalyptus X studleyensis</i>	1 Arthur Streeton Drive, Yallambie	Nil	062	11ESO
Studley Park Gum <i>Eucalyptus X studleyensis</i>	1 Arthur Streeton Drive, Yallambie	Nil	063	11ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1 Arthur Streeton Drive, Yallambie	Nil	064	11ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
Studley Park Gum <i>Eucalyptus X studleyensis</i>	1 Arthur Streeton Drive, Yallambie	Nil	065	11ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	36 Arthur Streeton Drive, Yallambie	8 Red Gum Way, Yallambie	066	11ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	Corbie Way road reserve, Yallambie	4 & 6 Corbie Way, Yallambie	067	11ESO
Studley Park Gum <i>Eucalyptus X studleyensis (Many)</i>	23-31 The Grange, Yallambie	Nil	069	7ESO
Studley Park Gum <i>Eucalyptus X studleyensis</i>	9 Silver Wattle Street, Yallambie	11 Silver Wattle Street, Yallambie	070	11ESO 12 ESO
Studley Park Gum <i>Eucalyptus X studleyensis (Many)</i>	44 The Grange, Yallambie	Nil	072	7ESO
Manna Gum <i>Eucalyptus viminalis</i>	8 St Helena Road, Greensborough	Nil	073	3ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	Banyule Road road reserve, Viewbank	Nil	074	12ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	Cleveland Avenue road reserve, Lower Plenty	5 Henty Road, Lower Plenty	075	12ESO
Bhutan Cypress <i>Cupressus torulosa (Many)</i>	43-45 Grimshaw Street, Greensborough	7 Eldale Avenue, Greensborough 39-41 Grimshaw Street, Greensborough	076	7ESO
Swamp Cypress <i>Taxodium distichum</i>	36-38 Alexandra Street, Greensborough	42 Alexandra Street, Greensborough	079	7ESO
Parramatta Red Gum <i>Eucalyptus parramattensis subsp. decadens</i>	180 Hicking Avenue, Greensborough	182 Hicking Avenue, Greensborough	080	7ESO
English Oak <i>Quercus robur (14)</i>	2 Moola Close, Yallambie	Nil	082	7ESO 12ESO
Hoop Pine <i>Araucaria cunninghamii</i>	2 Moola Close, Yallambie	Nil	083	7ESO 12ESO
Bunya Bunya Pine <i>Araucaria bidwillii</i>	14 Tarcoola Drive, Yallambie	Nil	084	7ESO 12ESO
Mexican Cypress <i>Cypressus lusitanica</i>	14 Tarcoola Drive, Yallambie	20 Tarcoola Drive, Yallambie	085	7ESO 12ESO
Old Orchard <i>Malus sp.</i>	2 Moola Close, Yallambie	Nil	086	7ESO 12ESO
English Oak <i>Quercus robur</i>	14 Tarcoola Drive, Yallambie	Nil	087	7ESO 12ESO
English Oak <i>Quercus robur</i>	2 Moola Close, Yallambie	Nil	088	7ESO 12ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
Hoop Pine <i>Araucaria cunninghamii</i>	2 Moola Close, Yallambie	Nil	089	7ESO 12ESO
Bunya Bunya Pine <i>Araucaria bidwillii</i>	8 Moola Close, Yallambie	2 & 10 Moola Close, Yallambie	090	7ESO 12ESO
Mediterranean Cypress <i>Cupressus sempervirens</i>	22 Tarcoola Drive, Yallambie	24 Tarcoola Drive, Yallambie	091	7ESO 12ESO
Deodara Cedar <i>Cedrus deodara</i>	14 Tarcoola Drive, Yallambie	Nil	092	7ESO 12ESO
Stone Pine <i>Pinus pinea</i>	20 Tarcoola Drive, Yallambie	22 Tarcoola Drive, Yallambie	093	7ESO 12ESO
Camperdown Elm <i>Ulmus glabra 'Camperdownii'</i>	25 Carn Avenue, Ivanhoe	27 Carn Avenue, Ivanhoe	094	15ESO
Black Bamboo <i>Phyllostachys nigra (Many)</i>	2 Moola Close, Yallambie	Nil	095	7ESO 12ESO
English Oak <i>Quercus robur</i>	2 Moola Close, Yallambie	Nil	096	7ESO 12ESO
Mediterranean Cypress <i>Cupressus sempervirens</i>	14 Tarcoola Drive, Yallambie	Nil	099	7ESO 12ESO
English Oak <i>Quercus robur</i>	14 Tarcoola Drive, Yallambie	1 Taree Place, Yallambie 5 Taree Place, Yallambie	100	7ESO 12ESO
Bhutan Cypress <i>Cypressus torulosa</i>	14 Tarcoola Drive, Yallambie	7 Taree Place, Yallambie	101	7ESO 12ESO
Chinese Mourning Cypress <i>Chamaecyparis funebris</i>	14 Tarcoola Drive, Yallambie	9 Moola Close, Yallambie	102	7ESO 12ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	2-4 & 2A Main Road, Lower Plenty	Nil	103	12ESO
Manna Gum <i>Eucalyptus viminalis</i>	21A Talbot Street, Greensborough	Nil	104	7ESO
Mediterranean Cypress <i>Cupressus sempervirens</i>	2 Moola Close, Yallambie	Nil	106	7ESO 12ESO
Manna Gum <i>Eucalyptus viminalis</i>	2 Moola Close, Yallambie	Nil	107	7ESO 12ESO
Mediterranean Cypress <i>Cupressus sempervirens</i>	2 Moola Close, Yallambie	Nil	108	7ESO 12ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	8 Main Road, Lower Plenty	Nil	109	12ESO 13ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	8 Main Road, Lower Plenty	Nil	110	12ESO 13ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
River Red Gum <i>Eucalyptus camaldulensis</i> Studley Park Gum <i>Eucalyptus X studleyensis</i> (Many)	73-79 Bonds Road, Lower Plenty	Nil	111	12ESO
Yellow Box <i>Eucalyptus melliodora</i>	5 Montrose Street, Montmorency	7 Montrose Street, Montmorency	112	7ESO
Yellow Box <i>Eucalyptus melliodora</i>	1/61 Rosehill Road, Lower Plenty	61 Rosehill Road, Lower Plenty	114	13ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	63A Rosehill Road, Lower Plenty	65 Rosehill Road, Lower Plenty	115	13ESO
Red Box <i>Eucalyptus polyanthemus subsp. vestita</i>	4 Glendale Road, Briar Hill	1 Arthur Street, Briar Hill	117	7ESO
Long Leaf Box <i>Eucalyptus goniocalyx</i> Yellow Box <i>Eucalyptus melliodora</i> Cherry Ballart <i>Exocarpus cupressiformis</i>	8 Main Road, Lower Plenty	Nil	118	12ESO 13ESO
Yellow Box <i>Eucalyptus melliodora</i>	17 Price Avenue, Montmorency	19 Price Avenue, Montmorency	120	8ESO
Olive Tree <i>Olea europaea var. europaea</i>	12-28 Mountain View Road, Montmorency	Nil	121	8ESO
Canary Date Palm <i>Phoenix canariensis</i>	88 Rattray Road, Montmorency	Nil	122	8ESO
Monterey Cypress <i>Cupressus macrocarpa</i> (Many)	88 Rattray Road, Montmorency	90 Rattray Road, Montmorency	124	8ESO
Swamp Gum <i>Eucalyptus ovata</i>	12-28 Mountain View Road, Montmorency	Nil	125	8ESO
Yellow Box <i>Eucalyptus melliodora</i>	127 Fernside Avenue, Briar Hill	125 & 129 Fernside Avenue, Briar Hill	126	8ESO
Canary Date Palm <i>Phoenix canariensis</i>	134-146 Ford Street, Ivanhoe	Nil	128	14ESO
Osage Orange <i>Maclura pomifera</i> (3)	10 The Boulevard, Ivanhoe	Nil	131	19ESO
Cockscomb Coral-Tree <i>Erythrina crista-galli</i>	1 McDonald Avenue, Ivanhoe	5 McDonald Avenue, Ivanhoe	136	19ESO
Mahogany Gum <i>Eucalyptus botryoides</i>	27 The Boulevard, Ivanhoe	4 Thyer Road, Ivanhoe	138	19ESO
Blue Palm <i>Butia capitata</i>	6 Redesdale Road, Ivanhoe	Nil	140	19ESO
Camperdown Elm <i>Ulmus glabra 'Camperdownii'</i>	6 Redesdale Road, Ivanhoe	Nil	142	19ESO



## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
Camperdown Elm <i>Ulmus glabra 'Camperdownii'</i>	12 Redesdale Road, Ivanhoe	Nil	143	19ESO
<i>Platanus x acerifolia (7)</i>	40 Norman Street, Ivanhoe	Nil	145	19ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	10 Waverley Avenue, Ivanhoe	12 Waverley Avenue, Ivanhoe	147	19ESO
Carob Tree <i>Ceratonia siliqua</i>	27 Rockbeare Grove, Ivanhoe	25 Rockbeare Grove, Ivanhoe	149	19ESO
<i>Liriodendron tulipifera</i>	7 Latham Street, Ivanhoe	5 Latham Street, Ivanhoe	150	19ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	12 Latham Street, Ivanhoe	Nil	151	19ESO
Tulip Tree <i>Morus nigra</i>	18 Lower Heidelberg Road, Ivanhoe	Nil	152	19ESO
Morton Bay Fig <i>Ficus macrophylla</i>	16 Rockbeare Grove, Ivanhoe	1/14 & 2/14 Rockbeare Grove, Ivanhoe	153	19ESO
Carob Tree <i>Ceratonia siliqua</i>	41 The Ridgeway, Ivanhoe	Nil	155	19ESO
Smooth Barked Apple Myrtle <i>Angophora costata</i>	41 The Ridgeway, Ivanhoe	Nil	156	19ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	250 Waterdale Road, Ivanhoe	Nil	158	14ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	170 Waterdale Road, Ivanhoe	194 Waterdale Road, Ivanhoe	159	14ESO
Deodara Cedar <i>Cedrus deodara</i>	1-19 Seddon Street, Ivanhoe	Nil	161	19ESO
Redwood <i>Sequoia sempervirens</i>	22 Lower Heidelberg Road, Ivanhoe	Nil	163	19ESO
Bunya Bunya Pine <i>Araucaria bidwillii</i>	41 The Ridgeway, Ivanhoe	Nil	164	19ESO
Bushwillow Tree <i>Combretum cafrum</i>	300 Waterdale Road, Heidelberg Heights	Nil	165	14ESO
Aleppo Pine (Lone Pine) <i>Pinus halepensis</i>	300 Waterdale Road, Heidelberg Heights	Nil	166	14ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	1/5 Carn Avenue, Ivanhoe	1, 2/5 & 5 Carn Avenue, Ivanhoe	167	15ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	290 Upper Heidelberg Road, Ivanhoe	Nil	168	14ESO
Southern European Cork Oak <i>Quercus suber</i>	315-317 Upper Heidelberg Road, Ivanhoe	Nil	169	14ESO
Deodara Cedar <i>Cedrus deodara</i>	123 Marshall Street, Ivanhoe	Nil	171	14ESO 19ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
Judas Tree <i>Cercis siliquastrum</i>	Gilbert Road road reserve, Ivanhoe	133 The Boulevard, Ivanhoe	173	19ESO
Monterey Cypress <i>Cupressus macrocarpa</i> (24)	118 & 120 Banksia Street Heidelberg	122 Banksia Street, Heidelberg 1-3 Warringal Place, Heidelberg	175	15ESO
Pin Oak <i>Quercus palustris</i>	79 Studley Road, Eaglemont	1 Waldemar Road, Eaglemont	176	15ESO
Bhutan Cypress <i>Cupressus torulosa</i> (14)	41 Carn Avenue, Ivanhoe	45 Carn Avenue, Ivanhoe	177	15ESO
Bhutan Cypress <i>Cupressus torulosa</i> (2)	41 Carn Avenue, Ivanhoe	Nil	178	15ESO
Canary Date Palm <i>Phoenix canariensis</i>	59 Studley Road, Ivanhoe	Nil	179	15ESO
Washington Pine <i>Washingtonia robusta</i>	1/47 Sherwood Road, Eaglemont	Nil	181	15ESO
Monterey Cypress <i>Cupressus macrocarpa</i> 'Saligna Aurea'	69 Studley Road, Eaglemont	Nil	182	15ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	132 Lower Heidelberg Road, Ivanhoe East	Nil	186	19ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	132 Lower Heidelberg Road, Ivanhoe East	Nil	187	19ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	30-32 Cedric Street, Ivanhoe East	30, 1/32 & 34 Cedric Street, Ivanhoe East	188	19ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	132 Lower Heidelberg Road, Ivanhoe East	Nil	189	19ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	132 Lower Heidelberg Road, Ivanhoe East	Nil	190	19ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	132 Lower Heidelberg Road, Ivanhoe East	Nil	191	19ESO
Elm <i>Ulmus procera</i> (9)	1 Vasey Street, Ivanhoe	Nil	193	19ESO 20ESO
Rough Barked Apple Myrtle <i>Angophora floribunda</i>	1 Vasey Street, Ivanhoe	Nil	194	19ESO 20ESO
Burr Oak <i>Quercus macrocarpa</i>	1 Vasey Street, Ivanhoe	Nil	196	19ESO 20ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1 Vasey Street, Ivanhoe	Nil	197	19ESO 20ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1 Vasey Street, Ivanhoe	Nil	198	19ESO 20ESO
River Red Gum	1 Vasey Street, Ivanhoe	Nil	199	19ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
<i>Eucalyptus camaldulensis</i>				20ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1 Vasey Street, Ivanhoe	Nil	200	19ESO 20ESO
Bhutan Cypress <i>Cupressus torulosa and Mediterranean Cypress Cupressus sempervirens (64)</i>	472 Upper Heidelberg Road, Heidelberg	Nil	202	15ESO
Deodara Cedar <i>Cedrus deodara</i>	145-163 Studley Road, Heidelberg	Nil	205	15ESO
English Oak <i>Quercus robur</i>	145-163 Studley Road, Heidelberg	Nil	208	15ESO
Washington Pine <i>Washingtonia robusta</i>	145-163 Studley Road, Heidelberg	Nil	210	15ESO
Chinese Mourning Cypress <i>Chamaecyparis funebris (13)</i>	The Righi road reserve, Eaglemont	120, 122-124, 123, 125, 127 & 128 The Righi, Eaglemont 67 Castle Street, Eaglemont	212	15ESO
Mahogany Gum <i>Eucalyptus botryoides</i>	Banksia Street road reserve, Heidelberg	2 Warringal Place, Heidelberg	213	15ESO
Camperdown Elm <i>Ulmus glabra 'Camperdownii'</i>	76 Alandale Road, Eaglemont	Nil	215	15ESO
English Oak <i>Quercus robur</i>	15 Whitelaw Court, Eaglemont	15 Mount Street, Eaglemont	216	15ESO
Canary Date Palm <i>Phoenix canariensis</i>	The Righi road reserve, Eaglemont	47 The Righi, Eaglemont	218	15ESO
Bhutan Cypress <i>Cupressus torulosa (13)</i>	40 Beauview Parade, Ivanhoe East	Nil	221	20ESO
Queensland Kauri <i>Agathis robusta</i>	4 York Avenue, Ivanhoe East	Nil	222	20ESO
Bhutan Cypress <i>Cupressus torulosa (Many)</i>	40 Beauview Parade, Ivanhoe East	29 & 33 York Avenue, Ivanhoe East 44 Beauview Parade, Ivanhoe East	224	20ESO
Port Jackson Fig <i>Ficus rubiginosa</i>	40 Beauview Parade, Ivanhoe East	Nil	225	20ESO
Cockscomb Coral-Tree <i>Erythrina crista-galli</i>	9 Olive Grove, Heidelberg	Nil	227	15ESO
Lombardy Poplar <i>Populus nigra 'Itaica' (4)</i>	154 Studley Road, Heidelberg	Nil	228	15ESO
Canary Date Palm <i>Phoenix canariensis</i>	58 Mount Street, Heidelberg	Nil	229	15ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
Chusan or Chinese Fan Palm <i>Trachycarpus fortunei</i> (30)	Mount Street road reserve from Durham Street to Castle Street, Eaglemont	Nil	231	15ESO
Yellow Box <i>Eucalyptus melliodora</i>	63 Carlsberg Road, Eaglemont	Nil	232	15ESO
Lombardy Poplar <i>Populus nigra 'Italica'</i> (3)	35 Mount Street, Eaglemont	39A Mount Street, Eaglemont	234	15ESO
Dutch Elm <i>Ulmus x hollandica 'Vegeta'</i> (39)	Durham Street road reserve, Eaglemont	5, 33 & 35 Durham Street, Eaglemont 8, 9, 10, 11, 12, 13, 15, 28, 30, 32, 34, 36, 38, 39, 40, 45, 50, 52, 53, 54, 55, 1/55, 56, 57, 1/57, 58, 60, 62, 64, & 66 Durham Street, Eaglemont 1 Cumberland Street, Eaglemont 13 & 18 Hawdon Street, Eaglemont 32 Mount Street, Eaglemont	235	15ESO
Dutch Elm <i>Ulmus x hollandica 'Vegeta'</i> (54)	Carlsberg Road road reserve, Eaglemont	16 & 48 Carlsberg Road, Eaglemont 1, 2, 3, 8, 10, 14, 18, 24, 25, 27, 28-32, 34, 36, 38, 40, 41, 43, 44, 45, 52, 54, 56, 60, 66 & 68-70 Carlsberg Road, Eaglemont 15, 16 Lawrence Street, Eaglemont 15 Warne Street, Eaglemont 33 Devon Street, Eaglemont 62 Outlook Drive, Eaglemont 12 & 14 The Panorama, Eaglemont	236	15ESO
Monterey Cypress <i>Cupressus macrocarpa</i> (Many)	3 The Panorama, Eaglemont	42 The Eyrie, Eaglemont 5 The Panorama, Eaglemont	237	15ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1A Summit Drive, Eaglemont	Nil	238	15ESO 20ESO
Totaro <i>Podocarpus totaro</i>	13-15 Summit Drive, Eaglemont	Nil	239	15ESO
Yellow Box <i>Eucalyptus melliodora</i>	36-38 The Eyrie, Eaglemont	Nil	240	15ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
Bhutan Cypress <i>Cupressus torulosa</i> (Many)	2 Summit Drive, Eaglemont	4 Summit Drive, Eaglemont	241	20ESO
Pin Oak <i>Quercus palustris</i>	2 Maltravers Road, Eaglemont	331 Lower Heidelberg Road, Eaglemont	243	20ESO
Bunya Bunya Pine <i>Araucaria bidwillii</i>	Outlook Drive road reserve, Eaglemont	11 Outlook Drive, Eaglemont	245	20ESO
Bunya Bunya Pine <i>Araucaria bidwillii</i>	15 Outlook Drive, Eaglemont	2 Glen Drive, Eaglemont	247	20ESO
Hybrid Black Poplar <i>Populus x canadensis</i>	365 The Boulevard, Ivanhoe East	361 The Boulevard, Ivanhoe East	250	20ESO
Chinese Mourning Cypress <i>Chamaecyparis funebris</i>	189 Hawdon Street, Heidelberg	187 Hawdon Street, Heidelberg	251	15ESO
Canary Date Palm <i>Phoenix canariensis</i>	6 Cartmell Street, Heidelberg	4 & 8 Cartmell Street, Heidelberg	253	15ESO
Bhutan Cypress <i>Cupressus torulosa</i> (20)	52-54 Yarra Street & 51 Cape Street, Heidelberg	57 Cape Street, Heidelberg	254	15ESO
Cockscomb Coral-Tree <i>Erythrina crista-galli</i>	39 Outlook Drive, Eaglemont	Nil	255	15ESO
Blue Gum <i>Eucalyptus globulus</i> subsp. <i>bicostata</i>	45 Outlook Drive, Eaglemont	47 Outlook Drive, Eaglemont	256	15ESO
Bunya Bunya Pine <i>Araucaria bidwillii</i>	42 Keam Street, Ivanhoe East	Nil	258	20ESO
Golden Poplar <i>Populus x canadensis</i> 'Aurea'	Outlook Drive road reserve, Eaglemont	33 Outlook Drive, Eaglemont	260	20ESO
English Oak <i>Quercus robur</i> (2)	61 Burke Road North, Ivanhoe East	Nil	261	20ESO
Mahogany Gum <i>Eucalyptus botryoides</i>	34 Quinn Street, Heidelberg	36 Quinn Street, Heidelberg	262	16ESO
Queensland Kauri <i>Agathis robusta</i>	1 Beverley Road, Heidelberg	Nil	264	15ESO 16ESO
Bhutan Cypress <i>Cupressus torulosa</i>	1 Burgundy Street, Heidelberg	Nil	265	15ESO 16ESO
Sydney Blue Gum <i>Eucalyptus saligna</i>	23 Glenard Drive, Eaglemont	25 Glenard Drive, Eaglemont	266	15ESO
Monterey Cypress <i>Cupressus macrocarpa</i> 'Horizontalis' (4)	Glenard Drive road reserve, Eaglemont	38 & 40 Glenard Drive, Eaglemont	268	15ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	Glenard Drive road reserve, Eaglemont	19 Glenard Drive, Eaglemont 21 Glenard Drive, Eaglemont	269	15ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	21 Glenard Drive, Eaglemont	Nil	270	15ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
Smooth Barked Apple Myrtle <i>Angophora costata</i>	12 Mossman Drive, Eaglemont	14 Mossman Drive, Eaglemont	271	15ESO
Monterey Cypress Cupressus macrocarpa 'Horizontalis' and <i>C. macrocarpa</i> 'Horizontalis aurea' (Many)	340-680 The Boulevard, Ivanhoe East	Nil	273	15ESO 16ESO 20ESO
Bunya Bunya Pine <i>Araucaria bidwillii</i>	1 Beverley Road, Heidelberg	Nil	274	15ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	57 Gloucester Drive, Heidelberg	275	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	78 Banyule Road, Rosanna	276	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	277	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	5 Candlebark Court, Heidelberg	278	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	279	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	132 Beverley Road, Rosanna	2/130 & 134 Beverley Road, Rosanna  80-90 Banyule Road, Heidelberg	280	11ESO 16ESO
Bunya Bunya Pine <i>Araucaria bidwillii</i>	60 Buckingham Drive, Heidelberg	Nil	281	16ESO
Deodara Cedar <i>Cedrus deodara</i> 'Glauca'	60 Buckingham Drive, Heidelberg	Nil	283	16ESO
English Oak <i>Quercus robur</i> (10)	136 Banyule Road, Viewbank	Nil	284	11ESO 16ESO
Nettle Tree <i>Celtis australis</i>	136 Banyule Road, Viewbank	Nil	285	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	290-332 Banyule Road, Viewbank	Nil	286	11ESO 12ESO 16ESO 17ESO
Yellow Box <i>Eucalyptus melliodora</i>	290-332 Banyule Road, Viewbank	Nil	287	11ESO 12ESO 16ESO 17ESO
English Oak <i>Quercus robur</i> (18)	290-332 Banyule Road, Viewbank	Nil	288	11ESO 12ESO 16ESO 17ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
Black Mulberry <i>Morus nigra</i>	290-332 Banyule Road, Viewbank	Nil	290	11ESO 12ESO 16ESO 17ESO
Chinese Mourning Cypress <i>Chamaecyparis funebris</i>	290-332 Banyule Road, Viewbank	Nil	291	11ESO 12ESO 16ESO 17ESO
Mediterranean Cypress <i>Cupressus sempervirens</i> (2)	290-332 Banyule Road, Viewbank	Nil	292	11ESO 12ESO 16ESO 17ESO
Monterey Pine <i>Pinus radiata</i>	290-332 Banyule Road, Viewbank	Nil	293	11ESO 12ESO 16ESO 17ESO
Bhutan Cypress <i>Cupressus torulosa</i>	290-332 Banyule Road, Viewbank	Nil	294	11ESO 12ESO 16ESO 17ESO
Stone Pine <i>Pinus pinea</i>	290-332 Banyule Road, Viewbank	Nil	295	11ESO 12ESO 16ESO 17ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	290-332 Banyule Road, Viewbank	Nil	296	11ESO 12ESO 16ESO 17ESO
English Oak <i>Quercus robur</i>	290-332 Banyule Road, Viewbank	Nil	297	11ESO 12ESO 16ESO 17ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	290-332 Banyule Road, Viewbank	Nil	298	11ESO 12ESO 16ESO 17ESO
Stone Pine <i>Pinus pinea</i>	290-332 Banyule Road, Viewbank	Nil	299	11ESO 12ESO 16ESO 17ESO
Port Jackson Fig <i>Ficus rubiginosa</i>	290-332 Banyule Road, Viewbank	Nil	300	11ESO 12ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
				16ESO 17ESO
Mediterranean Cypress <i>Cupressus sempervirens</i>	290-332 Banyule Road, Viewbank	Nil	301	11ESO 12ESO 16ESO 17ESO
Bunya Bunya Pine <i>Araucaria bidwillii</i>	290-332 Banyule Road, Viewbank	Nil	302	11ESO 12ESO 16ESO 17ESO
Captain Cook's Pine <i>Araucaria columnaris</i>	290-332 Banyule Road, Viewbank	Nil	303	11ESO 12ESO 16ESO 17ESO
English Oak <i>Quercus robur</i>	290-332 Banyule Road, Viewbank	Nil	304	11ESO 12ESO 16ESO 17ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	305	11ESO 12ESO 16ESO 17ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	307	11ESO 12ESO 16ESO 17ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	27 Bonds Road, Lower Plenty	Nil	308	17ESO
Yellow Box <i>Eucalyptus melliodora</i>	31 Montpelier Drive, Lower Plenty	29 Montpelier Drive, Lower Plenty	309	12ESO 13ESO
River Red Gum <i>Eucalyptus camaldulensis</i> StudleyPark Gum <i>Eucalyptus</i> <i>X studleyensis</i> (Many)	81 Cleveland Avenue, Lower Plenty	Nil	310	12ESO 17ESO
Maritime Pine <i>Pinus pinaster</i> (4)	2 Moola Close, Yallambie	Nil	311	7ESO 12ESO
Studley Park Gum <i>Eucalyptus</i> <i>X studleyensis</i>	Alandale Road road reserve, Eaglemont	Nil	312	15ESO
Lightwood <i>Acacia implexa</i>	Magnolia Road road reserve, Ivanhoe	35 Magnolia Road, Ivanhoe.	314	15ESO
Red Oak <i>Quercus rubra</i>	31-33 Carn Avenue, Ivanhoe	Nil	315	15ESO



## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
River Red Gum <i>Eucalyptus camaldulensis</i>	35 Cleveland Avenue, Lower Plenty	Nil	317	12ESO
Olive Tree <i>Olea europaea</i>	41 The Ridgeway, Ivanhoe	Nil	318	19ESO
Olive Tree <i>Olea europaea</i>	41 The Ridgeway, Ivanhoe	Nil	319	19ESO
Wilga <i>Geijera parvifolia</i>	Linton Street road reserve, Ivanhoe	2 Linton Street, Ivanhoe	320	19ESO
Yellow Gum <i>Eucalyptus leucoxylon (18)</i>	Adamson Street road reserve, Heidelberg	1, 2, 4, 5, 7, 8, 9, 10, 11, 14, 15, 19, 20 & 22 Adamson Street, Heidelberg  28, 30 & 1-3/30 St James Road, Heidelberg	321	15ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	11 Wynstay Crescent, Ivanhoe	7 Wynstay Crescent, Ivanhoe	323	19ESO
Yellow Box <i>Eucalyptus melliodora</i>	45 Station Road, Montmorency	Nil	324	8ESO
Yellow Box <i>Eucalyptus melliodora</i>	Burgundy Street road reserve, Heidelberg	Nil	325	15ESO
Variegated Elm <i>Ulmus minor 'Variegata'</i>	241 The Boulevard, Ivanhoe East	239 The Boulevard, Ivanhoe East	326	20ESO
Swamp Gum <i>Eucalyptus ovata</i>	1 Amberley Way, Lower Plenty	Nil	329	12ESO 13ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	24 Stawell Road, Lower Plenty	Nil	330	12ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	127 Hawdon Street, Heidelberg	Nil	332	15ESO
Yellow Box <i>Eucalyptus melliodora</i>	39 Kenmare Street, Watsonia	35 Kenmare Street, Watsonia  23 Linacre Street, Watsonia	333	6ESO
Yellow Box <i>Eucalyptus melliodora</i>	56-60 Mountain View Road, Montmorency	Nil	334	8ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	74 Cleveland Avenue, Lower Plenty	Nil	335	17ESO
Peppercorn Tree <i>Schinus molle var. areira</i>	47 Stanley Street, Ivanhoe	95 & 97 Ford Street, Ivanhoe  51 Stanley Street, Ivanhoe	338	14ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1 Ford Street, Ivanhoe	8 Donaldson Street, Ivanhoe  3 Ford Street, Ivanhoe	339	14ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
English Oak <i>Quercus robur</i>	52 Pyalong Avenue, Rosanna	Nil	340	11ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	Rockbears Grove road reserve, Ivanhoe	54 Salisbury Avenue, Ivanhoe	341	19ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	455 Upper Heidelberg Road, Heidelberg Heights	5 Clausen Street, Heidelberg Heights 457 Upper Heidelberg Road, Heidelberg Heights	342	15ESO
Lemon Scented Gum <i>Corymbia citriodora</i>	92 Alexandra Street, Greensborough	Nil	343	7ESO
Norfolk Island Pine <i>Araucaria heterophylla</i>	17 Powlett Street, Heidelberg	Nil	345	15ESO
English Oak <i>Quercus robur</i>	283-285 Upper Heidelberg Road, Ivanhoe	287 Upper Heidelberg Road, Ivanhoe	348	14ESO
Camperdown Elm <i>Ulmus glabra 'Camperdownii'</i>	45 Mortimer Street, Heidelberg	Nil	349	15ESO
Manna Gum <i>Eucalyptus viminalis</i>	7 Andrews Street, Heidelberg	11 Andrews Street, Heidelberg 192 Cape Street, Heidelberg	350	15ESO
Manna Gum <i>Eucalyptus viminalis</i>	7 Wau Street, Heidelberg West	5 Wau Street, Heidelberg West	351	14ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	286 Nell Street West, Watsonia	2/288 Nell Street West, Watsonia	352	6ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80 Berkeley Avenue, Heidelberg	32 & 34 Halifax Avenue, Heidelberg	353	11ESO
Eucalyptus sp.	84 Mountain View Parade, Rosanna	69A & 71 Grandview Grove, Rosanna 88 Mountain View Parade, Rosanna	354	10ESO
London Plane Tree <i>Platanus x acerifolia</i> (18)	Fairy Street road reserve from Heidelberg Road to Waterdale Road, Ivanhoe	980 Heidelberg Road, Ivanhoe 13, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 28, 31, 32, 33, 34, 35, 37, 39, 41 & 35-41 Fairy Street, Ivanhoe	355	19ESO
London Plane Tree <i>Platanus x acerifolia</i> (24)	Cumberland Street road reserve, Eaglemont	1, 3, 6, 7, 8, 9, 10, 11, 12, 14, 15, 17, 18, 19, 20, 22, 23, 24, 1/25, 26, 27, 28, 29 & 1/31 Cumberland Street, Eaglemont 12 Durham Street, Eaglemont	356	15ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
		31 Banksia Street, Eaglemont		
London Plane Tree <i>Platanus x acerifolia</i> (22)	Stradbroke Avenue road reserve, Heidelberg	1, 4-8, 5, 10, 12, 14, 16, 20, 23, 25, 26, 27, 1/28 & 28 Stradbroke Avenue, Heidelberg 66 & 68 Darebin Street, Heidelberg	357	15ESO
Canary Date Palm <i>Phoenix canariensis</i>	206-230 Rosanna Road, Rosanna	Nil	358	11ESO
Canary Date Palm <i>Phoenix canariensis</i>	314 Greenwood Drive, Watsonia	Nil	359	6ESO
Canary Date Palm <i>Phoenix canariensis</i>	314 Greenwood Drive, Watsonia	Nil	360	6ESO
Canary Date Palm <i>Phoenix canariensis</i>	88 Rattray Road, Montmorency	Nil	361	8ESO
Canary Date Palm <i>Phoenix canariensis</i>	134-146 Ford Street, Ivanhoe	Nil	362	14ESO
Canary Date Palm <i>Phoenix canariensis</i>	The Righi road reserve, Eaglemont	47 The Righi, Eaglemont	363	15ESO
Canary Date Palm <i>Phoenix canariensis</i>	The Righi road reserve, Eaglemont	45 & 47 The Righi, Eaglemont	364	15ESO
Canary Date Palm <i>Phoenix canariensis</i>	The Righi road reserve, Eaglemont	43 & 45 The Righi, Eaglemont	365	15ESO
Bhutan Cypress <i>Cupressus torulosa</i> (Many)	29 York Avenue, Ivanhoe East	33 York Avenue & 40 Beauview Parade, Ivanhoe East	366	20ESO
Chinese Mourning Cypress <i>Chamaecyparis funebris</i>	189 Hawdon Street, Heidelberg	187 Hawdon Street, Heidelberg	367	15ESO
Canary Date Palm <i>Phoenix canariensis</i>	6 Cartmell Street, Heidelberg	4 Cartmell Street, Heidelberg	368	15ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	369	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	370	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	371	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	372	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	373	11ESO 16ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	11 & 19 Halifax Avenue, Heidelberg	374	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	144 & 146 Beverley Road, Rosanna	375	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	376	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	377	11ESO 16ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	80-90 Banyule Road, Heidelberg	Nil	378	11ESO 16ESO
Chinese Mourning Cypress <i>Chamaecyparis funebris</i>	290-332 Banyule Road, Viewbank	Nil	379	11ESO 12ESO 16ESO 17 ESO
Mediterranean Cypress <i>Cupressus sempervirens</i>	290-332 Banyule Road, Viewbank	Nil	380	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	382	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	383	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	384	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	1424-1430 Plenty Road, Bundoora	385	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	386	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	387	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	388	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	389	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	1444 Plenty Road, Bundoora	390	1ESO
English Oak <i>Quercus robur</i>	1444 Plenty Road, Bundoora	1432-1442 Plenty Road, Bundoora	391	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1444 Plenty Road, Bundoora	1432-1442 Plenty Road, Bundoora	392	1ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	393	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	394	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	1444 Plenty Road, Bundoora	395	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	396	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	397	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	398	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	399	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	400	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	401	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	402	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	403	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	1432-1442 Plenty Road, Bundoora	Nil	404	1ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	405	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	406	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	407	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	408	11ESO 12ESO 16ESO 17 ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	409	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	410	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	411	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	412	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	413	11ESO 12ESO 16ESO 17 ESO
River Red Gum <i>Eucalyptus camaldulensis</i>	50-58 Cleveland Avenue, Lower Plenty	Nil	414	11ESO 12ESO 16ESO 17 ESO
Cherry Tree <i>Prunus sp.</i>	2 Moola Close, Yallambie	Nil	415	7ESO 12ESO
Pear Tree <i>Pyrus sp.</i>	2 Moola Close, Yallambie	Nil	416	7ESO 12ESO
Pear Tree <i>Pyrus sp.</i>	2 Moola Close, Yallambie	Nil	417	7ESO 12ESO
Pear Tree <i>Pyrus sp.</i>	2 Moola Close, Yallambie	Nil	418	7ESO 12ESO
Pear Tree <i>Pyrus sp.</i>	2 Moola Close, Yallambie	Nil	419	7ESO 12ESO
Pear Tree <i>Pyrus sp.</i>	2 Moola Close, Yallambie	Nil	420	7ESO 12ESO
*Yellow Box <i>Eucalyptus melliodora</i>	40 Warwick Road, Greensborough	38 & 42 Warwick Road, Greensborough	421	7ESO
*Golden Elm <i>Ulmus glabra 'Lutescens'</i>	2 Somerset Drive, Viewbank	264 & 266 Banyule Road, Viewbank	423	11ESO
*Bhutan Cypress <i>Cupressus torulosa</i>	87 The Boulevard, Ivanhoe	91 The Boulevard, IVANHOE	424	19ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
*Yellow Gum <i>Eucalyptus leucoxylon ssp. connata</i>	1 Baranbali Grove, Greensborough	Nil	425	3ESO
*Bunya-Bunya Pine <i>Araucaria bidwillii</i>	3 Glen Drive, Eaglemont	3A Glen Drive, Eaglemont	428	20ESO
*Yellow Box <i>Eucalyptus melliodora</i>	15 Tarwarri Court, Greensborough	17 Tarwarri Court, Greensborough	429	3ESO
*Algerian Oak <i>Quercus canariensis</i>	76 St Elmo Road, Ivanhoe	78 St Elmo Road, Ivanhoe	430	14ESO
*River Red Gum <i>Eucalyptus camaldulensis</i>	3 Radio Drive, Viewbank	Nil	431	12ESO
*Pencil Pine, Italian Pine <i>Cupressus sempervirens (2)</i>	195 The Boulevard, Ivanhoe East	Nil	432	20ESO
*Chinese Weeping Cypress <i>Cupressus funebris</i>	3 Glen Drive, Eaglemont	3A & 5 Glen Drive, Eaglemont	433	15ESO 20ESO
*Giant Redwood <i>Sequoiadendron giganteum</i>	16 Edgar Street, Heidelberg	1/16 & 2/16 Edgar Street, Heidelberg	434	15ESO
*Yellow Gum <i>Eucalyptus leucoxylon ssp. connata</i>	5 Hope Street, Greensborough	7 Hope Street, Greensborough	439	3ESO
*Yellow Gum <i>Eucalyptus leucoxylon ssp. connata</i>	Albion Crescent road reserve, Greensborough	26 & 28 Mine Street, Greensborough	440	3ESO
*Yellow Gum <i>Eucalyptus leucoxylon ssp. connata</i>	21 Willis Street, Greensborough	25 Willis Street, Greensborough	441	3ESO
*Yellow Gum <i>Eucalyptus leucoxylon ssp. connata</i>	6 Camon Street, Greensborough	8 Camon Street, Greensborough	442	3ESO
*Yellow Gum <i>Eucalyptus leucoxylon ssp. connata</i>	Camon Street road reserve, Greensborough	6 Camon Street, Greensborough	443	3ESO
*Yellow Gum <i>Eucalyptus leucoxylon ssp. connata</i>	6 Camon Street, Greensborough	1 & 5 Bruce Street, Greensborough	444	3ESO
*River Red Gum <i>Eucalyptus camaldulensis</i>	13 Gruyere Crescent, Ivanhoe East	14 Gruyere Crescent, Ivanhoe East	445	20ESO
*Persian Oak <i>Quercus macranthera</i>	53 Banksia Street, Eaglemont	44 & 46 Hawdon Street, Eaglemont	446	15ESO
*Golden Elm <i>Ulmus glabra 'Lutescens'</i>	206 Lower Plenty Road, Rosanna	25 & 27 Arden Crescent, Rosanna	449	10ESO
*Flat-topped Yate <i>Eucalyptus occidentalis</i>	302 Upper Heidelberg Road, Ivanhoe	Nil	450	14ESO
*Burr Oak <i>Quercus macrocarpa</i>	1 The Boulevard, Ivanhoe	Nil	451	19ESO
*Atlas Cedar <i>Cedrus atlantica</i>	30 Lower Heidelberg Road, Ivanhoe	28 & 32 Lower Heidelberg Road, Ivanhoe	452	19ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
*River Red Gum <i>Eucalyptus camaldulensis</i>	Seymour Road road reserve, Viewbank	27 Seymour Road & 3 Radio Drive, Viewbank	453	12ESO
*River Red Gum <i>Eucalyptus camaldulensis</i>	2 Radio Drive, Viewbank	Nil	454	12ESO
*River Red Gum <i>Eucalyptus camaldulensis</i>	2 Radio Drive, Viewbank	3 Radio Drive, Viewbank	455	12ESO
*Bhutan Cypress <i>Cupressus torulosa (2)</i>	195 The Boulevard, Ivanhoe East	Nil	456	20ESO
*Maritime Pine <i>Pinus pinaster</i>	3 Glen Drive, Eaglemont	3A Glen Drive, Eaglemont	457	20ESO
*Spotted Gum <i>Corymbia maculata</i>	3 Studley Road, Ivanhoe	1 Studley Road, Ivanhoe	458	14ESO
*Smooth Arizona Cypress <i>Hesperocyparis arizonica var. glabra 'Hodginsii'</i>	32 Invermay Grove, Rosanna	Nil	460	10ESO
*Dutch Elm <i>Ulmus x hollandica</i>	114 Brown Street, Heidelberg	4/10 & 10 Almay Grove, Heidelberg	461	15ESO
*Golden Elm <i>Ulmus glabra 'Lutescens'</i>	174 Mountain View Road, Briar Hill	Nil	462	7ESO
*Bottle Tree <i>Brachychiton Rupestris</i>	1/7 William Street, Greensborough	1/9 William Street, Greensborough	463	6ESO
*River Red Gum <i>Eucalyptus camaldulensis</i>	32 Glenard Drive, Eaglemont	30, 34 & 52A Glenard Drive, Eaglemont	464	15ESO 16ESO
*Yellow Box <i>Eucalyptus melliodora</i>	131-135 Grimshaw Street, Greensborough	137 Grimshaw Street, Greensborough	465	7ESO
*Southern Mahogany <i>Eucalyptus botryoides</i>	10 Silverdale Road, Eaglemont	4/12-14 Silverdale Road & 4 & 6 Ashby Grove, Eaglemont	467	15ESO 19ESO
*English Elm <i>Ulmus procera</i>	268 Grimshaw Street, Watsonia North	2/268 Grimshaw Street, Watsonia North	671	6ESO
*Narrow-leaved black peppermint <i>Eucalyptus nicholii</i>	Nepean Street road reserve, Watsonia	Nil	685	6ESO
*Tuart <i>Eucalyptus gomphocephala</i>	212 Waterdale Road, Ivanhoe	210 & 9/212 Waterdale Road, Ivanhoe	687	14ESO
*Long-Leafed Box <i>Eucalyptus goniocalyx</i>	212 Waterdale Road, Ivanhoe	7/212, 8/212 & 9/212 Waterdale Road, Ivanhoe	689	14ESO
*Canary Island Date Palm <i>Phoenix canariensis</i>	128 Ford Street, Ivanhoe	Nil	690	14ESO
*Weeping Elm <i>Ulmus glabra 'Camperdownii'</i>	589 Upper Heidelberg Road, Heidelberg Heights	Nil	691	15ESO
*Red Box <i>Eucalyptus polyanthemus</i>	6 St Faiths Road, Montmorency	4 St Faiths Road, Montmorency	693	8ESO



## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
*Hickory Wattle, Lightwood <i>Acacia implexa</i>	590 Upper Heidelberg Road, Heidelberg	588 Upper Heidelberg Road, Heidelberg	694	15ESO
*Common or English Oak <i>Quercus robur</i>	97 Hawdon Street, Heidelberg	95 & 101 Hawdon Street, Heidelberg	696	15ESO
*Common or English Oak <i>Quercus robur</i>	137 Hawdon Street, Heidelberg	1/105 Brown Street, Heidelberg	697	15ESO
*Coral Tree <i>Erythrina lysistemon</i>	201 Waterdale Road, Ivanhoe	199 & 203 Waterdale Road, Ivanhoe	698	14ESO
*Kurrajong <i>Brachychiton populneus</i>	23 Philip Street, Lower Plenty	27-29 Philip Street & 24A Panorama Avenue, Lower Plenty	700	13ESO
*Yellow Gum <i>Eucalyptus leucoxylon</i>	23 Wattle Avenue, Montmorency	25 Wattle Avenue, Montmorency	701	8ESO
*Weeping Elm <i>Ulmus glabra 'Camperdownii'</i>	354 Upper Heidelberg Road, Ivanhoe	358 Upper Heidelberg Road, Ivanhoe	702	15ESO
*Yellow Box <i>Eucalyptus melliodora</i>	229 Rosanna Road, Rosanna	6/235, 7/235 & 8/235 Rosanna Road, Rosanna	703	11ESO
*Brittle Gum <i>Eucalyptus mannifera</i>	11 Rill Street, Heidelberg	8/7, 9/7 & 10/7 Rill Street, Heidelberg	708	15ESO
*Long-Leafed Box <i>Eucalyptus goniocalyx</i>	63 Buena Vista Drive, Montmorency	61 & 65 Buena Vista Drive, Montmorency	710	13ESO
*Flame Tree <i>Brachychiton acerifolius</i>	28 Louise Street, Heidelberg	26 Louise Street & 4 Fay Street, Heidelberg	711	16ESO
*Yellow Box <i>Eucalyptus melliodora</i>	1A Woodland Grove, Montmorency	1 Woodland Grove & 30 Calrossie Avenue, Montmorency	713	8ESO
*River Red Gum <i>Eucalyptus camaldulensis</i>	45 Cleveland Avenue, Lower Plenty	Nil	714	12ESO
*River Red Gum <i>Eucalyptus camaldulensis</i>	45 Cleveland Avenue, Lower Plenty	Nil	715	12ESO
*Bunya-Bunya Pine <i>Araucaria bidwillii</i>	16 Brooke Street, Eaglemont	18 Brooke Street, Eaglemont	721	15ESO 20ESO
*Bhutan Cypress <i>Cupressus torulosa (13)</i>	41 The Ridgeway, Ivanhoe	Nil	727	19ESO
*Common or English Oak <i>Quercus robur</i>	10 Salisbury Avenue, Ivanhoe	6 Buchanan Street, Ivanhoe	731	19ESO
*Yellow Gum <i>Eucalyptus leucoxylon ssp. connata</i>	4 Greenhill Road, Greensborough	2 Greenhill Road, Greensborough	753	3ESO
*Cork Oak <i>Quercus suber</i>	1/12 Finlayson Street, Rosanna	8 Finlayson Street, Rosanna	754	10ESO
*Yellow Box <i>Eucalyptus melliodora</i>	31 Byron Avenue, Lower Plenty	Nil	755	13ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
*Yellow Box <i>Eucalyptus melliodora</i> (7)	Ratray Road road reserve & Right of Way RW355, Montmorency	1/191, 191, 1/193, 193, 195, 195A, 197, 199, 201 & 201A Ratray Road, Montmorency	766	8ESO
*Yellow Box <i>Eucalyptus melliodora</i>	36 Were Street, Montmorency	32 & 38 Were Street, Montmorency	773	8ESO
*Long-Leafed Box <i>Eucalyptus goniocalyx</i>	Were Street road reserve, Montmorency	4 Were Street, Montmorency	775	8ESO
*Yellow Box <i>Eucalyptus melliodora</i>	2B Wellington Street, Montmorency	65 & 67 Ratray Road, Montmorency	776	8ESO
*Manna Gum, White Gum, Ribbon Gum <i>Eucalyptus viminalis</i>	Kenilworth Parade road reserve, Ivanhoe	14 & 16 Kenilworth Parade, Ivanhoe	778	19ESO
*River Red Gum <i>Eucalyptus camaldulensis</i>	Ratray Road road reserve, Montmorency	117 & 119 Ratray Road, Montmorency	782	8ESO
*Yellow Box <i>Eucalyptus melliodora</i>	McFarlane Street road reserve, Montmorency	3 & 3A McFarlane Street, Montmorency	784	8ESO
*Yellow Box <i>Eucalyptus melliodora</i>	13 Wilson Avenue, Montmorency	11 & 15 Wilson Avenue, Montmorency	786	8ESO
*Long-Leafed Box <i>Eucalyptus goniocalyx</i> (6) Yellow Box <i>Eucalyptus melliodora</i> (8) Candle Bark Gum <i>Eucalyptus rubida</i> (2)	Sackville Street road reserve, Montmorency	122 Sackville Street, Montmorency & 177 Bolton Street, Eltham	788	13ESO
*Red Iron Bark <i>Eucalyptus sideroxylon</i>	Were Street road reserve, Montmorency	5, 7 & 1-9 Were Street, Montmorency	789	8ESO
*Bhutan Cypress <i>Cupressus torulosa</i>	5 Brooke Street, Eaglemont	7 Brooke Street, 7 & 9 Ormond Road & 48 Maltravers Road, Eaglemont	799	20ESO
*Red Iron Bark <i>Eucalyptus sideroxylon</i>	Were Street road reserve, Montmorency	30, 32 & 36 Were Street, Montmorency	803	8ESO
*Lemon Scented Gum <i>Corymbia citriodora</i> (2)	11-15 Lochabar Court, Ivanhoe	9 & 17 Lochabar Court, Ivanhoe	807	15ESO
*Studley Park Gum <i>Eucalyptus x studleyensis</i>	208 Mountain View Road, Briar Hill	210 Mountain View Road, 8 & 9 Aminya Place, Briar Hill	812	7ESO
*Tuart <i>Eucalyptus gomphocephala</i>	11-15 Lochabar Court, Ivanhoe	376-378 Upper Heidelberg Road, & 17 Lochabar Court, Ivanhoe	830	15ESO
*River Red Gum <i>Eucalyptus camaldulensis</i>	Ratray Road road reserve, Montmorency	Nil	841	8ESO
*Yellow Box <i>Eucalyptus melliodora</i>	7 Wellington Street, Montmorency	3 Wellington Street, Montmorency	842	8ESO

## BANYULE PLANNING SCHEME

Species of Vegetation	Address of vegetation	Other affected properties	Code	PS Map
*Peppercorn <i>Schinus molle</i>	11-15 Lochabar Court, Ivanhoe	376-378 Upper Heidelberg Road & 17 Lochabar Court, Ivanhoe	843	15ESO
*Lemon Scented Gum <i>Corymbia citriodora</i>	22 Lower Heidelberg Road, Ivanhoe	24 Lower Heidelberg Road, Ivanhoe	844	19ESO
*River Red Gum <i>Eucalyptus camaldulensis</i>	Ratray Road road reserve, Montmorency	119 & 121 Ratray Road, Montmorency	854	8ESO
*Scarlet Oak <i>Quercus coccinea</i>	83 Locksley Road, Ivanhoe	81 Locksley Road, Ivanhoe	855	19ESO

## 7.0

**Background documents**

~~7.0~~  
Proposed C162bany

*City of Banyule Significant Tree and Vegetation Study (University of Melbourne, Centre for Urban Horticulture, May 1999)*

*Banyule City Council Significant Trees and Vegetation Register*

*National Trust (Victoria) Significant Trees Register*

## BANYULE PLANNING SCHEME

Proposed C162bany

**SCHEDULE 4 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY**

Shown on the planning scheme map as **VPO4**.

**ELLISTON ESTATE****1.0**

Proposed C162bany

**Statement of nature and significance of vegetation to be protected**

The *Neighbourhood Character Strategy* identifies the importance of vegetation to the character of an area. Trees are important to the urban environment for many reasons. Trees provide visual relief from the built form and can serve to hide buildings that may not otherwise contribute positively to the streetscape. Trees provide habitats for birds and other wildlife. They also provide shade and contribute to energy efficiency and provide broader environmental benefits to the air quality of urban areas in particular.

The Elliston Estate was first developed in 1969 as an integrated residential environment. Landscape designer Ellis Stones created the general landscape concept. The concept was based on the retention of existing trees wherever possible and any new planting being Australian native species. It was designed to be strong and simple with a continuous flowing feeling.

The most important characteristics of this neighbourhood as identified in the *Neighbourhood Character Strategy* are the dominance of high canopy, indigenous and other native trees. Trees and other vegetation dominate the street scene and dwellings sit well beneath the tree canopy. Private gardens are frequently bushy and include indigenous or native trees and shrubs. The eucalypt canopy on public and private land is dominant throughout the area. Native vegetation in the residential estate and the adjoining Rosanna Parklands also contributes to the local habitat links which run along Salt Creek and the railway line.

**2.0**

27/05/2019  
C154bany

**Vegetation protection objectives to be achieved**

To retain and enhance the native vegetation that contributes to the identified character of the area.

To ensure that prior to removal of native vegetation all alternatives are considered, including redesign of proposed buildings and associated works.

To ensure that where native vegetation is to be removed, comprehensive landscape plans are prepared and provision is made for substantial vegetation and trees elsewhere on the site.

To protect and enhance the area as a habitat for local flora and fauna.

**3.0**

Proposed C162bany

**Permit requirement**

A permit is required to remove, destroy or lop any native vegetation.

This does not apply:

- To the removal, destruction or lopping of native vegetation which has been planted for garden or horticultural purposes and which is less than 5 metres high and has a single trunk circumference of less than 0.5 metres at a height of 1 metre above ground level.
- To the removal, destruction or lopping of vegetation identified as environmental weed species in *Banyule Weed Management Strategy*.
- To the removal or pruning of street trees in accordance with the *Banyule Street Tree Strategy*.
- To the pruning of vegetation to maintain or improve its health, structure or appearance, including regeneration.
- To the pruning, or removal of vegetation to prevent damage to works when damage to a pipeline, electricity or telephone transmission line, cable or other service has occurred or is likely to occur.
- To the removal, destruction or lopping of dead vegetation unless the dead vegetation is a habitat tree containing hollows.

**BANYULE PLANNING SCHEME**

- To the pruning, removal or destruction of any vegetation where an agreement exists between a railway carrier and the Department of Sustainability and Environment, or where the pruning, removal or destruction of vegetation is the minimum amount necessary to provide for the safe operation of the rail service for the safety of the travelling public.
- To the removal, destruction or lopping of vegetation carried out in accordance with a management plan prepared to the satisfaction of the responsible authority.

*Note: Lopping is defined as the practice of cutting branches or stems between branch unions or internodes. Environmental weed species listed in Schedule 4 to the Environmental Significance Overlay will require a permit under that provision.*

**4.0**

27/05/2019  
C154bany

**Application requirements**

None specified.

**5.0**

---  
Proposed C162bany

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 42.02, in addition to those specified in Clause 42.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the vegetation contributes to the visual amenity and character of the Bush Garden Area, and the preferred character of Bush Garden Neighbourhood Character Precinct, as described in the Preferred neighbourhood character policy at clause 15.01-5L.
- Whether the removal or lopping of the vegetation will result in an undesirable change or contribute to a cumulative undesirable change in the character of the area.
- All alternatives relating to the design of buildings and works have been considered and rejected for acceptable reasons, including meeting other objectives of the planning scheme.
- There is a comprehensive landscape plan accompanying the application which identifies the planting of substantial vegetation and replacement trees of similar ultimate size.
- Any native vegetation contributes to the conservation of habitat links for local flora and fauna and the implementation of the *Banyule Wildlife Corridor Program*.

**6.0**

---  
Proposed C162bany

**Background documents**

*Banyule Weed Management Strategy* (Practical Ecology, 2006)

*Banyule Wildlife Corridor Program* (Banyule City Council, March 2000)

*Neighbourhood Character Strategy* (Banyule City Council, 2012)

## BANYULE PLANNING SCHEME

---  
Proposed C162bany

**SCHEDULE 5 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as ESO5.

**STREETON VIEWS ESTATE****1.0**

19/01/2006  
VC37

**Statement of environmental significance**

The remnant indigenous vegetation community at this location is recognised as Eucalyptus Grassy Woodland. The community is dominated in parts by Eucalyptus x studleyensis and Eucalyptus melliodora, with scattered individuals of Eucalyptus camaldulensis, Eucalyptus ovata and more rarely Eucalyptus gonicalyx.

Given the level of depletion of indigenous vegetation in the local area since European settlement, the indigenous vegetation on the site is of at least local significance, with the Eucalyptus x studleyensis being of regional significance. In addition to those values the largest of the tree specimens are fine, large and relatively old trees with considerable landscape value and are of regional significance. The vegetation also has value as wildlife habitat and is an important link in habitat corridors connecting areas including the Watsonia Army Barracks and Gresswell Forest.

**2.0**

19/01/2006  
VC37

**Environmental objective to be achieved**

To conserve the existing pattern of vegetation, landscape quality and ecosystems within the area.

To address the threatening processes associated with widespread habitat loss and degradation that has occurred in North East Melbourne.

To protect the area as a habitat for local fauna and as an important habitat link.

To promote the retention of existing indigenous vegetation wherever possible.

To ensure that the development, use and management of land is compatible with the existing character and landscape conservation of the area.

**3.0**

01/10/2015  
C71

**Permit requirement****3.1**

---  
Proposed C162bany

**Buildings and works**

A permit is required for the development of land. This does not apply:

- To buildings or works more than 5 metres from the canopy dripline of a native tree identified as a significant tree on the *Streeton Views Estate Development Plans*.  
Where a permit is required within 5 meters of the canopy dripline of a native tree on the Development Plan for the Streeton Views Estate the following condition may apply:
  - Within the canopy drip line there shall be no trenching nor disturbance of the soil surface.
  - Within 3 metres of the canopy drip line perimeter, there shall be no variation of the existing soil surface levels except for minor trenching.
  - Within 3 to 5 metres of the canopy drip line perimeter, there may be up to 400mm variation to existing soil surface levels and minor trenching.
  - During construction, each significant tree must be effectively protected by the erection of hoarding around each trunk and temporary fencing around the canopy drip line perimeter and supplementary watering shall be provided during the summer months.
- To buildings or works more than 2 metres from the canopy drip line of any other native tree.

**3.2**

---  
Proposed C162bany

**Vegetation**

A permit is required to remove, destroy or lop any native vegetation.

**BANYULE PLANNING SCHEME**

This does not apply:

- To the removal, destruction or lopping of native vegetation which has been planted for garden or horticultural purposes and which is less than 5 metres high and has a single trunk circumference of less than 0.5 metres at a height of 1 metre above ground level.
- To the removal, destruction or lopping of vegetation identified as environmental weed species in the *Banyule Weed Management Strategy*.
- To the removal or pruning of street trees in accordance with the Banyule Street Tree Strategy.
- To the pruning of vegetation to remove any branch which overhangs an existing dwelling or is within 2 metres of an existing dwelling.
- To the pruning of vegetation to maintain or improve its health or appearance.
- To the pruning, or removal of vegetation to prevent damage to works when damage to a pipeline, electricity or telephone transmission line, cable or other service has occurred or is likely to occur.
- To the removal, destruction or lopping of dead vegetation unless the dead vegetation is a habitat tree containing hollows.
- To the removal, destruction or lopping of vegetation carried out in accordance with a management plan prepared to the satisfaction of the responsible authority.

*Note: Lopping is defined as the practice of cutting branches or stems between branch unions or internode. Environmental weed species listed in Schedule 4 to the Environmental Significance Overlay will require a permit under that provision.*

**4.0**

27/05/2019  
C154bany

**Application requirements**

None specified.

**5.0**

27/05/2019  
C154bany

**Decision guidelines****5.1**

27/05/2019  
C154bany

**Building, works and subdivision**

Before deciding on an application to construct a building, or to construct or carry out works or to subdivide land, the responsible authority must consider, as appropriate:

- The conservation and enhancement of the area.
- The effect of the proposed use, building, works or subdivision on the nature and type of vegetation to be protected.
- The need to retain native or other vegetation if it is rare, supports rare species of flora or fauna or forms part of a wildlife corridor.

**5.2**

---  
Proposed C162bany

**Vegetation**

Before deciding on an application to remove, destroy or lop any native tree, the responsible authority must consider:

- The nature and significance of the vegetation.
- The effect of the proposed use, building, works or subdivision on the nature and type of vegetation to be protected.
- The role of native vegetation in conserving flora and fauna.
- The need to retain native or other vegetation if it is rare, supports rare species of flora or fauna or forms part of a wildlife corridor.
- The need to retain vegetation which prevents or limits adverse effects on ground water recharge.

**BANYULE PLANNING SCHEME**

- The need to retain vegetation:
  - Where ground slopes exceed 20 percent.
  - Within 30 metres of a watercourse or wetland.
  - On land where the soil or subsoil may become unstable if cleared.
  - On land subject to or which may contribute to soil erosion, slippage or salinisation.
  - In areas where the removal, destruction or lopping of vegetation could adversely affect the integrity or long term preservation of an identified site of scientific, nature conservation or cultural significance.
  - Which is of heritage or cultural significance.
- Any relevant permit to remove, destroy or lop vegetation in accordance with a land management plan or works program.
- Whether the application includes a land management plan or works program.
- Whether provision is made or is to be made to establish and maintain vegetation elsewhere on the land.
- Any report on the value or otherwise of the specified vegetation, including
  - *An Inventory of Sites of Environmental Significance in the City of Banyule and Adjoining Areas.*
  - *Sites of Faunal and Habitat Significance in North East Melbourne.*
  - *Banyule Wildlife Corridor Program.*
  - *Banyule Weed Management Strategy.*
- The need to preserve and protect native trees of special significance.
- The conservation and enhancement of the area, including its visual amenity.
- Any effect on water quality, watercourse capacity, or the flow of floodwaters.
- The benefit of a condition requiring planting, re-planting or other landscaping treatment of any part of the land.
- Any proposed landscape plan or agreement to provide additional trees and shrubs.

**6.0**

Proposed C162bany

**Background documents**

*An Inventory of Sites of Environmental Significance in the City of Banyule and Adjoining Areas*, Banyule City Council, September 1995.

*Banyule Weed Management Strategy* (Practical Ecology, 2006)

*Banyule Wildlife Corridor Program* (Banyule City Council, March 2000)

*Sites of Faunal and Habitat Significance in North East Melbourne* (C. Beardsell, 1997)

*Streeton Views Estate Development Plans, 1993*



**BANYULE PLANNING SCHEME**

Proposed C162bany  
15/05/2014  
C80

**SCHEDULE 5 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY**

Shown on the planning scheme map as **VPO5**.

**SUBSTANTIAL TREE PROTECTION AREA****1.0**

15/05/2014  
C80

**Statement of nature and significance of vegetation to be protected**

Banyule's vegetation and treed streetscapes are one of the most valued characteristics that contribute to the City's neighbourhood character. Whilst the vegetation cover in much of Banyule's Garden Suburban and Garden Court neighbourhoods is noticeably less than other areas of the City, these neighbourhoods do include a significant number of large indigenous, native and exotic trees (Substantial Trees) that are prominent above and around existing dwellings. These Substantial Trees beautify and add natural interest to these residential areas.

Banyule's Garden Court and Garden Suburban neighbourhoods are located between important waterway corridors, natural features and sites of botanical significance. Indigenous, native and exotic Substantial Trees in these neighbourhoods therefore assist in wildlife movement across the City, provide important faunal habitat and assist in the protection of waterways.

Substantial Trees feature in the remnant overstorey of Garden Court and Garden Suburban neighbourhoods. These areas contain one or a number of indigenous species, remnant exotic trees, and areas of dense remnant overstorey all with a high degree of naturalness. This overstorey is tall vegetation that represents Banyule's natural heritage, and includes species that are rare, threatened or of local, regional or State significance.

The generally wider canopy spread and larger structure of Substantial Trees in Garden Court and Garden Suburban neighbourhoods help to build local identity and make a visual contribution to the urban character of a street, surrounding neighbourhood, and landscape including contributing to Banyule's ridgelines which are visible in backdrops and vistas. They also assist in stabilising the local environment through processes including; reducing the severity of temperature increases associated with the 'urban heat island' effect, sequestering harmful pollutants and managing storm water.

The significance of Substantial Trees and their incremental removal affects the City in a number of ways. Tree protection and management, together with new and replacement tree planting on properties in Garden Court and Garden Suburban neighbourhoods, can help to safeguard and offset any incremental loss and improve the range of benefits Substantial Trees provide.

**2.0**

27/05/2019  
C154bany

**Vegetation protection objectives to be achieved**

To retain and protect existing trees, and to promote further planting of new trees as a significant component of local identity and neighbourhood character.

To protect vegetation of special significance, natural beauty, interest and importance.

To retain vegetation that represents the cultural and/or natural history of the City.

To retain and protect existing trees, and to promote further planting of new trees to enhance streetscapes, ridgelines and backdrops in residential areas.

To ensure that, where tree removal is permitted, appropriate replacement planting is provided and located appropriately on site.

To retain, protect and promote further planting of trees in residential areas to provide habitat links and movement corridors for fauna.

To retain trees which contain hollows as habitat for local fauna.

To retain trees that buffer waterways.

To maintain remnant and/or indigenous overstorey vegetation to provide biodiversity and a source of genetic material for the re-establishment of the natural heritage of the City.

**BANYULE PLANNING SCHEME**

To retain indigenous native vegetation which is rare, threatened or of local, regional or State significance.

To retain exotic trees and non-indigenous native trees, unless identified as an environmental weed.

To manage the long term viability of significant avenue plantings and heritage trees.

To retain, protect and promote further planting of trees for their contribution to stabilising local environmental processes including shading and cooling effects, sequestration of pollutants and management of storm water.

**3.0**

Proposed C162bany

**Permit requirement**

A permit is required to remove, destroy or lop those trees which meet either of the following:

- Has a height of 12 metres or more, or
- Has a trunk or stems that collectively are more than 400mm in diameter, measured at 1400mm above the base of the tree.

A permit is not required:

- To remove, destroy or lop the minimum extent of vegetation necessary to continue the activity on land within the formation of a railway line which has previously been cleared.
- To remove, destroy or lop the minimum extent of vegetation necessary to maintain public utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like.
- To remove, destroy or lop vegetation that presents an immediate risk of personal injury or damage to property, if only that part of vegetation which presents the immediate risk is removed, destroyed or lopped.
- To prune vegetation to remove any branch that overhangs an existing dwelling or is within 2 metres of an existing dwelling.
- To prune vegetation to maintain or improve its health, structure or appearance including regeneration..
- To remove, destroy or lop vegetation that is dead to the satisfaction of the responsible authority, unless the dead vegetation is a habitat tree containing hollows.
- To remove, destroy or lop vegetation that is being maintained in accordance with a management program developed by a suitably qualified arborist and approved by the responsible authority.
- To remove, destroy or lop vegetation identified as environmental weed species in the *Banyule Weed Management Strategy*.
- To remove, destroy or lop street trees in accordance with the *Banyule Street Tree Strategy*.

*Note: Pruning of a tree is defined as removing branches (or occasionally roots) from a tree or plant using approved practices, to achieve a specified objective such as maintaining the health and appearance of the tree.  
Lopping is defined as the practice of cutting branches or stems between branch unions or internodes.  
Environmental weed species listed in Schedule 4 to the Environmental Significance Overlay will require a permit under that provision.*

**4.0**

27/05/2019  
C154bany

**Application requirements**

None specified.

**5.0**

Proposed C162bany

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 42.02, in addition to those specified in Clause 42.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

**BANYULE PLANNING SCHEME**

- The need to retain vegetation that is significant due to its species age, health and/or growth characteristics.
- The need to retain vegetation that contributes to neighbourhood character.
- Where the vegetation is located, its relationship to existing vegetation and its role in providing habitat and corridors for fauna and its contribution to local environmental processes.
- The compatibility of any buildings and works with existing vegetation proposed to be retained.
- The effect of any proposed lopping on the significance or appearance of the tree.
- Whether there is a valid reason for removing the vegetation and whether alternative options to removal have been fully explored.
- Whether the removal of vegetation is required to deliver a development outcome that makes a substantial and positive contribution to the planning outcomes for the site and surrounding area. The application's response to relevant objectives, strategies and policy guidelines of the Preferred neighbourhood character policy at clause 15.01-5L should be considered.
- If retention cannot be achieved, or a tree is considered appropriate for removal, consider whether the site provides adequate space for offset planting of indigenous or native trees that can grow to a mature height similar to the mature height of the tree to be removed. If it is not appropriate to select an indigenous or native tree species, the selected species should be drought tolerant.
- Whether the planting location of the replacement vegetation will enable the future growth of the canopy and root system of the tree to maturity, in accordance with the *Banyule City Council Tree Planting Zone Guidelines*.
- Whether the replacement tree species and planting locations conflict with existing or proposed overhead wires, buildings, easements and existing trees.

**6.0****Background documents**

4-4-2022  
Proposed C162bany

*Banyule City Council Tree Planting Zone Guidelines* (Banyule City Council, 2011)

*Banyule Weed Management Strategy* (Practical Ecology, 2006)

*Neighbourhood Character Strategy* (Banyule City Council, 2012)

*Strategy for Substantial Tree's in Banyule's Garden Court and Garden Suburban Neighbourhoods* (Planisphere, December 2013)

**BANYULE PLANNING SCHEME**

---  
Proposed C162bany

**SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO5**.

**HEIDELBERG MAJOR ACTIVITY CENTRE****1.0**

---  
Proposed C162bany

**Design objectives****Built Form**

To promote new development that provides a positive contribution to the built form and public realm by:

- Respecting the preferred scale and character of the Heidelberg Major Activity Centre.
- Protecting views from the public realm along and across the Burgundy Street valley.
- Limiting the height of development so that it sits below the ridgeline, other than on nominated landmark sites in the activity centre core.
- Incorporating a combination of articulation, materials and colours to create visual interest.
- Providing façade treatments that are sympathetic with nearby areas of parklands and vegetation.
- Providing a sympathetic design response to nearby sites of known heritage value.
- Providing building setbacks that create a sense of openness within the streetscape environment and maintain the amenity of peripheral residential and other sensitive uses.
- Providing consistent setback of buildings along Burgundy Street (east of the railway line), Hawdon Street and Cape Street to retain valued views onto nearby tree-lined ridgelines, the Yarra River's green corridor and the distant Dandenong Ranges.
- Encouraging development to provide passive surveillance to the streetscape and other public areas.
- Maintaining sunlight and daylight access to adjoining private open spaces of dwellings in accordance with clause 55.
- Locating living areas, windows and private open spaces to minimise the potential for overlooking in accordance with clause 55.
- Ensuring ground-level street frontages have activity and interest for pedestrians.
- Ensuring car parking is appropriately screened by buildings and landscaping.

To promote design that enables environmentally sustainable development.

To discourage the underdevelopment of land by not permitting buildings or entrenching uses that are inconsistent with the preferred scale and character, identified by the maximum building heights and setbacks detailed in this Schedule.

**Gateway Locations**

To encourage the development of gateway locations that provide a positive contribution to Heidelberg's identity and sense of place.

**Landscaping**

To utilise vegetation to help create a strong identity for the Heidelberg Major Activity Centre; including the use of vegetation at both ground and upper levels of buildings.

**Subdivision and Development**

To improve pedestrian access by minimising the number of vehicle crossovers.

To encourage opportunities for appropriately scaled development by consolidating small lots.

**BANYULE PLANNING SCHEME**

To retain opportunities for appropriately scaled development by discouraging the fragmentation of sites, including subdivision of existing buildings that do not reflect the preferred scale of development set out in this Schedule.

**2.0**

Proposed C162bany

**Buildings and works**

Buildings and works should be constructed in accordance with the following standards:

- Building height should not be greater than the height specified in the attached plans at section 8.0 of this Schedule.
- Buildings should comply with the setback requirements identified on the attached plans at section 8.0 and detailed in the section 2.2 of this Schedule.

If a proposal does not meet a standard, it must be demonstrated how a proposal meets the Design Objectives (section 1.0 of this Schedule).

Buildings and works should be constructed in accordance with the General Design Guidelines (section 2.3 of this Schedule).

Where applicable, buildings and works should be constructed in accordance with the Site Specific Guidelines (section 3.0 of this Schedule).

**Exemption from notice and review**

An application to construct a building or construct or carry out works which conforms with the requirements of this Schedule and is generally in accordance with the *Heidelberg Structure Plan* is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

This does not exempt any application from notification and review requirements under any other clause, zone or overlay.

**2.1**

11/11/2010  
C60

**Permit Exemptions**

A planning permit is not required to construct a building or construct or carry out works for:

- Construction or carrying out the following within a Business Zone:
  - The installation of an automatic teller machine.
  - An alteration to an existing building façade provided:
    - The alteration does not include the installation of an external roller shutter.
    - At least 80 per cent of the building façade at ground level is maintained as an entry or window with clear glazing.
  - An awning that projects over a road if it is authorised by the relevant public land manager.
- Construction or extension of the following within a Residential Zone:
  - A single dwelling on a site greater than 300 sq.m.
  - Works normal to a dwelling.
  - An open-sided pergola or verandah with a finished floor level not more than 800 mm above natural ground level and a maximum height not more than 3 metres above natural ground level.
  - An outbuilding with a gross floor area not more than 10 metres and a maximum building height not more than 3 metres above natural ground level.
  - A deck with a finished floor level not more than 800 mm above natural ground level.
  - A domestic swimming pool or spa and associated mechanical equipment and safety fencing.

**BANYULE PLANNING SCHEME**

This exemption does not apply to the construction or extension of a garage or carport in a residential zone.

**2.2**

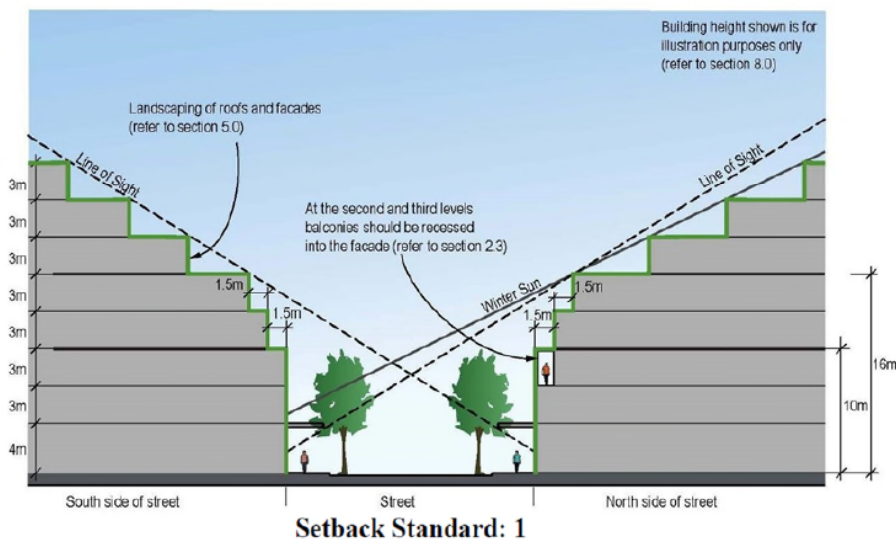
11/11/2010  
C60

**Setback Standards**

*Note: Section 8.0 of this schedule identifies where the following setback standards apply.*

**Setback Standard: 1**

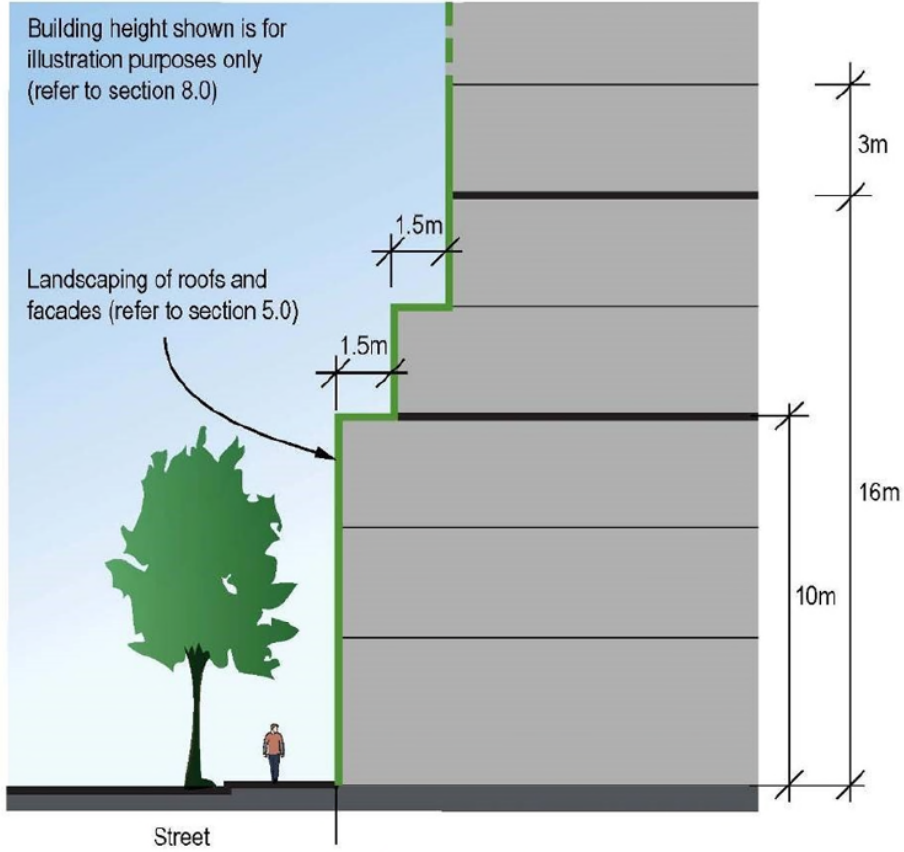
- Buildings should be constructed to the property boundary, unless civic space is integrated with the footpath.
- At the property boundary, the building can be constructed up to a maximum height of 10 metres.
- Buildings should be setback an additional 1.5 metres for every 3 metres of building height above 10 metres.
- Buildings higher than 16 metres should provide an additional setback to:
  - Provide 3 hours of winter sunlight to reach the first floor (4 metres above ground level) on the opposite side of the street; and
  - Obscure additional levels when viewed from ground level on the opposite side of the street.



**BANYULE PLANNING SCHEME**

**Setback Standard: 2**

- At the property boundary, the building can be constructed up to a maximum height of 10 metres.
- Buildings should be setback an additional 1.5 metres for every 3 metres of building height above 10 metres. No additional setback is required above a building height of 16 metres.

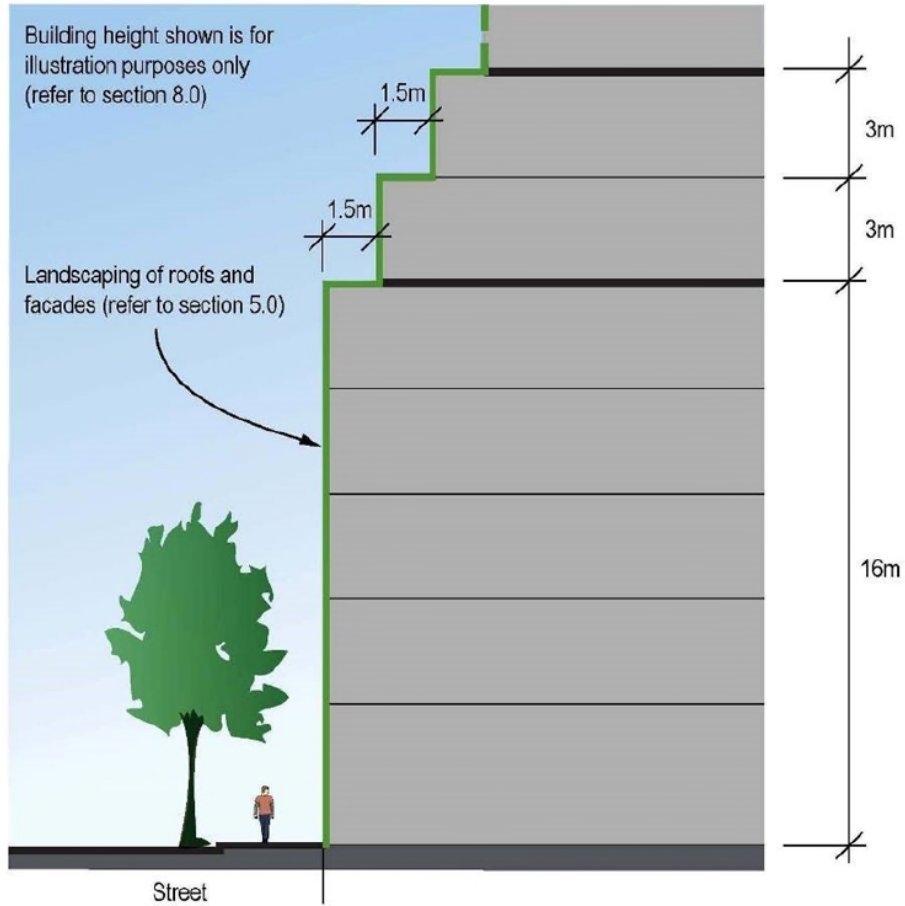


**Setback Standard: 2**

**BANYULE PLANNING SCHEME**

**Setback Standard: 3**

- Buildings should be constructed to the property boundary, unless civic space is integrated with the footpath.
- At the property boundary, the building can be constructed up to a maximum height of 16 metres.
- Buildings should be setback an additional 1.5 metres for every 3 metres of building height above 16 metres.



**Setback Standard: 3**



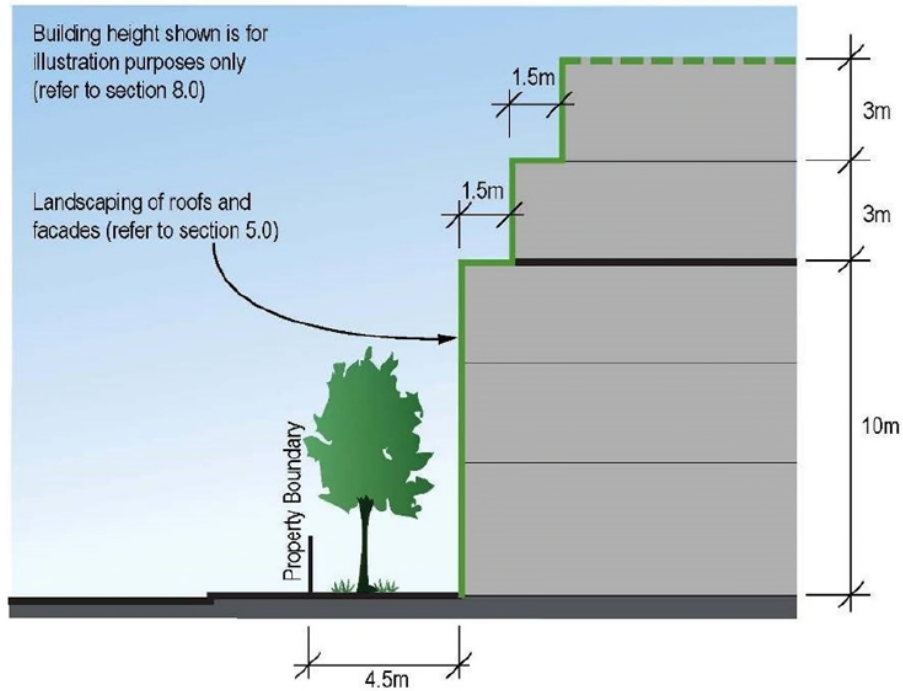
**BANYULE PLANNING SCHEME**

**Setback Standard: 4**

- Buildings should be consistent with clause 55.03-1 of this scheme.

**Setback Standard: 5**

- Buildings should be setback 4.5 metres from the property boundary.
- Buildings should be setback an additional 1.5 metres for every 3 metres of building height above 10 metres.



**Setback Standard: 5**

**BANYULE PLANNING SCHEME**

**Setback Standard: 6**

- Buildings should be setback 5 metres from the property boundary.
- The setback of the upper levels of buildings will be determined by the continuation of a line established by two points:

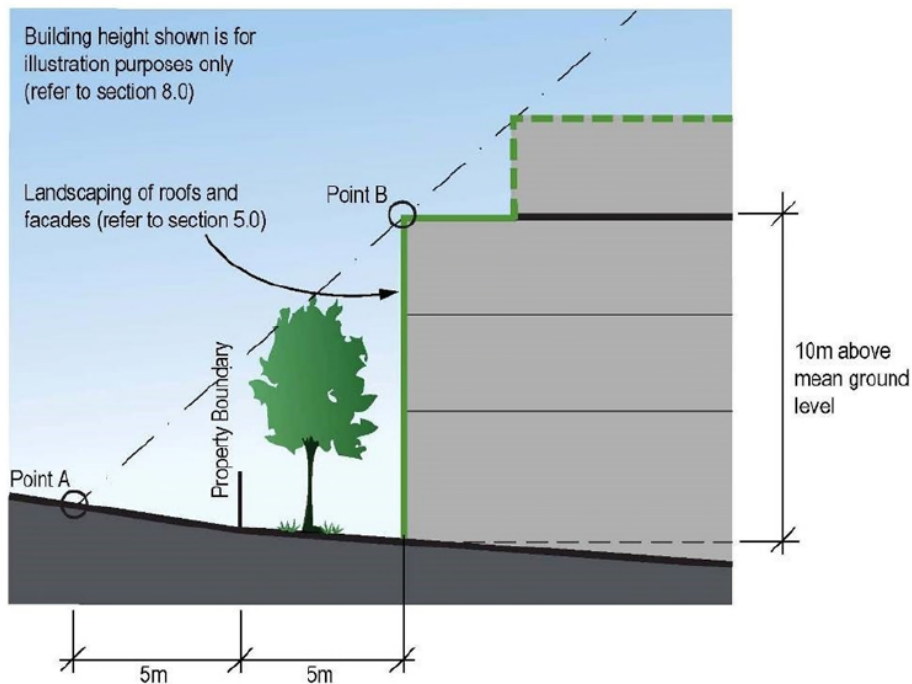
**Point A:**

The mean ground level, measured 5 metres from the property boundary within the adjoining property.

**Point B:**

10 metres above the mean ground level, measured 5 metres from the property boundary within the affected site.

- Other nearby properties will also need to consider the implications of this setback standard and provide an appropriate design response.

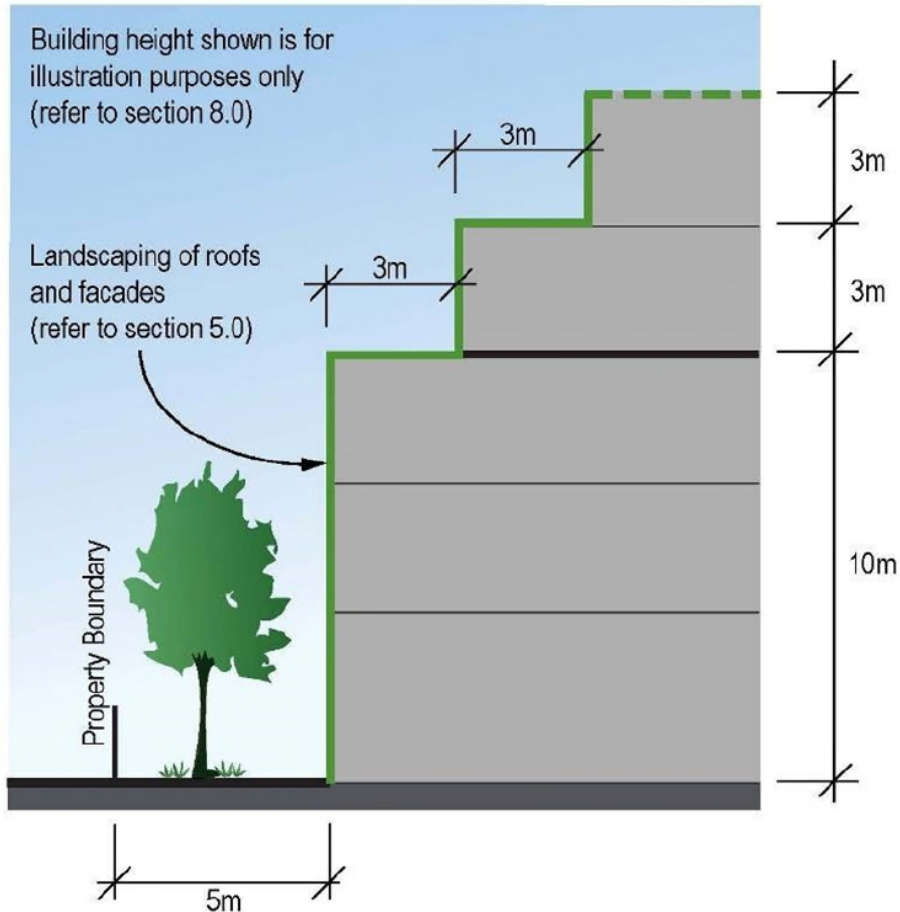


**Setback Standard: 6**

**BANYULE PLANNING SCHEME**

**Setback Standard: 7**

- Buildings should be setback 5 metres from the property boundary.
- Buildings should be setback an additional 3 metres for every 3 metres of building height above 10 metres.



**Setback Standard: 7**

2.3  
11/11/2010  
C60

**General Design Standards**

In addition to the building height and setback standards, building should incorporate the following General Design Standards, where applicable:

- Buildings should provide a side setback above 10 metres to allow natural light to penetrate to the lower levels of buildings.
- Balconies, if provided at the 2<sup>nd</sup> and 3<sup>rd</sup> levels, should be recessed into the setback of buildings, incorporating a framework of balustrades, fin walls and verandas to define the street façade.
- The precinct plans at section 8.0 identify the preferred locations for the development of civic spaces.

**BANYULE PLANNING SCHEME**

**3.0 Site Specific Guidelines**

11/11/2010  
C60

Land nominated by the plans at section 8.0 as having Site Specific Guidelines should be constructed in accordance with the standards nominated in the following section. A departure from these guidelines can be considered when it has been justified to by a master planning process, to the satisfaction of the responsible authority.

**3.1 230 Burgundy Street, Heidelberg**

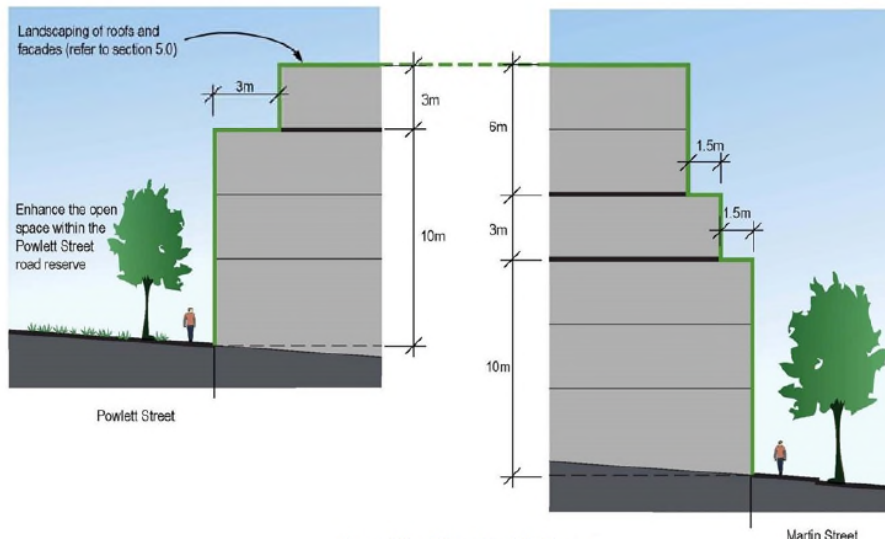
Proposed C162bany

At the northern most boundary of the site, buildings should be setback 4.5 metres from the property boundary.

The maximum building height at the Powlett Street frontage is 13 metres. Of this, the first 10 metres should be constructed on the property boundary and the remaining 3 metres should be setback 3 metres from the property boundary.

The maximum building height at the Martin Street frontage is 19 metres. Of this, the first 10 metres should be constructed on the property boundary and the remaining 9 metres should be setback 1.5 metres for every additional 3 metres of building height from the property boundary.

The redevelopment of this site needs to consider the relationship between the site and the abutting open space within the Powlett Street road reserve. Landscaping improvements within the road reserve in conjunction with appropriate façade treatments will enable the delivery of a development outcome that reinforces the soft edge between the Medical Services Precinct and the nearby Residential Interface Precinct.



**Specific Site Guidelines for 230 Burgundy Street**

**3.2 443 Upper Heidelberg Road, Heidelberg**

Proposed C162bany

At the property boundary, the building can be constructed up to a maximum height of 10 metres.

Buildings higher than 10 metres should be setback 1.5 metres for every 3 metres of additional building height. No additional setback is required above a building height of 16 metres.

The building should be constructed to a maximum of 28 metres. However, the building should split above 16 metres to form two towers. Each tower should provide a thin profile when viewed from Bell and Burgundy Streets and be set no less than 10 metres apart.

**BANYULE PLANNING SCHEME****4.0**11/11/2010  
C60**Subdivision**

A planning permit is required to subdivide land.

**5.0**11/11/2010  
C60**Landscaping**

Where a planning permit is required, a landscaping plan must be submitted, where relevant, with the application that shows:

- All vegetation within the proposed areas of landscaping.
- Vegetation within elevated levels of the development.
- A preference to native and indigenous vegetation.
- Use of stormwater to sustain the proposed landscaping.
- No weed species.

**6.0**27/05/2019  
C154bany**Signs**

Sign controls are as specified in the zone that applies to the land.

**7.0**11/11/2010  
Proposed C162bany**Decision guidelines**

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

**Built Form**

- Whether the proposed heights and setbacks are balanced, in relation to the preferred maximum built form of the site and adjoining sites.
- Whether building height greater than the standard provides a positive contribution to the form of the building.
- Whether building height greater than the standard unreasonably reduces opportunities for adjoining buildings to make effective use of natural light.
- Whether building height greater than the standard respects the scale of surrounding development and the topography of the surrounding land.
- Whether the proposal provides for an appropriate scale of development in order to accommodate the preferred mix and intensity of use.
- Whether a building height less than the preferred maximum height unreasonably reduces opportunities to achieve preferred maximum built form in the future.
- Whether a building height less than the preferred maximum height unreasonably reduces opportunities for adjoining buildings to meet the preferred maximum built form.
- Whether building height that is less than the preferred maximum height respects the scale of preferred maximum built form and the topography of the land.
- Whether the facades of new development that is visible from nearby parklands provide treatments that are sympathetic with the parklands environment.
- Whether the development provides adequate opportunities for natural light to penetrate to lower levels of buildings.

**Gateway Locations**

- Whether the development make a positive contribution to the identity and sense of place within the activity centre.

**BANYULE PLANNING SCHEME****Landscaping**

- Whether the proposed development incorporates vegetation at elevated levels within the built form; such as rooftops, facades and balcony areas.
- Whether the development makes a reasonable use of stormwater to sustain vegetation within landscaped areas.
- Landscaping treatments must not include weed species, as defined by the Banyule Weed Management Strategy.

**Subdivision**

- How the subdivision of the land will contribute to the orderly development of the Heidelberg Major Activity Centre.
- Whether the subdivision of the land will consolidate vehicle access points.
- Whether the width of shared access is adequate to facilitate the future development of the land.

**8.0**

Proposed C162bany

**Background documents**

*Heidelberg Structure Plan* (Banyule City Council, May 2010)

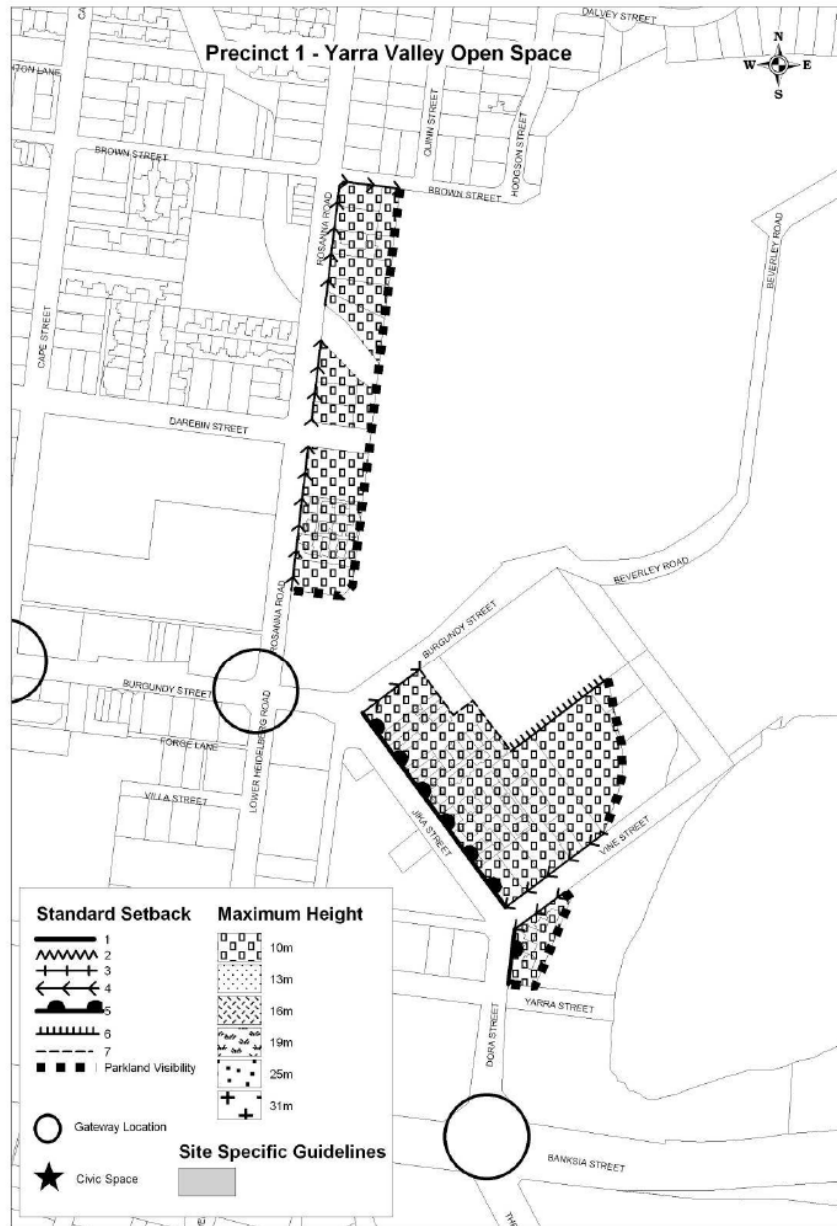
*Banyule Weed Management Strategy* (Practical Ecology, 2006)

BANYULE PLANNING SCHEME

9.0  
27/05/2019  
C154bany

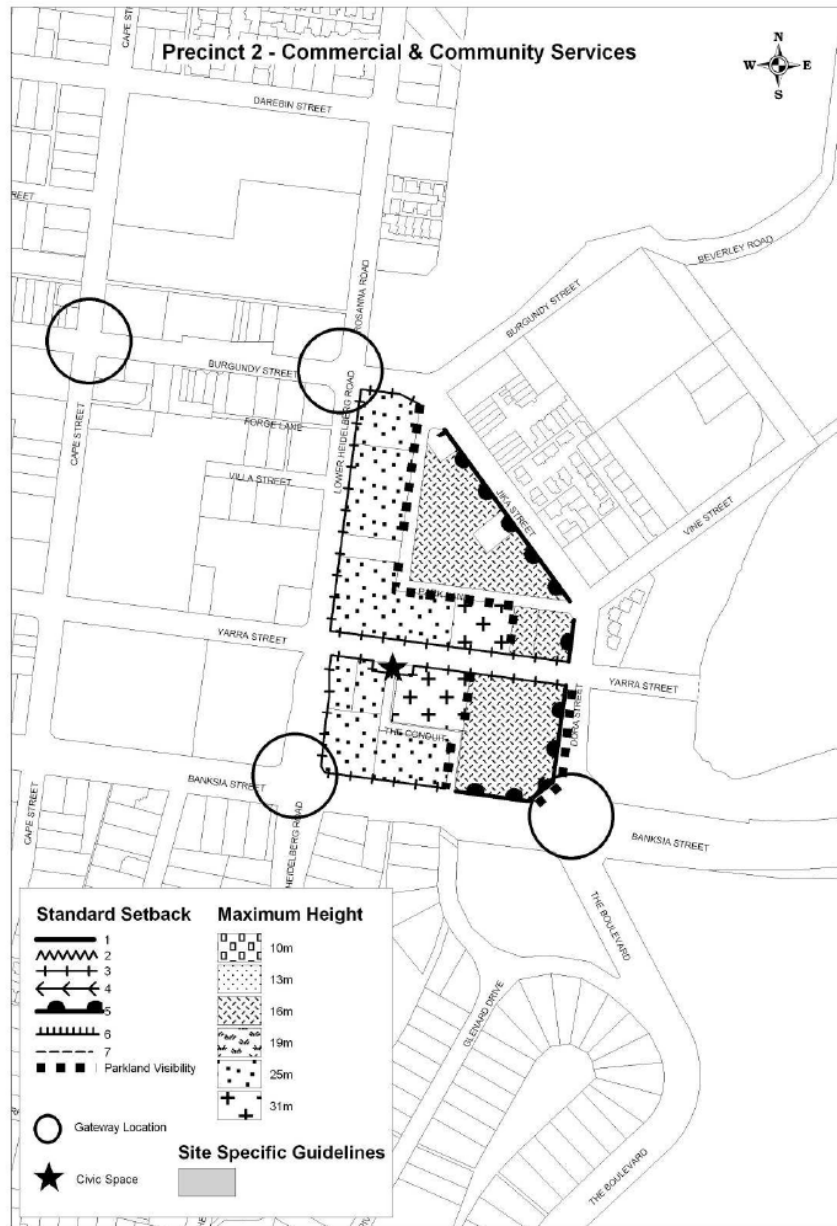
Precinct plans

Map 1 to the Schedule to Clause 43.02



**BANYULE PLANNING SCHEME**

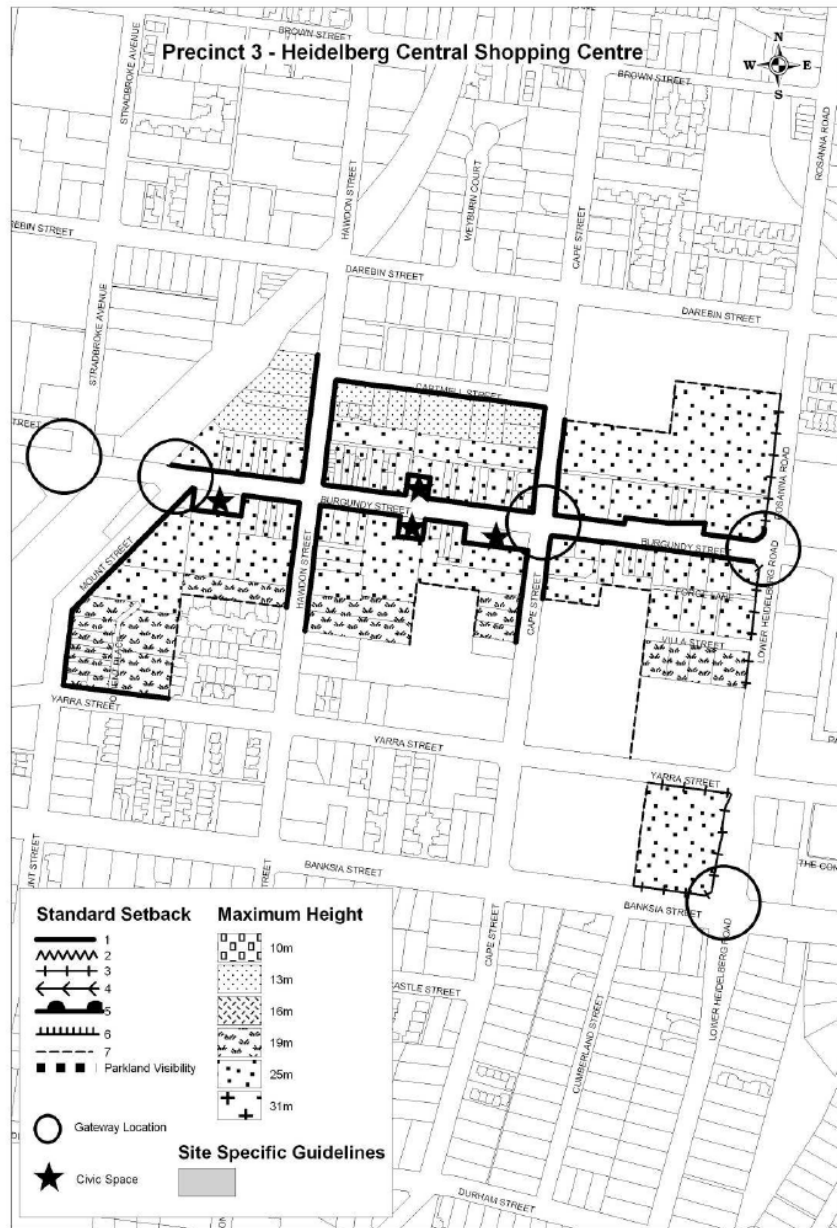
**Map 2 to the Schedule to Clause 43.02**





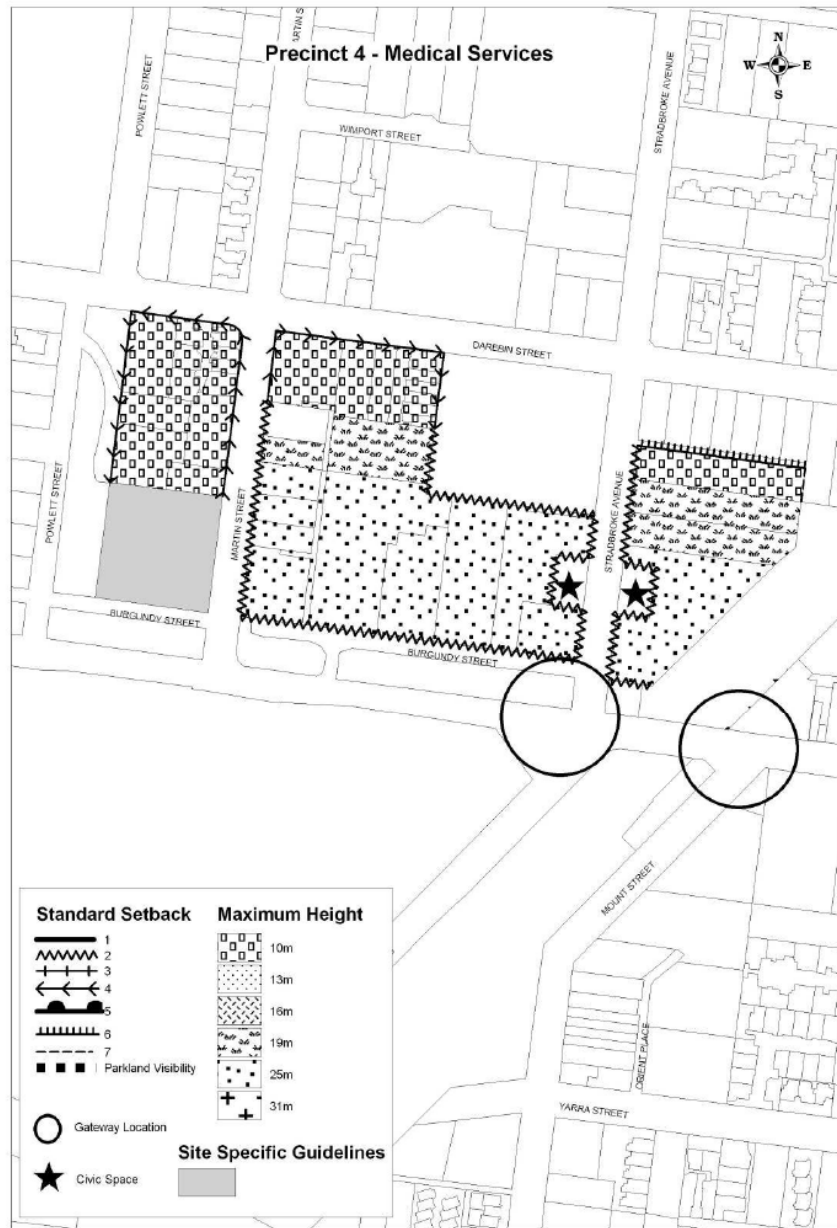
**BANYULE PLANNING SCHEME**

**Map 3 to the Schedule to Clause 43.02**



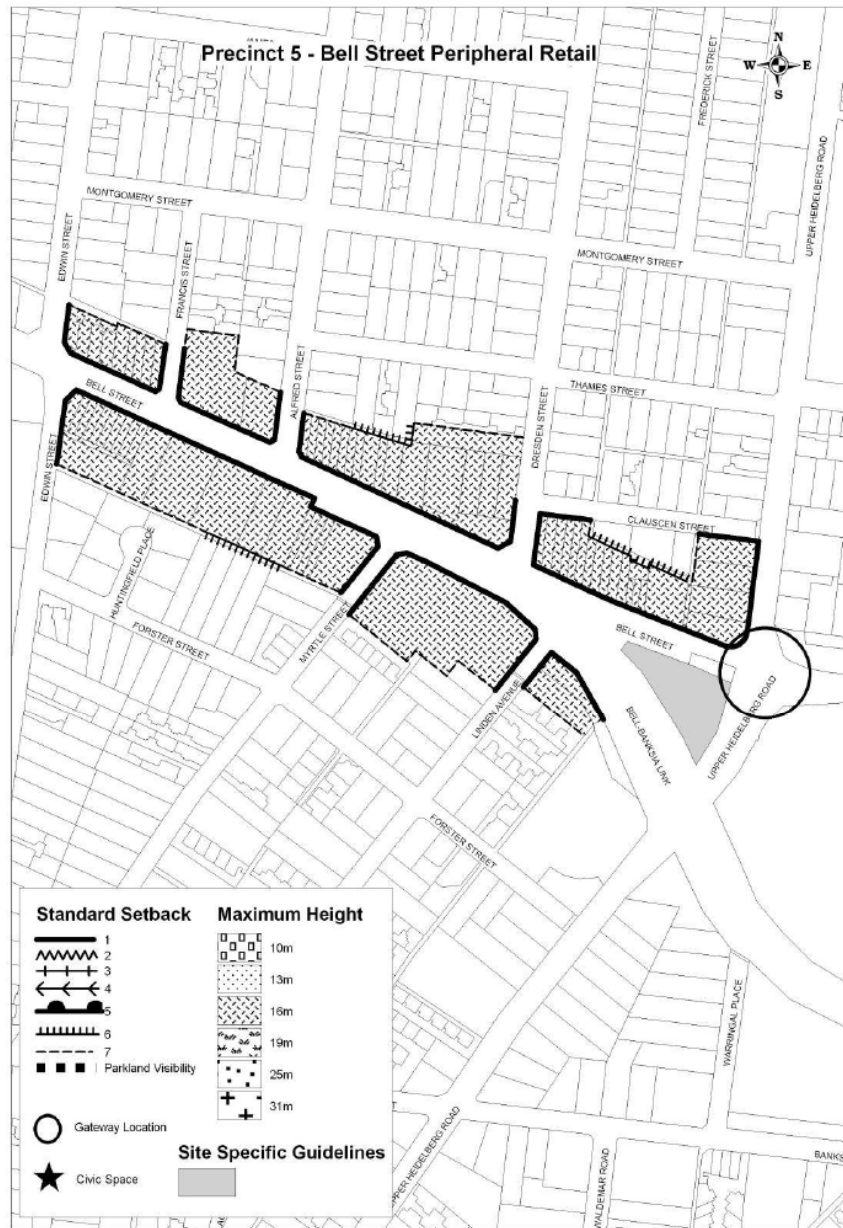
**BANYULE PLANNING SCHEME**

**Map 4 to the Schedule to Clause 43.02**



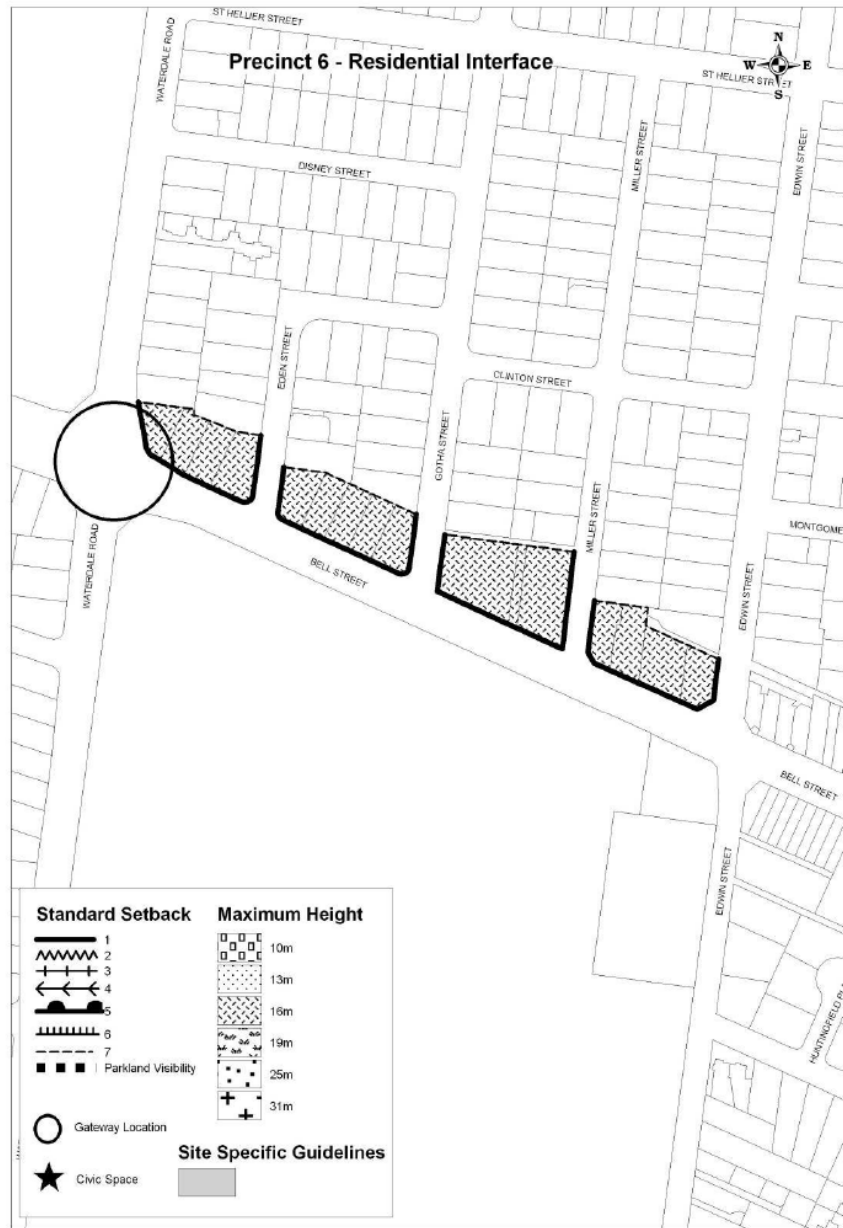
BANYULE PLANNING SCHEME

Map 5 to the Schedule to Clause 43.02



**BANYULE PLANNING SCHEME**

**Map 6 to the Schedule to Clause 43.02**



**BANYULE PLANNING SCHEME**

Proposed C162bany  
12/12/2013  
C86

**SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO10**.

**URBAN DESIGN GUIDELINES FOR 250 WATERDALE ROAD, IVANHOE****1.0**

12/12/2013  
C86

**Design objectives**

To facilitate the provision of residential aged care and associated housing for elderly persons.

To ensure that any development of this Strategic Redevelopment Site:

- is based upon sustainable design principles including water sensitive urban design and energy efficiency;
- is responsive to the site and respects and enhances the neighbourhood character of the local area and surrounding streetscapes;
- achieves an urban form which allows for integration with the surrounding streets and interaction with the local community;
- provides good standards of residential amenity, accessibility, safety and security for existing and new residents;
- provides effective traffic management and car parking; and
- provides landscaping that reflects the landscaped character of the area, softens the built form, and includes native or indigenous vegetation.

**2.0**

27/05/2019  
C154bany

**Buildings and works**

None specified.

**3.0**

27/05/2019  
C154bany

**Subdivision**

None specified.

**4.0**

27/05/2019  
C154bany

**Signs**

None specified.

**5.0**

27/05/2019  
C154bany

**Application requirements**

None specified.

**6.0**

27/05/2019  
C154bany

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- 1 The impact of the building design including height, massing, street setbacks, roof form, fencing and materials on surrounding built form, the streetscape and the desired neighbourhood character of the area as described in the Urban Design Guidelines for the site.
- 2 The effect of the design of the development on the safety and security of residents, visitors and other land users, and the response to the needs of those with limited mobility.
- 3 The siting and design of car parking, and the management of likely traffic generation.
- 4 The impact of the proposed site coverage and permeability on landscaping outcomes.
- 5 The impact of the development on existing vegetation, the effects of removing vegetation, and opportunities for replacement planting.
- 6 The proposed landscaping, including species selection, streetscapes interfaces, permeable surfaces and the provision of and access to open space for residents.
- 7 The application of water sensitive urban design, energy efficiency and sustainability in relation to building and landscaping design.

**BANYULE PLANNING SCHEME**

- 8 The visual and acoustic impact of deliveries and the siting of equipment and services associated with the development, on neighbouring land uses and surrounding residential streets.
- 9 The effect of the development on the amenity of nearby properties and the public realm.

**7.0**

**Background documents**

Proposed C162bany *250 Waterdale Road, Ivanhoe – Urban Design Guidelines, October 2012.*

**BANYULE PLANNING SCHEME**

Proposed C162bany

**SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO11**.

**IVANHOE MAJOR ACTIVITY CENTRE – DIVERSITY AREA PRECINCTS****Definitions**

Active and engaging frontage is a ground floor elevation designed to facilitate active visual engagement between pedestrians and building occupants. Activation can be assisted by the extensive use of glazing, doors and windows which open directly onto the street, and the provision of weather protection for pedestrians.

Articulated frontage is a building elevation visible from a street, laneway or public space that is designed to add interest to the streetscape. Articulation may involve either horizontal or vertical elements and should be at a scale proportionate to the size of the building and adjoining streetscape.

Ivanhoe Major Activity Centre is referred to as IMAC in this Schedule.

Street wall height is the height of the wall at zero setback from the adjoining pavement. Where there is no pavement the height is to be measured from the ground level adjoining the site.

**1.0**

Proposed C162bany

**Design objectives****Height & Setbacks**

To ensure that the upper storey elements of new developments are not unduly bulky or visually intrusive and that these taller elements are located so as to enable a transition in height to surrounding lower scale buildings.

To ensure that development results in a ‘stepping down’ of built form on sloping sites.

**Overshadowing**

To ensure new buildings do not unreasonably diminish sunlight access, particularly to adjoin residential properties and key pedestrian routes and areas such as public squares.

**Design**

To provide for high quality, well designed and integrated new development in the Diversity Area Precincts of Ivanhoe Major Activity Centre (IMAC) where new development is acknowledged and facilitated through the *Ivanhoe Structure Plan*.

To ensure the Diversity Area Precincts are characterised by high quality contemporary design that supports the desired character of the relevant precinct as outlined in the Precinct Visions of the *Ivanhoe Structure Plan*.

To direct larger scale developments to key development sites where existing character, location and topography support more development while retaining a fine urban grain at street level.

To encourage new development that is designed to take advantage of the topography of the IMAC and long-range views to the Dandenong Ranges, Kew, the Melbourne Central Activities District and the surrounding landscape.

**Acoustic & Visual Amenity**

To ensure new buildings adjoining residential zones provide a transition in height, setbacks and vegetation in order to protect the visual and acoustic amenity of dwellings and provide opportunities to protect existing trees and plant new canopy trees.

To protect and enhance vegetation cover throughout the IMAC and encourage landscape improvement initiatives such as the planting of new canopy trees, vertical gardens, green roofs and green walls.

To ensure that signage does not dominate the streetscape image or lead to visual clutter.

**BANYULE PLANNING SCHEME****Heritage & Character**

To ensure that development does not adversely affect the significance of nearby heritage places.

To ensure that the colours, materials and finishes of new development complements the texture and fine grain nature of the surrounding area.

**2.0**

28/05/2015  
C93

**Buildings and Works****Permit Not Required**

A planning permit is not required in a Commercial Zone to construct a building or construct or carry out works for:

- The installation of an automatic teller machine.
- An alteration to an existing building facade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building facade at ground level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.
- Buildings and works for railway purposes including signals (and related control buildings), new tracks, track-work and realignment, train stabling, overhead power lines, gantries, buildings and works related to railway power requirements and any work required under *the Disability Discrimination Act-Disability Standards for Accessible Public Transport 2002*.

**3.0**

14/06/2019  
GC140

**General Requirements****Height**

A permit must not be granted or amended (unless the amendment would not increase the extent of non-compliance) for buildings and works which exceed the mandatory maximum building height for a relevant area specified in the Tables to this Schedule (including the relevant built form plan).

For Diversity Precincts 1-5, a building may exceed the mandatory maximum building height by up to 1m where the slope of the natural ground level at any cross section wider than 8m of the site of the building is 2.5 degrees or more.

An architectural feature of a building may exceed the mandatory maximum building height if:

- It does not exceed the mandatory maximum building height by more than 4 metres.
- It does not exceed 10% of the gross floor area of the top of the building level.
- It is located to reduce visual impact on the surrounding area.

The street wall height of new development abutting land within the Heritage Overlay must visually integrate with the street wall of the abutting heritage place. In Precinct 1 (Darebin Station Precinct) the street wall height of new development should be measured from street level.

Floor to ceiling heights should support the flexible use of interior spaces and achieve a consistency of vertical scale between the floor levels of abutting buildings. Heights should generally be no less than:

- 3.8 metres for retail and commercial uses;
- 3.0 metres for residential uses.



**BANYULE PLANNING SCHEME****Setbacks****Public Realm Boundary Setbacks**

Buildings should be setback from property boundaries no less than the preferred minimum setback distances specified in Table 6 to this Schedule. This does not apply where the land (outside a Heritage Overlay) abuts land within a Heritage Overlay, in which case the front setback should match that of the any adjoining significant heritage place.

**Side Property Boundary Setbacks****Residential**

Buildings in a residential zone should be setback from side property boundaries in accordance with ResCode Standards B17-21 (Clauses 55.04-1 to 55.04-5).

**Non-residential**

Setback K applies to side property setbacks of larger properties in Precinct 1 and 5 in a non-residential zone. Buildings in a non-residential zone in Precinct 1 and 5 should be constructed to side property boundaries up to a preferred maximum height of 9 metres above natural ground level. Any part of a building higher than 9 metres should be setback from the side boundary to provide opportunities for outlook, amenity, privacy and development potential relative to the abutting property as outlined in Setback Standard K.

Minor buildings and works, such as verandahs, architectural features, balconies, shelters, sunshades, art works, street furniture, fences, and basements which do not project above ground level, may be constructed within the setback distance from boundaries specified in this Schedule.

**Overshadowing**

Buildings should not significantly overshadow the opposite footpath of adjoining streets between 10:00 am and 3:00pm on 22 September.

Buildings should not significantly overshadow the secluded ground level private open space of an existing dwelling between 10:00am and 3:00pm on 22 September.

**Design**

Building façades on sites with a frontage over 10 metres should be well articulated through variations in forms, materials, openings or colours or the inclusion of vertical design elements.

Colours and finishing on all building facades should be in muted tones and non-reflective materials.

Where possible, upper levels should provide visual interest, light, shade, articulation and activity through the inclusion of balconies, eaves, terraces and verandahs that are visually recessed from adjoining streets and laneways.

Side and rear walls above street level that are visible from the public domain should be designed to create attractive façades.

On corner sites, buildings should address both street frontages with either openings or street level windows.

Ground floor frontages of buildings should contribute to safety by providing lighting and activity and avoiding blank walls.

Vehicle entrances should be located and designed to avoid fragmenting footpaths and to be visually recessive within the design of the building.

Lift over-runs, plant rooms and rooftop services should be designed in a manner that integrates with the building and ensures that rooftop services are not visible from streets, public open spaces and secluded private open space areas.

Signage should not dominate the streetscape image or lead to visual clutter.

**BANYULE PLANNING SCHEME**

Where possible, internal connections through development should be provided with active frontages on both sides where appropriate.

**Acoustic Amenity**

New buildings should be designed to avoid unreasonable impacts on the acoustic privacy of nearby dwellings.

**Heritage Overlay**

On land affected by the Heritage Overlay if there is any conflict between this Schedule and the Requirements and Objectives of the Heritage Overlay, the provisions of the Heritage Overlay take precedence.

**4.0**

14/06/2019  
GC 140

**Application Requirements**

Any development application must be accompanied by a comprehensive planning and urban design analysis, as appropriate to the scale of development to the satisfaction of the Responsible Authority, addressing the following matters:

**Analysis**

- An assessment of any existing buildings on the site of heritage, architectural or cultural significance.
- A description of the predominant precinct and streetscape character and an explanation of how this character has influenced the siting, form, massing and design of the proposed building.
- How the proposal addresses the decision guidelines of this Schedule and other relevant planning scheme provisions.

**Form and function**

- The form, massing, profile, material finishes and detailed design of the proposed building.
- Justification for the proposed street wall height and proposed setbacks of the upper levels from the street frontage.
- Details of land use, including an assessment of how the proposed building engages with and contributes to the activity of the street.
- An assessment of access to and circulation through / around the site for vehicles, pedestrian and cyclists.

**Impact**

- An assessment of off-site impacts of the proposed building, such as overshadowing and overlooking, in particular overshadowing of public spaces, streets and the secluded open space areas of adjoining dwellings.
- Impacts of the proposed building on views to and from the site.
- Details of the overall floor space and an assessment of the effects on services, traffic and car parking.
- A shadow assessment demonstrating that solar access objectives and requirements will be met.
- A report prepared by a suitably qualified acoustic specialist outlining appropriate measures to provide acoustic protection for existing and proposed dwellings.

**Environmentally Sustainable Design**

- A commitment to a vision of a sustainable built environment that reduces the ecological footprint of the development and meets the needs of occupants.

**BANYULE PLANNING SCHEME**

- The use of best practise Green Star design principles, with a focus on the following Environmentally Sustainable Design (ESD) considerations: facilities management, indoor environmental quality, reductions in energy and water usage, sustainable transport facilitation and infrastructure, water sensitive urban design (WSUD) treatments and landscapes, low embodied energy materials, land use, ecology and emissions.
- Layouts that support good passive solar design and access to sunlight in new buildings.

**Landscaping**

- An arborist report identifying the location, significance and viability of existing trees on and immediately adjacent to the site.
- A landscaping plan showing existing trees to be retained and the species, location, number and mature height of all proposed vegetation.
- Landscape improvement initiatives such as the planting of new canopy trees, vertical gardens, green roofs and green walls.

**5.0****Decision Guidelines**

-----  
Proposed C162bany

In addition to the requirements of Clause 43.02-5, before deciding on an application the responsible authority must consider, as appropriate:

- The Design Objectives of this Schedule and the relevant Precinct.
- Whether the proposed buildings and works will result in development that supports the desired character statement for the relevant precinct outlined in the *Ivanhoe Structure Plan*.
- Whether the proposed buildings or works are in accordance with the General Requirements of this Schedule and the Requirements of the relevant Precinct.

**6.0****Background documents**

-----  
Proposed C162bany

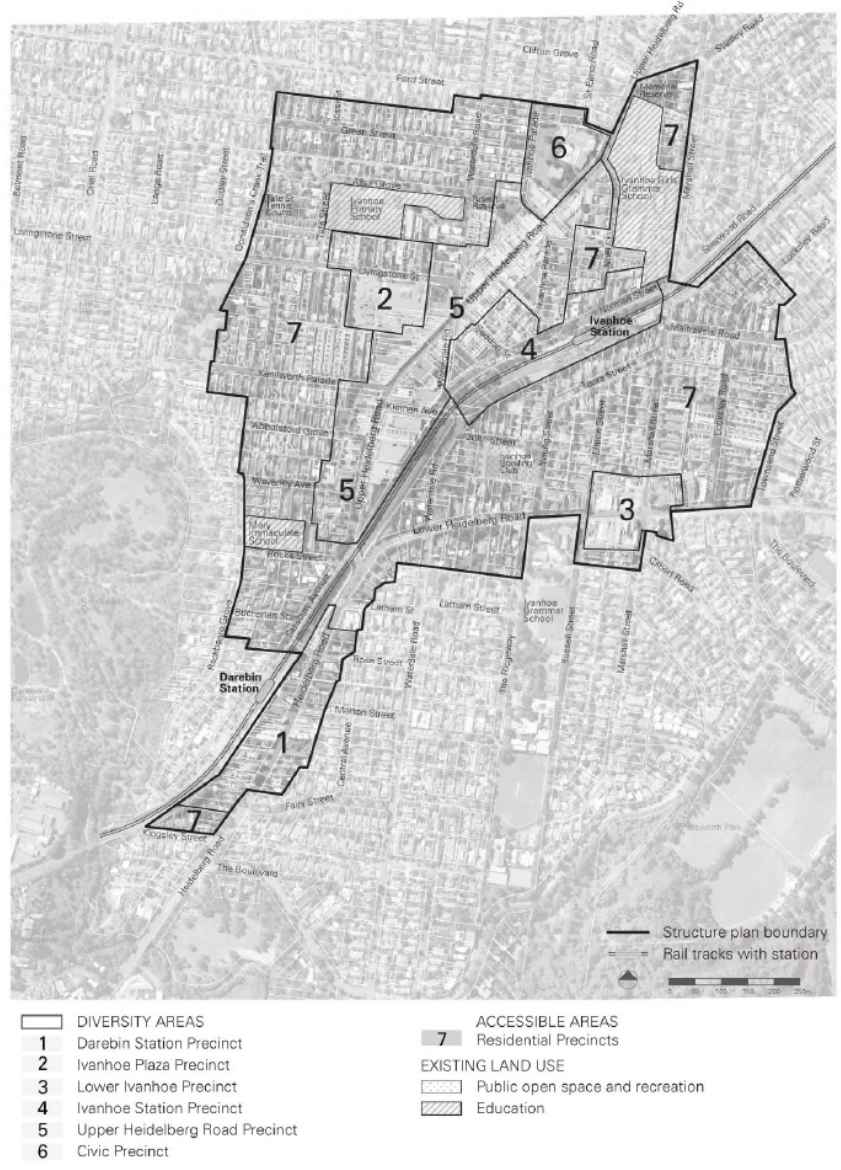
*Ivanhoe Activity Centre Heritage Items & Precincts* (Context, June 2013)

*Ivanhoe Structure Plan* (Banyule City Council, December 2014)

**BANYULE PLANNING SCHEME**

**Map 1 – Diversity Area Precincts**

**PRECINCTS PLAN**



**BANYULE PLANNING SCHEME****Tables 1 to 5 – Diversity Area Precincts and Related Maps****Area DDO11-1 Darebin Station Precinct****Requirements**

In addition to the requirements at Clause 3.0 of this Schedule, the following requirements must be met:

**Building Heights**

- Buildings must not exceed the mandatory maximum building height shown on the Darebin Station Built Form Plan.

In addition to the requirements at Clause 3.0 of this Schedule, the following requirements should be met:

**Built Environment**

- Buildings should be constructed with lower level podiums. Podiums should not exceed the maximum heights shown on the Darebin Station Built Form Plan.
- Buildings should be set back from public realm property boundaries in accordance with the requirements of the Built Form Plans and Table 6 to this Schedule.
- Buildings in a non-residential zone should be constructed to side property boundaries up to a preferred maximum height of 9 metres above natural ground level. Any part of a building higher than 9 metres should be setback from the side boundary to provide opportunities for outlook, amenity, privacy and development potential relative to the abutting property (Refer to Building Setback Diagram 11).
- Building elevations facing streets and public vantage points should be designed with:
  - Active and engaging frontages in mixed use areas;
  - Articulated frontages;
  - Design emphasis, including architectural features, on key corners;
 as shown on the Darebin Station Built Form Plan.
- In any redevelopment of the station building, encourage an improved presentation to Heidelberg Road and active frontages by opening onto the street creating an accessible, welcoming and vibrant street life.
- Create a stronger street edge in the mixed use area by encouraging new development with zero front and side setbacks for sites either side of Heidelberg Road.
- Facilitate the creation of an open landscaped public square in front of the Station in accordance with the Darebin Station Built Form Plan.

**Natural Environment**

- Require the inclusion of trees and landscape in any major redevelopment of the station building.
- Utilise landscaping to soften and screen the railway corridor and new development on Heidelberg Road.

**Transport and Infrastructure**

- Provide for improved footpaths and lighting in the underpass connecting the station and platforms and install secure bicycle storage facilities.
- Maintain access from the existing underpass between both platforms of Darebin Station in accordance with the Darebin Station Built Form Plan.

**BANYULE PLANNING SCHEME**

**Darebin Station Built Form Plan DDO11-1**



**PUBLIC REALM BOUNDARY SETBACKS**

- A** Setback Standard A - K  
(Refer to Setback Standard Table)

**SIDE PROPERTY BOUNDARY SETBACKS**

Non-residential zones: Setback Standard K  
(Refer to setback standard table)  
Residential zones: ResCode Standards B17-21

**GENERAL RESIDENTIAL ZONE**

- Podium - maximum 7.5 metres
- Preferred maximum building height - metres

**ALL OTHER ZONES**

- Podium - maximum 9 metres
- Mandatory maximum building height - metres

**PROPOSED BUILT FORM ENVELOPE**

- Activated & engaging frontage
- Articulated frontage
- Corner emphasis
- Pedestrianised area - proposed public square

**BANYULE PLANNING SCHEME****Area DDO11-2 Ivanhoe Plaza Precinct****Requirements**

In addition to the requirements at Clause 3.0 of this Schedule, the following requirements must be met:

**Building Heights**

- Buildings must not exceed the mandatory maximum building height shown on the Ivanhoe Plaza Built Form Plan.

In addition to the requirements at Clause 3.0 of this Schedule, the following requirements should be met:

**Built Environment**

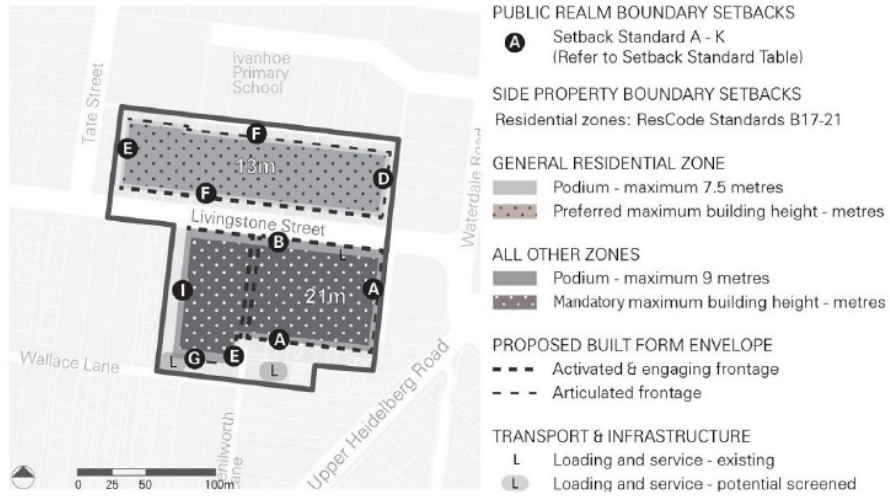
- Buildings should be constructed with lower level podiums. Podiums should not exceed the maximum heights shown on the Ivanhoe Plaza Built Form Plan.
- Buildings should be set back from public realm property boundaries in accordance with the requirements of the Built Form Plans and Table 6 to this Schedule.
- Buildings in a residential zone should be setback from side property boundaries in accordance with ResCode Standards B17-21 (Clauses 55.04-1 to 55.04-5).
- Building elevations facing streets and public vantage points should be designed with:
  - Active and engaging frontages;
  - Articulated frontages;as shown on the Ivanhoe Plaza Built Form Plan.
- Any redevelopment of the Ivanhoe Plaza site should include:
  - Larger format floorspaces and higher built form; and
  - Active and engaging frontages that complement the Upper Heidelberg Road Precinct.
- Improve the presentation to Livingstone Street and create active frontages by opening onto the street creating an accessible, welcoming and vibrant street life.
- Ensure that the existing level of public car parking is maintained as part of any redevelopment.

**Transport and Infrastructure**

- Facilitate convenient car parking and improved rear screened loading zone(s) access to Ivanhoe Plaza.
- Loading and service bays should be designed and located to support their efficient use, avoid conflict with pedestrians and passenger vehicles, and reduce their visibility from streets, as shown on the Ivanhoe Plaza Built Form Plan.
- Provide an improved pedestrian link from Upper Heidelberg Road and in any redevelopment of the Ivanhoe Plaza site.
- Investigate the potential to widen Kenilworth Lane to achieve improved two way vehicular access, pedestrian amenity and landscaping at the interface with current and future multi unit dwelling developments on Kenilworth Lane.

**BANYULE PLANNING SCHEME**

**Ivanhoe Plaza Built Form Plan DDO11-2**





**BANYULE PLANNING SCHEME****Area DDO11-3 Lower Ivanhoe Precinct****Requirements**

In addition to the requirements at Clause 3.0 of this Schedule, the following requirements must be met:

**Building Heights**

- Buildings must not exceed the mandatory maximum building height shown on the Lower Ivanhoe Built Form Plan.

In addition to the requirements at Clause 3.0 of this Schedule, the following requirements should be met:

**Built Environment**

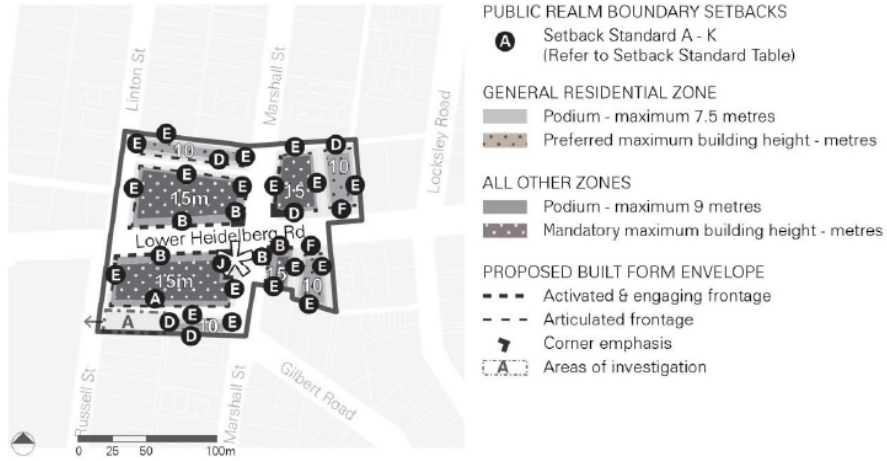
- Buildings should be constructed with lower level podiums. Podiums should not exceed the maximum heights shown on the Lower Ivanhoe Built Form Plan.
- Buildings should be set back from public realm property boundaries in accordance with the requirements of the Built Form Plans and Table 6 to this Schedule.
- Building elevations facing streets and public vantage points should be designed with:
  - Active and engaging frontages in mixed use areas;
  - Articulated frontages;
  - Continuous weather protection for pedestrians along Lower Heidelberg Road;
  - Design emphasis, including architectural features, on key corners;
 as shown on the Lower Ivanhoe Built Form Plan.
- Ensure appropriate rear and side setbacks to retain amenity on abutting residential sites.
- Encourage zero front and side setbacks on both sides of Lower Heidelberg Road. This does not apply to the section on the northern side of the road where setbacks are staggered. In this location front setbacks should reflect the staggered profile of the existing buildings.
- Facilitate the creation of an open landscaped public square to add further vibrancy to the Precinct in the area near the corner of Marshall Street and Lower Heidelberg Road in accordance with the Lower Ivanhoe Built Form Plan.
- Encourage lot consolidation and the redevelopment of underutilised sites.
- Encourage redevelopment on both sides of Lower Heidelberg Road near Marshall Street.

**Transport and Infrastructure**

- Improve pedestrian safety and amenity including access to the Ivanhoe Grammar School and the centre, by creating drop off and pick up zones and the improved circulation of traffic, in the area bounded by Russell Street, Marshall Street and Lower Heidelberg Road.
- Establish a more pedestrianised shared laneway that runs from Linton Street to Marshall Street. This may include an improved surface, a treed environment and lighting.
- Provide for pedestrian, vehicle and loading access in the laneway behind the shops on the northern side of Lower Heidelberg Road to service future development and provide access for dwellings on the laneway.
- Investigate improved pedestrian links, including signalised crossings, in conjunction with any redevelopment.

**BANYULE PLANNING SCHEME**

**Lower Ivanhoe Built Form Plan DDO11-3**



**BANYULE PLANNING SCHEME****Area DDO11-4 Ivanhoe Station Precinct****Requirements**

In addition to the requirements at Clause 3.0 of this Schedule, the following requirements must be met:

**Building Heights**

- Buildings must not exceed the mandatory maximum building height shown on the Ivanhoe Station Built Form Plan, except as follows:
  - If land at nos. 2 Ivanhoe Parade, 1-5 Westley Avenue and 16-22 Seddon Street, Ivanhoe is developed as a single consolidated site the mandatory maximum building height for that site is 25 metres (7 storeys).

In addition to the requirements at Clause 3.0 of this Schedule, the following requirements should be met:

**Built Environment**

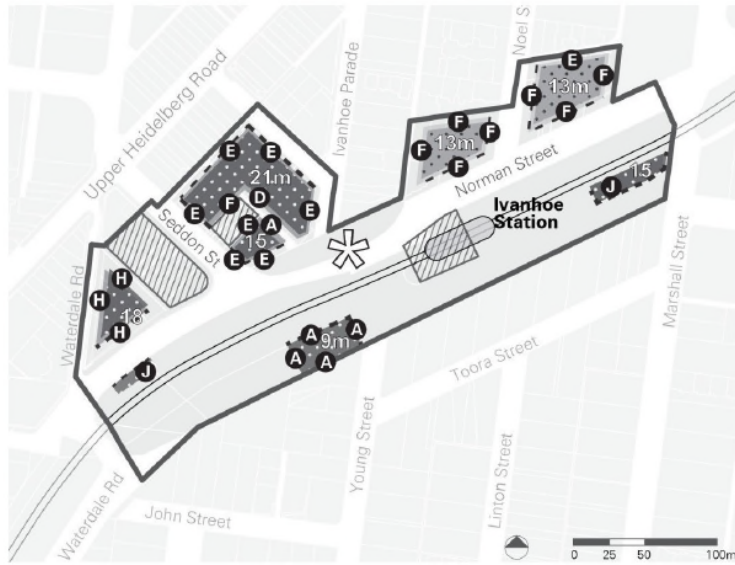
- Buildings should be constructed with lower level podiums. Podiums should not exceed the maximum heights shown on the Ivanhoe Station Built Form Plan.
- Development of the triangle shaped car park site at 109 Waterdale Road should be designed to:
  - Limit the impact on the Upper Heidelberg Road Heritage Precinct and the Uniting Church on Seddon Street (this may require building heights to the northern portion of the property to be restricted);
  - Provides passive surveillance of footpaths and laneways and incorporate the public toilet into a future building;
  - Capture views across the rail line to the east from upper levels;
  - Ensure the access needs of the Uniting Church are met;
  - Replace existing car parking spaces, including spaces for people with disabilities.
- Buildings should be set back from public realm property boundaries in accordance with the requirements of the Built Form Plans and Table 6 to this Schedule.
- Building elevations facing streets and public vantage points should be designed with:
  - Active and engaging frontages in mixed use areas;
  - Articulated frontages;
 as shown on the Ivanhoe Station Built Form Plan.
- Developments should be designed to provide passive surveillance of the pathways and Marshall Street.
- Where possible, existing at grade car parks should be developed to achieve 2 levels of parking using the grade or slope of the area.
- Facilitate the creation of an open landscaped public square in Norman Street opposite the railway station to add further vibrancy to the Precinct.
- Facilitate the creation of an open landscaped public square near the station to add further vibrancy in this part of the Precinct. Two possible locations could be on or near the triangular car park site near the corner of Waterdale Road and Upper Heidelberg Road, or the landscaped area in Norman Street opposite the Ivanhoe railway station.

**Transport and Infrastructure**

- Improve lighting for paths connected to the pedestrian crossing at the Marshall Street level crossing.
- Advocate for improving pedestrian access to the station with defined pathways from the surrounding areas through the station car park areas.

**BANYULE PLANNING SCHEME**

**Ivanhoe Station Built Form Plan DDO11-4**



**PUBLIC REALM BOUNDARY SETBACKS**

- A** Setback Standard A - K  
(Refer to Setback Standard Table)

**SIDE PROPERTY BOUNDARY SETBACKS**

Residential zones: ResCode Standards B17-21

**GENERAL RESIDENTIAL ZONE**

- Podium - maximum 7.5 metres
- Preferred maximum building height - metres

**ALL OTHER ZONES**

- Podium - maximum 9 metres
- Mandatory maximum building height - metres

**PROPOSED BUILT FORM ENVELOPE**

- Activated & engaging frontage
- Articulated frontage
- Pedestrianised area - proposed public square

**EXISTING**

- Heritage - limited change anticipated

**BANYULE PLANNING SCHEME****Area DDO11-5 Upper Heidelberg Road Precinct****Requirements**

In addition to the requirements at Clause 3.0 of this Schedule, the following requirements must be met:

**Building Heights**

- Buildings must not exceed the mandatory maximum building height shown on the Upper Heidelberg Road Built Form Plan.

In addition to the requirements at Clause 3.0 of this Schedule, the following requirements should be met:

**Built Environment**

- Buildings should be constructed with lower level podiums. Podiums should:
  - Not exceed the maximum heights shown on the Upper Heidelberg Road Built Form Plan; and
  - Be designed to maintain a consistent street wall height on both sides of Upper Heidelberg Road Precinct and side streets within the Precinct to enhance the sense of visual integration.
- Buildings should be designed to retain glimpses of view from the public realm to the Melbourne Central Activities District;
- 40 Upper Heidelberg Road is a gateway site that suggests a sense of arrival into the activity area. This site provides the opportunity for a high quality, architecturally designed landmark building. Any design should incorporate the planting of trees along the Upper Heidelberg Road elevation to contribute to a sense of arrival into a boulevard and along the eastern elevation to reduce the visual bulk of the building from across the railway line. Reduced building setbacks may be considered for 40 Upper Heidelberg Road if design can achieve:
  - A high quality, architecturally designed outcome that incorporates the planting of trees.
  - Landscape character to Upper Heidelberg Road that contributes to a sense of 'boulevard' and reflects the treed settings of those properties opposite the subject site.
  - Reduction in visual bulk of the building when viewed across the railway line and from Lower Heidelberg Road.
  - A modulated façade to Upper Heidelberg Road that provides interest and relief from visual bulk on lower levels.
  - Design excellence reflected in the design of safe entrances to residential and commercial properties directly from Upper Heidelberg Road.
- Buildings should be set back from public realm property boundaries in accordance with the requirements of the Built Form Plans and Table 6 to this Schedule.
- Buildings in a non-residential zone should be constructed to side property boundaries up to a preferred maximum height of 9 metres above natural ground level. Any part of a building higher than 9 metres should be setback from the side boundary to provide opportunities for outlook, amenity, privacy and development potential relative to the abutting property (Refer to Building Setback Diagram 11).
- Buildings in a residential zone should be setback from side property boundaries in accordance with ResCode Standards B17-21 (Clauses 55.04-1 to 55.04-5).
- Building elevations facing streets and public vantage points should be designed with:
  - Active and engaging frontages in mixed use areas;
  - Articulated frontages;
  - Design emphasis, including architectural features, on key corners;
 as shown on the Upper Heidelberg Road Built Form Plan.
- All buildings should have active frontages by opening onto the street creating an accessible, welcoming and vibrant street life.
- Building frontages shown as 'active and engaging frontages' on the Upper Heidelberg Road Built Form Plan should:
  - Comprise at least 80% glazing or entry features at ground level;
  - Provide continuous weather protection through the use of awnings.
- Rear elevations of new buildings on the ridgeline that are highly visible should be designed to add visual interest when viewed from Lower Heidelberg Road and surrounding residential streets.
- Balconies of upper level additions to heritage places should be kept clear of fixtures or equipment that contribute to visual clutter and/or detract from the heritage significance of the place.

**BANYULE PLANNING SCHEME****Area DDO11-5 Upper Heidelberg Road Precinct**

- Consider opportunities for a redevelopment of the Ivanhoe Hotel site to provide a 'signature building' to Upper Heidelberg Road.
- Facilitate the creation of an open landscaped public square near the main street to add further vibrancy in this part of the Precinct. Locations could be in the current car park at the northern Livingstone Street edge of the Ivanhoe Plaza site and north of the Mary Immaculate Catholic Church on Upper Heidelberg Road near Waverley Avenue.
- Maintain the pedestrian link from Waterdale Road through Bryant Reserve to Ivanhoe Parade.
- Encourage through-access to retail premises in order to increase pedestrian connections between the Ivanhoe Railway Station and Upper Heidelberg Road.

**Natural Environment**

- Require development below the ridgeline to maintain or plant canopy trees and vegetation on the slopes towards the railway line overlooking the Ivanhoe bowl, as a part of their landscape plans.

**Transport and Infrastructure**

- Investigate the potential to widen the laneway between Waverley Avenue and Kenilworth Parade, to the rear of Upper Heidelberg Road to achieve two way vehicular access, pedestrian amenity and landscaping at the interface with future multi unit dwelling developments.
- Retain the pedestrian link between Norman Street and Upper Heidelberg Road through the Ivanhoe Hotel site at 120 Upper Heidelberg Road and encourage the installation of a lift for public use in any redevelopment of the site.

**BANYULE PLANNING SCHEME**

**Upper Heidelberg Road Built Form Plan DDO11-5A**



**PUBLIC REALM BOUNDARY SETBACKS**

- A** Setback Standard A - K  
(Refer to Setback Standard Table)

**SIDE PROPERTY BOUNDARY SETBACKS**

- Residential zones: ResCode Standards B17-21
- Non-residential zones: Setback Standard K  
(Refer to setback standard table)

**GENERAL RESIDENTIAL ZONE**

- Podium - maximum 7.5 metres
- Preferred maximum building height - metres

**ALL OTHER ZONES**

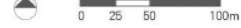
- Podium - maximum 9 metres
- Mandatory maximum building height - metres

**PROPOSED BUILT FORM ENVELOPE**

- Activated & engaging frontage - heritage
- Activated & engaging frontage
- Articulated frontage
- Corner emphasis
- Pedestrianised area - proposed public square

**EXISTING**

- Heritage - limited change anticipated
- Recent development - no change anticipated



**BANYULE PLANNING SCHEME**

**Map 7 to the Schedule to Clause 43.02 - Upper Heidelberg Road Built Form Plan DDO11-5B**



**PUBLIC REALM BOUNDARY SETBACKS**

- A** Setback Standard A - K  
(Refer to Setback Standard Table)

**SIDE PROPERTY BOUNDARY SETBACKS**

Residential zones: ResCode Standards B17-21  
 Non-residential zones: Setback Standard K  
 (Refer to setback standard table)

**GENERAL RESIDENTIAL ZONE**

- Podium - maximum 7.5 metres
- Preferred maximum building height - metres

**ALL OTHER ZONES**

- Podium - maximum 9 metres
- Mandatory maximum building height - metres

**PROPOSED BUILT FORM ENVELOPE**

- Activated & engaging frontage - heritage
- Activated & engaging frontage
- Articulated frontage
- Corner emphasis
- Pedestrianised area - proposed public square

**EXISTING**

- Heritage - limited change anticipated
- Recent development - no change anticipated



**BANYULE PLANNING SCHEME**

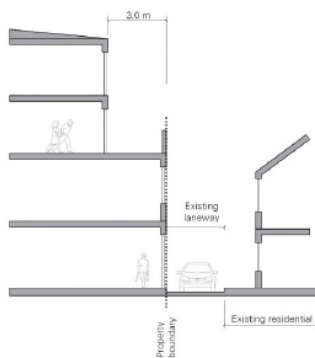
**Table 6 – Building Setback Diagrams**

**Setback standards**

**A. Laneway Setback**

- Buildings should be constructed to the property boundary.
- At the property boundary buildings should not exceed a preferred maximum height of:
  - 7.5 metres above natural ground level in a residential zone; or
  - 9 metres above natural ground level in a non-residential zone.
- Any part of a building higher than the above should be setback:
  - 4.5 metres from the property boundary, except where the boundary abuts a laneway; or
  - 3 metres from the property boundary, where the boundary abuts a laneway.

**A Laneway and Upper Level Amenity Setback**



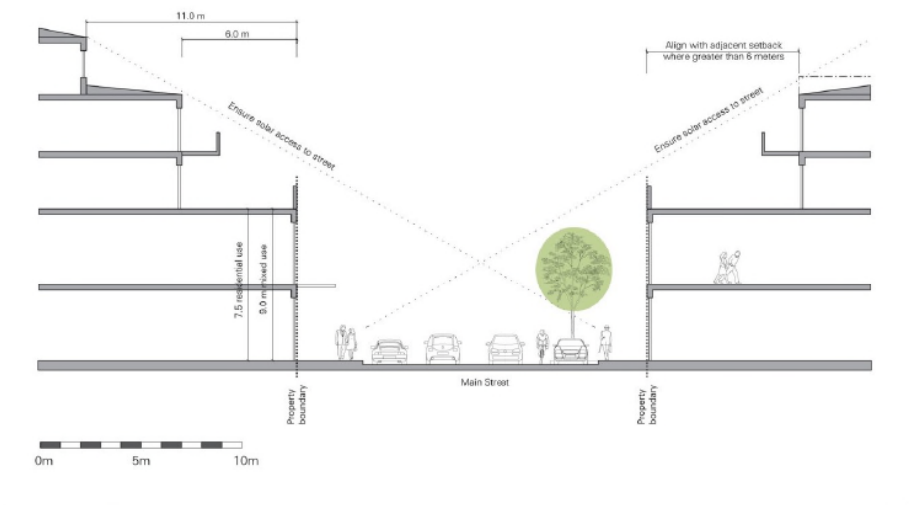
**BANYULE PLANNING SCHEME**

**Setback standards**

**B. Main Street Interface**

- Buildings should be constructed to the property boundary.
- At the property boundary buildings should not exceed a preferred maximum height of:
  - 7.5 metres above natural ground level in a residential zone;
  - 9.0 metres above natural ground level in a non-residential zone.
- Any part of a building higher than the above should be setback:
  - 6 metres from the property boundary; or
  - to align with any abutting building that is setback more than 6 metres from the property boundary.
- Where the boundary exceeds 15 metres in length any part of a building higher than 18 metres above natural ground level should be setback 11 metres from the property boundary.

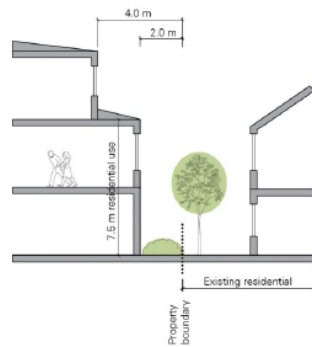
**B Main Street Interface**



## BANYULE PLANNING SCHEME

**Setback standards****C. Narrow Side Interface**

- Buildings should be setback 2 metres from the property boundary.
- Any part of a building higher than 7.5 metres above natural ground level should be setback 4 metres from the property boundary.
- The ground level setback area should be designed to provide for landscaping and pedestrian access to the rear of the property.

**C Narrow Side Interface**

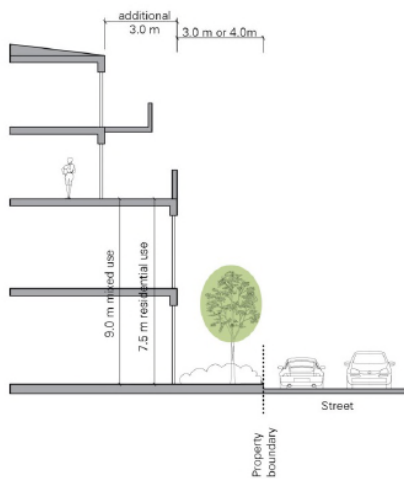
**BANYULE PLANNING SCHEME**

**Setback standards**

**D. Landscape Setback**

- Buildings should be setback:
  - 3 metres from the property boundary; or
  - 4 metres from the property boundary to preserve an existing landscaped area.
- Any part of a building higher than 7.5 metres above natural ground level in a residential zone or higher than 9.0 metres above natural ground level in a non-residential zone should be setback:
  - 3 metres behind the ground floor facade; or
  - 5 metres behind the ground floor facade where the property boundary abuts a Rail Reserve.
- The ground level setback area should be designed to protect existing trees (where relevant) and provide for additional landscaping.
- Any tree protection zone should be consistent with Australian Standards to protect existing vegetation in this location.

**D Landscape Setback**

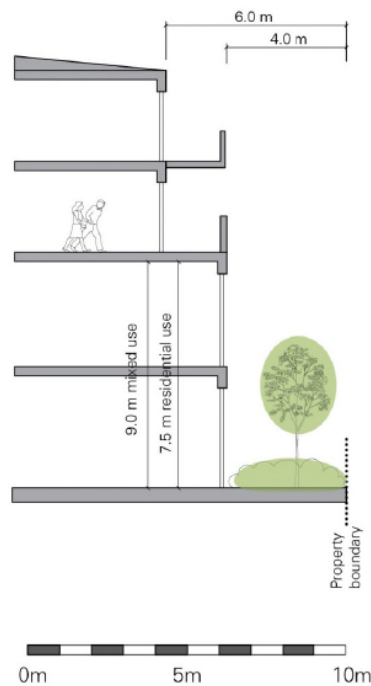


**BANYULE PLANNING SCHEME**

**Setback standards**

- E. Urban Street, Urban Laneway and Side Interface
  - Buildings should be setback 4 metres from the property boundary.
  - Any part of a building higher than:
    - 10 metres above natural ground level in any zone where the property abuts a laneway;
    - 7.5 metres above natural ground level in a residential zone; or
    - 9.0 metres above natural ground level in a non-residential zone;
 should be setback 6 metres from the property boundary.
  - The ground level setback area should be designed to protect existing trees (where relevant) and provide for additional landscaping.
  - Setbacks on properties abutting a laneway should be designed to encourage pedestrian, vehicular and loading access and provide access to dwellings on the laneway.

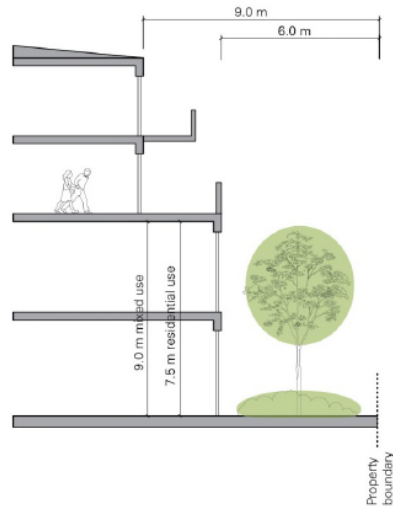
**E Urban Street, Urban Laneway and Side Interface**



## BANYULE PLANNING SCHEME

**Setback standards****F. Lower Density Interface**

- Buildings should be setback 6 metres from the property boundary to protect existing trees and provide additional landscaping.
- Any part of a building higher than:
  - 7.5 metres above natural ground level in a residential zone; or
  - 9 metres above natural ground level in a non-residential zone;should be setback 9 metres from the property boundary.

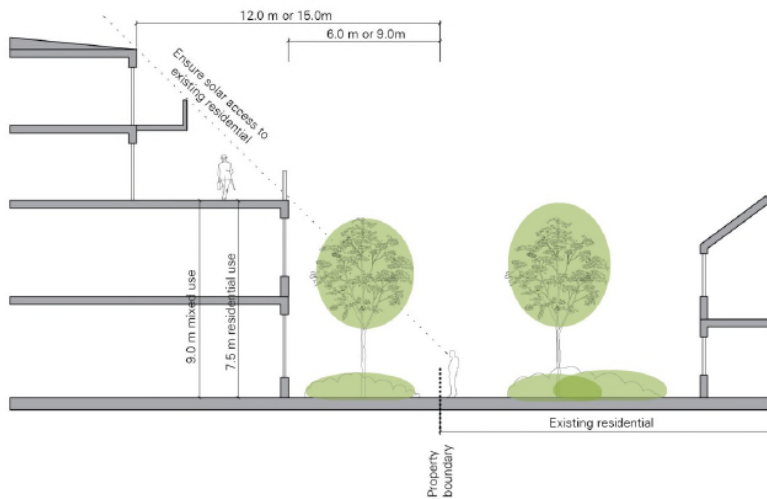
**F Lower Density Interface**

**BANYULE PLANNING SCHEME**

**Setback standards**

- G. Shade Sensitive Interface**
  - Buildings should be setback:
    - 6 metres from the property boundary; or
    - 9 metres from the property boundary if abutting a laneway in a non-residential zone.
  - Any part of a building higher than:
    - 7.5 metres above natural ground level in a residential zone; or
    - 9.0 metres above natural ground level in a non-residential zone;
 should be setback 6 metres behind the ground level facade.
  - The ground level setback area should be designed to protect existing trees (where relevant) and provide for additional landscaping.
  - Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

**G Shade Sensitive Interface**



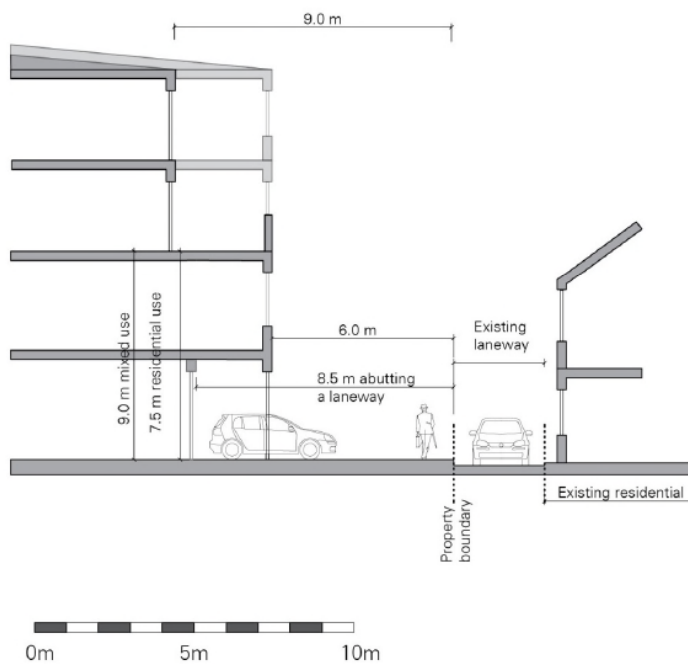
**BANYULE PLANNING SCHEME**

**Setback standards**

**H. Parking Interface**

- Buildings should be setback:
  - 6 metres from any property boundary abutting a two-way street; or
  - 8.5 metres from any property boundary abutting a laneway.
- Any part of a building higher than:
  - 9 metres above natural ground level in a non-residential zone should be setback 9 metres from any property boundary abutting a two-way street;
  - 4 metres above natural ground level in a non-residential zone should be setback 6 metres from any property boundary abutting a laneway;
  - 7.5 metres above natural ground level in a residential zone should be setback 9 metres from the property boundary.

**H Parking Interface**





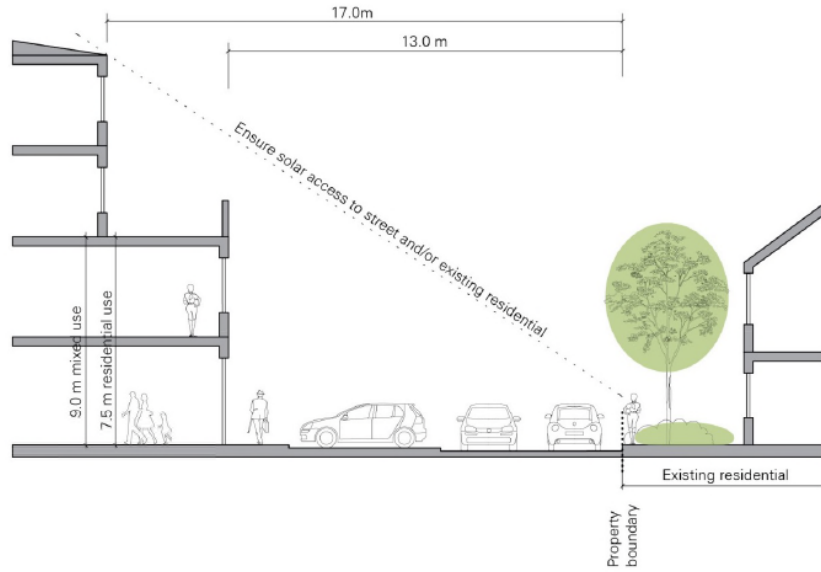
**BANYULE PLANNING SCHEME**

**Setback standards**

**I. New Laneway with Parking Interface**

- Buildings should be setback 13 metres from the property boundary.
- Any part of a building higher than:
  - 7.5 metres above natural ground level in a residential zone; or
  - 9.0 metres above natural ground level in a non-residential zone;should be setback 17 metres from the property boundary.

**I New Laneway with Parking Interface**



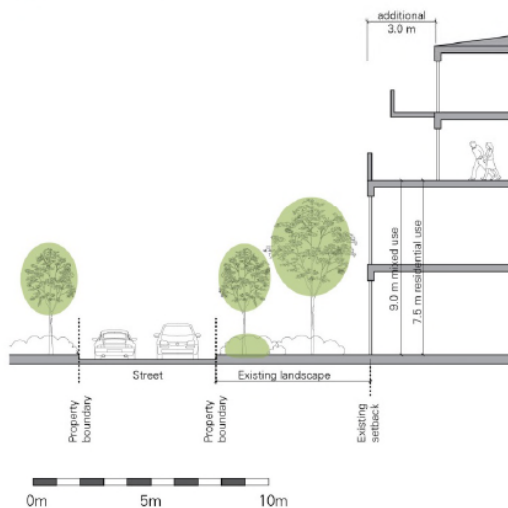
**BANYULE PLANNING SCHEME**

**Setback standards**

**J. Public Space and Landscape Settings**

- Building setbacks should be no less than existing conditions as at the date of gazettal.
- Ground level setbacks should be designed to protect existing trees and provide for additional landscaping and high amenity public realm at the following locations:
  - 80 Lower Heidelberg Road, to facilitate a public square;
  - 10-12 Ivanhoe Parade, abutting Bryant Reserve, to create an extension to the reserve and facilitate a public square;
  - 149 Upper Heidelberg Road, to facilitate a public square of no less than 350 square metres total, inside the property boundary;
  - 33 Upper Heidelberg Road, to protect the existing amenity and tree planting zone;
  - 1 Waverley Avenue, to facilitate a public square and provide a pedestrianised area towards the abutting laneway.
- The ground level setback should be designed to protect existing trees, retain and upgrade the existing drop off and parking area, and integrate multimodal functions, at 1047 Heidelberg Road (adjacent to Darebin Station).
- Any part of a building higher than:
  - 7.5 metres above natural ground level in a residential zone; or
  - 9.0 metres above natural ground level in a non-residential zone;
 should be setback 3 metres behind the ground level facade.

**J Public Space and Landscape Settings**



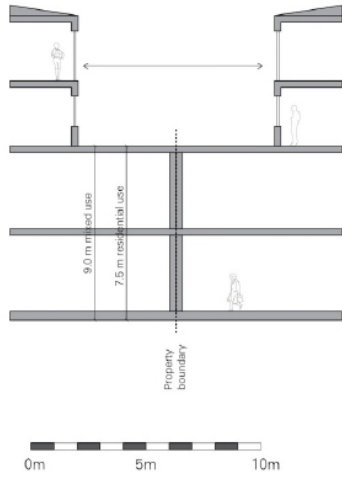
**BANYULE PLANNING SCHEME**

**Setback standards**

**K. Upper Level Setbacks**

- Upper levels should be setback to provide opportunities for outlook, amenity, privacy and development potential relative to the abutting property.

**K Upper Level Setbacks\***



\*Setback K applies to side boundaries of larger properties in Precinct 1 and 5, in non-residential zones. It aims to provide opportunities for outlook, amenity, privacy and development potential relative to the abutting property.

**BANYULE PLANNING SCHEME**

Proposed C162bany

**SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO12**.

**IVANHOE ACCESSIBLE RESIDENTIAL AREA****1.0**

28/11/2013  
C91

**Design objectives**

To support the development of sensitive new multi-dwelling developments, such as town houses and low rise apartments in addition to traditional single dwellings.

To ensure new buildings are of high quality design and respond to the desired future streetscape, building height, siting and built form character.

To ensure that new multi-dwelling developments maintain the prevailing streetscape rhythm and present as a single building form when viewed from the street.

To encourage the retention of buildings that contribute to the desired future character of the precinct.

To encourage design solutions to provide for an emphasis on well articulated dwellings and varied roofscapes.

To maintain consistency of front setbacks while enabling tree retention and planting in front gardens.

To ensure that development adjacent to heritage places and precincts is complementary in form, siting, scale/height and proportions.

To minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.

To minimise the number of crossovers and car park entrances per street block.

To maintain and strengthen the garden-dominated streetscape character and the landscaped setting of the precinct.

To ensure that developments on or near ridgelines are designed and landscaped to add to and maintain the visual dominance of the tree canopy.

**2.0**

28/11/2013  
C91

**Buildings and works**

A permit is required to construct a building (including a front fence) or carry out works.

**Permit Not Required**

A permit is not required for the construction of the following within a residential zone:

- Buildings and works (other than a front fence) no more than 7.5 metres in height above natural ground level.
- Construction and extension of one dwelling on a site of 500 sqm or more.
- Works normal to a dwelling.
- An open-sided pergola or verandah with a finished floor level not more than 800 mm above natural ground level and a maximum height not more than 3 metres above natural ground level.
- An outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level.
- A deck with a finished floor level not more than 800 mm above natural ground level.
- A domestic swimming pool or spa and associated mechanical equipment and safety fencing.

This exemption does not apply to:

- Buildings and works located within the drip line of a tree for which a permit is required to remove, destroy or lop under any other provision of this Scheme.

**BANYULE PLANNING SCHEME**

A permit may be granted for buildings and works that do not accord with any of the requirements of this schedule provided the design objectives are satisfied.

**3.0**28/11/2013  
C91**General Requirements****Height**

The preferred maximum height of a building is 7.5 metres unless the building achieves the Design Requirements and Outcomes in Table 1, in which case the preferred maximum height is 9.0 metres.

The preferred maximum height may be increased by 1m where the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more.

Buildings and works should not exceed the preferred maximum building height. This does not include:

- Architectural features such as parapets, domes, towers, masts, lift over-runs and building services. These items must not:
  - exceed the preferred maximum height by more than 3 metres;
  - include any habitable rooms;
  - exceed 10% of the gross floor area of the top building level.
- A pitched roof which must not exceed the preferred maximum height by more than 1.5 metres.

Upper level building elements should be designed and located to achieve a transition in height relative to adjoining buildings.

Upper levels should be positioned towards the street frontage and recessed from the lower level wall surfaces. Setbacks should be designed to protect the privacy of adjoining secluded open spaces, reduce visual bulk and provide internal amenity for future occupants.

New buildings and additions constructed at or near ridgelines should:

- Sit below the height of canopy trees along the ridgeline;
- Be constructed in muted colours and tones and non-reflective materials.

New buildings on land adjoining a Heritage Overlay should be designed to achieve a graduation in height relative to any adjoining individually significant or contributory heritage place.

Architectural features and rooftop equipment should be designed, located and/or screened in a manner that is integrated with the overall design of the building and minimises visibility of building services from adjoining roads, the opposite side of the street and adjacent private open space areas.

Buildings at the rear of a site should be designed to follow the topography of the land and respond sensitively to each residential interface.

**Setbacks**

Buildings should be setback in line with the predominant front setback of dwellings along the street.

New buildings (outside a Heritage Overlay) on land directly abutting a Heritage Overlay should have the same front and side setbacks as any adjoining individually significant or contributory heritage place facing the same street.

A reduced front setback may be permitted if this respects the predominant front setback of nearby dwellings and supports the retention of an existing tree or the planting and retention of a large tree to maturity.

Buildings should be designed to retain existing canopy trees in setback areas. If this cannot be achieved, or the tree is considered appropriate for removal, adequate space should be provided for offset planting that will grow to a similar height to the tree removed.

**BANYULE PLANNING SCHEME**

Buildings (including basements) should be setback a sufficient distance from the front and rear boundaries and at least one side boundary to enable the planting and growth of medium to large trees. Setbacks should provide sufficient area for future growth of the mature canopy of trees and understorey planting.

Where possible, buildings on land abutting a non-residential zone should be setback a sufficient distance to provide planting to soften the zone interface and enhance residential amenity.

Garages and car ports should be located behind the front setback of dwellings.

Secluded ground level private open space areas should not be provided within the front setback of dwellings.

Front setback areas should be designed and landscaped to minimise the number of crossovers and car park entrances and prevent the loss of street trees and on-street parking spaces.

Side setbacks should provide space for landscaping, achieve shared greenery between adjacent properties and protect the daylight and amenity of adjoining dwellings.

Front fences should be designed to be visually permeable.

**Built Form**

All development should be designed in accordance with the Design Objectives, Requirements and Decision Guidelines of this Schedule.

In addition, all development of more than:

- 7.5 metres in height; or
- 3 dwellings on a single lot;

should also comply with the Design Requirements and Outcomes of Table 1.

Diagrams 1 and 2 illustrate acceptable built form outcomes.

**Heritage Overlay**

On land affected by the Heritage Overlay if there is any conflict between this Schedule and the Requirements and Objectives of the Heritage Overlay, the provisions of the Heritage Overlay take precedence.

**Landscaping**

Planning permit applications must be accompanied by a landscaping plan to the satisfaction of the responsible authority showing:

- The location of existing trees on the subject site, adjacent to the property boundary and within the road reservation in front of the site;
- Details of all trees proposed to be removed;
- Proposed landscaping, including the vegetation to be retained and the species, location, number and size at maturity of new plantings; and
- An establishment and maintenance schedule.

Trees and vegetation that contribute to the landscape should be retained.

Front gardens should contain at least one large tree and understorey landscaping that includes large shrubs.

One medium to large tree should be provided for every 400sqm of site area, with a preference for large trees. This may include existing trees that are worthy of retention.

Plant species should be chosen to soften views to buildings when viewed from the street and from adjoining dwellings and secluded private open space areas.

On land at or near the ridgeline:

**BANYULE PLANNING SCHEME**

- New native and exotic trees should be planted to form a continuous canopy;
- Cut and fill should be avoided in order to provide space for trees.

Tree species and planting locations should be carefully selected to avoid canopy or root conflicts with overhead wires, underground services and existing trees.

**4.0**27/05/2019  
C154bany**Subdivision**

None specified.

**5.0**27/05/2019  
C154bany**Signs**

None specified.

**6.0**---  
Proposed C162bany**Application Requirements**

In addition to other information required to be submitted with the planning application, applications must be accompanied by the following plans and reports to the satisfaction of the responsible authority:

- A neighbourhood and site description in accordance with Clause 54.01-1 or 55.01-1;
- A report containing a design response in accordance with Clause 54.01-2 or 55.01-2;
- The report must also explain how the proposed design responds to the:
  - Design Objectives, Requirements and Decision Guidelines of the Design and Development Overlay and this Schedule;
  - Heritage conservation policy at clause 15.03-1L, where relevant.
- Elevations showing the proposed building in the context of surrounding buildings.

**7.0**---  
Proposed C162bany**Decision Guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Design Objectives and Requirements of this Schedule.
- The *Residential Vehicle Crossing Policy 2012*.

**8.0**---  
Proposed C162bany**Background Documents**

*Banyule City Council Tree Planting Zone Guidelines* (Banyule City Council, January 2011)  
*Ivanhoe Activity Centre Heritage Items & Precincts* (Context, June 2013)  
*Ivanhoe Structure Plan* (Banyule City Council, December 2014)  
*Residential Vehicle Crossing Policy 2012* (Banyule City Council, 2013)

**Table 1 to Schedule 12**

Design requirements	Outcomes to be achieved
<b>Front street setbacks</b> <b>Levels 1 to 2</b> Minimum 9 metres. <b>Levels 3 and above.</b>	Setbacks will be of sufficient dimensions to ensure for the long term health of new and existing canopy trees. Upper levels will be setback behind the front wall to reduce their visibility and maintain the prevailing low-rise character. <i>Refer to Diagrams 1 and 2.</i>

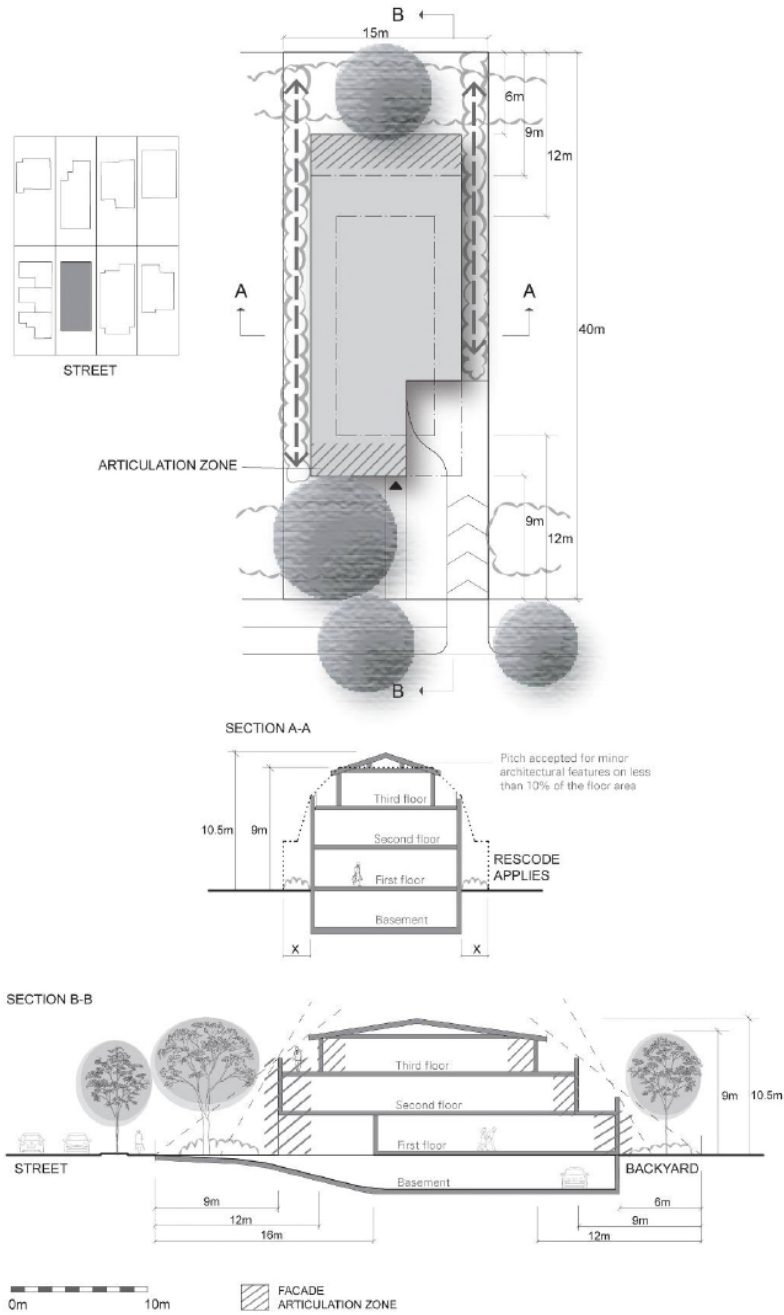
## BANYULE PLANNING SCHEME

Design requirements	Outcomes to be achieved
Minimum 3 metres behind the front wall of Levels 1 and 2.	
<p><b>Rear setbacks</b></p> <p><b>Levels 1</b></p> <p>Minimum 6 metres.</p> <p><b>Level 2</b></p> <p>Minimum 9 metres.</p> <p><b>Levels 3 and above.</b></p> <p>Minimum 12 metres.</p>	<p>Rear setbacks will be of sufficient dimensions to accommodate trees that will maintain canopy cover and soften the impact of new development.</p> <p>Upper levels will be setback to protect the privacy of adjoining secluded open spaces; reduce visual bulk; and provide for a high level of internal amenity for future occupants.</p> <p><i>Refer to Diagrams 1 and 2.</i></p>
<p><b>Side setbacks</b></p> <p>In accordance with ResCode standards A10-14 (Clauses 54.04-1 to 54.04-5) or B17-21 (Clauses 55.04-1 to 55.04-5).</p>	<p>Side setbacks will provide space for landscaping, achieving shared greenery between adjacent properties and protecting the daylight and amenity of adjoining dwellings.</p> <p><i>Refer to Diagrams 1 and 2.</i></p>
<p><b>Site coverage</b></p> <p><b>Sites of 700m<sup>2</sup> or less</b></p> <p>Maximum 60%.</p> <p><b>Sites of greater than 700m<sup>2</sup></b></p> <p>Maximum 75%.</p>	<p>Site coverage will be managed to provide useable ground floor shared and private open spaces.</p>
<p><b>Building elevations</b></p> <p>Street and rear elevations should be designed with a high level of visual interest including indentations within the Articulation Zones (refer to Diagrams 1 and 2)</p> <p>Elevations fronting streets, laneways or public open spaces should be designed to include living spaces, entrances, windows and other details that maximise movement, outlook and passive surveillance.</p>	<p>Buildings will be of high quality design to support the preferred streetscape character.</p> <p>Elevations fronting public streets and open spaces will provide visual interest and support safety and a sense of activity.</p> <p><i>Refer to Diagrams 1 and 2.</i></p>
<p><b>Vehicle access</b></p> <p>Only one vehicle access point should be provided. Basement parking is encouraged.</p> <p>Garage and basement doors should be designed to avoid visually dominating the street elevation.</p>	<p>Vehicle access and storage structures will be designed to minimise visual intrusiveness, support safety, provide space for landscaping, and avoid the loss of on-street car parking spaces.</p> <p><i>Refer to Diagrams 1 and 2.</i></p>



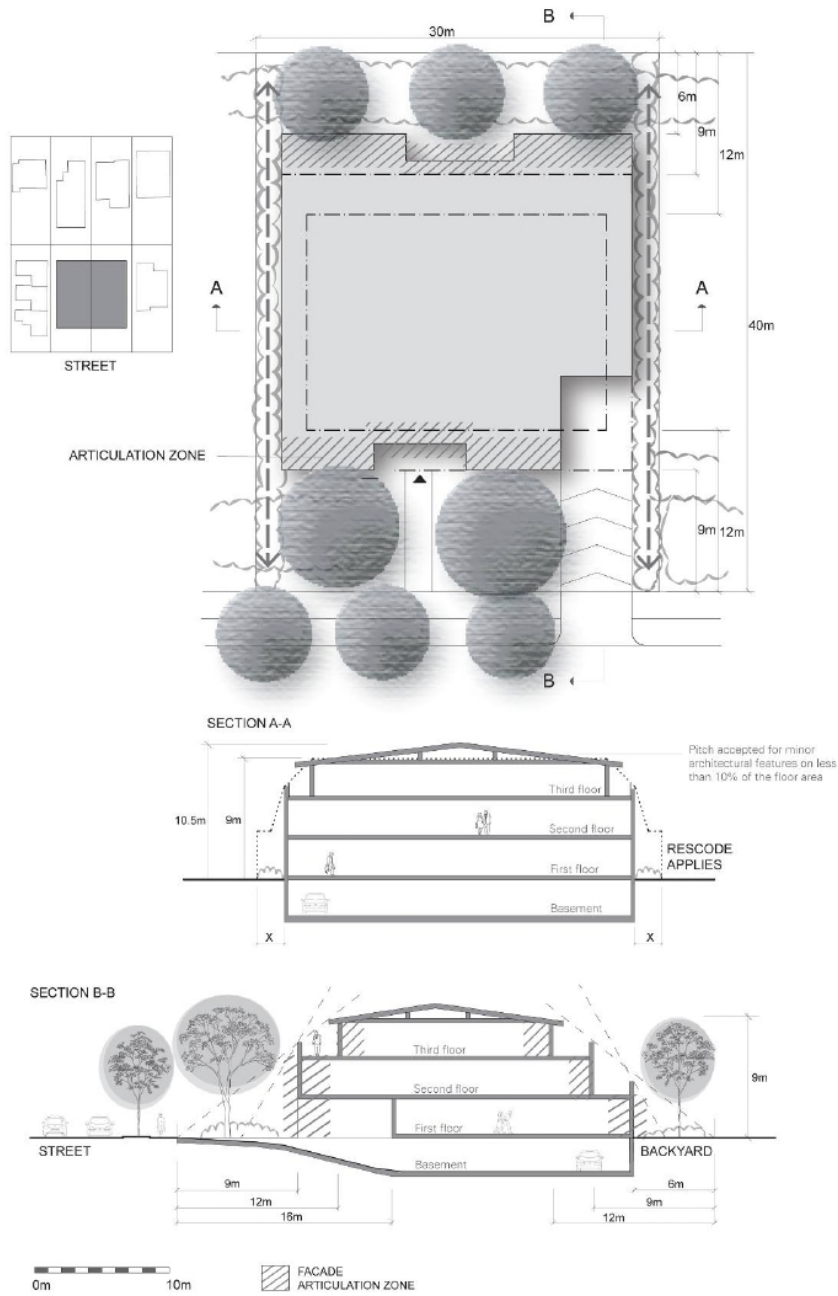
**BANYULE PLANNING SCHEME**

**Diagram 1 – Table 1 Design Requirements Illustrated on Standard Lot (approximately 700m<sup>2</sup>)**



**BANYULE PLANNING SCHEME**

**Diagram 2 – Table 1 Design Requirements Illustrated on a Larger Lot (Greater than 700m<sup>2</sup>)**



## BANYULE PLANNING SCHEME

---  
Proposed C162bany

**SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY****1.0****Application requirements**

---  
Proposed C162bany

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme, and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report explaining the proposal and how it addresses Clause 15.03-1L.
- A report prepared by a suitably qualified person that assesses the impact of the proposal on the significance of the heritage place. This report should include:
  - A site analysis that describes the contributory elements of the heritage place and how these have been considered in the preparation of the application.
  - If applicable, an assessment of all reasonable locations for the siting of ancillary services that may be visible from the public realm.
- For proposals where the demolition of a heritage building is sought on the basis of the condition of the building, a report prepared by a suitably qualified person that assesses the structural condition of the building and whether or not any defects can be reasonably repaired or mitigated.
- For proposals that raise significant heritage issues, a Conservation Management Plan prepared by a suitably qualified person in accordance with *The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance*.
- A report prepared by a suitably qualified person, such as an arborist or heritage consultant (as appropriate), that assesses the impact of the proposal on any trees that are a significant or contributory element to the heritage place.

**2.0**

07/04/2022  
C164bany

**Heritage places**

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	Walter Burley Griffin's Glenard Estate (Balance), Lower Heidelberg Road, Glenard Drive, Mossman Drive and The Boulevard, Eaglemont	No	No	No	No	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO2	Walter Burley Griffin's Mount Eagle Estate (Balance), Lower Heidelberg Road, Outlook Drive, Summit Drive, Maltravers Road, Burley Griffin Place and The Eyrie, Eaglemont	No	No	No	No	No	No	No
HO3	Eaglemont Shopping Centre, Eaglemont Silverdale Road, including Eaglemont Train Station, from The Eyrie to Alandale Road, Eaglemont	Yes	No	No	All buildings and works including fences, roadworks and associated street furniture.	No	No	66
HO4	A.V. Jennings Beaumont Estate, Ivanhoe	Yes	No	No	All buildings and works including fences, roadworks and associated street furniture.	No	No	No
HO5	Marshall Street/ Thoresby Grove/ Sherwood Road Precinct, Ivanhoe	Yes	No	No	All buildings and works including fences, roadworks and associated street furniture.	No	No	No
HO6	Warringal Village Precinct St John's- Heidelberg Park	Yes	No	No	No	No	No	No
HO7	"Attilof" - House 39 Abbotsford Grove, Ivanhoe	Yes	No	No	No	No	No	No
HO8	"La Rundel" - House now reception rooms 109-11 Banksia Street, Heidelberg	Yes	No	No	No	No	No	No
HO9	"Coverley" - House	Yes	No	No	No	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	117-123 Banksia Street, Heidelberg							
HO10	Viewbank Homestead 290 Banyule Road, Viewbank	-	-	-	-	Yes. Ref. H1396	No	No
HO11	Ravenswood 40 Beauview Parade, Ivanhoe East	-	-	-	-	Yes. Ref. H199	No	No
HO12	"Rosehill" Homestead 56 Bonds Road (Lot 7, LP 82133), Lower Plenty	Yes	No	No	No	No	No	No
HO13	Banyule 60 Buckingham Drive, Heidelberg	-	-	-	-	Yes. Ref. H926	No	No
HO14	St John's Church of England 1 Burgundy Street, Heidelberg	-	-	-	-	Yes. Ref. H197	No	No
HO15	Charterisville 77 Burke Road North, Ivanhoe	-	-	-	-	Yes. Ref. H1140	No	No
HO16	House/Restaurant 57 Cape Street, Heidelberg	Yes	No	No	No	No	No	No
HO17	Former Head Teacher's Residence Heidelberg Government School No. 294 114 Cape Street, Heidelberg	-	-	-	-	Yes. Ref. H1617	No	No
HO18	"Ellington" - House 141 Cape Street, Heidelberg	Yes	No	No	No	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO19	"Mandra Bell" - House 44 Carlsberg Road, Eaglemont	Yes	No	Yes	All outbuildings including wash house, workshop and stables	No	No	No
HO20	"Carn" - House 41 Carn Avenue, Ivanhoe	Yes	No	No	No	No	No	No
HO21	House 2-4 Charmian Close, Ivanhoe	Yes	No	No	No	No	No	No
HO22	Napier Waller House 9 – 9A Crown Road, Ivanhoe	-	-	-	-	Yes. Ref. H 617	No	No
HO23	"Toryburn" - House 50 Darebin Street, Heidelberg	Yes	No	No	Fernery	No	No	No
HO24	Murray Griffin House 52 Darebin Street, Heidelberg	-	-	-	-	Yes. Ref. H1324	No	No
HO25	"Burtonholme" - House 90 Darebin Street, Heidelberg	Yes	No	Yes	No	No	No	No
HO26	"Ivanhoe Manor" - House 134 Ford Street, Ivanhoe	Yes	No	Yes	No	No	No	No
HO27	Pholiota 23 Glenard Drive, Eaglemont	-	-	-	-	Yes. Ref. H479	No	No
HO28	"Ar Mbaile Fein" - House 2 Green Street, Ivanhoe	Yes	No	No	Timber fence and gate	No	No	No
HO29	Maharishi Vedic College (Loyola College)	Yes	Yes	Yes	Iron gates	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	345 Grimshaw Street, Watsonia							
HO30	"Cintra" formerly "Lis Escop" - House 121 Hawdon Street, Heidelberg	Yes	No	No	No	No	No	No
HO31	Former Darebin Bridge Hotel - Offices 899 Heidelberg Road, Ivanhoe	Yes	No	No	No	No	No	No
HO32	"Koonung" - House 1 Ivanhoe Parade, Ivanhoe	Yes	No	No	No	No	No	No
HO33	"Easton" - House 3 Ivanhoe Parade, Ivanhoe	Yes	No	No	No	No	No	No
HO34	"Ericton" - House 5 Ivanhoe Parade, Ivanhoe	Yes	No	No	No	No	No	No
HO35	"The Gables" - House 20 Ivanhoe Parade, Ivanhoe	Yes	No	No	No	No	No	No
HO36	Snelleman House (or Coil House) 40 Keam Street, Ivanhoe	-	-	-	-	Yes. Ref. H2282	No	No
HO37	"St Leonards" - House 12 Latham Street, Ivanhoe	Yes	No	No	No	No	No	No
HO38	"Warrigundi" - House 137 Lower Heidelberg Road, Ivanhoe East	Yes	No	No	No	No	No	No
HO40	House 56 Keam Street, Ivanhoe East	Yes	No	No	No	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO41	"Old England Hotel" 459-465 Lower Heidelberg Road, Heidelberg	Yes	No	No	No	No	No	No
HO42	Masonic Temple former Recreation Hall 472 Lower Heidelberg Road, Heidelberg	Yes	No	No	No	No	No	No
HO43	East View 16 Martin Street, Heidelberg	-	-	-	-	Yes. Ref. H1033	No	No
HO44	"Raellein" - House 26 Melcombe Road, Ivanhoe	Yes	No	No	Front fence	No	No	No
HO45	"Glenarde House" 73 Mount Street, Heidelberg	Yes	No	No	No	No	No	No
HO46	Shops, offices and dwelling 124-130 Mount Street, Heidelberg	Yes	No	No	No	No	No	No
HO47	'Mollison Lodge" - House 32 Old Lower Plenty Road, Viewbank	Yes	No	Yes	No	No	No	No
HO48	The Officer House 55 Outlook Drive, Eaglemont	-	-	-	-	Yes. Ref. H2082	No	No
HO49	"Woburn Cottage" 6-8 Redesdale Road, Ivanhoe	Yes	No	Yes	Glasshouse	No	No	No
HO50	House 12 Redesdale Road, Ivanhoe	Yes	No	No	No	No	No	No
HO51	Macgeorge House 25 Riverside Road, Ivanhoe	-	-	-	-	Yes. Ref. H2004	No	No



## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO52	"Rockbeare" - House 8 Locke Street, Ivanhoe	Yes	No	No	No	No	No	No
HO53	Former Novitiate of the Sisters of Mercy 206 - 230 Rosanna Road, Rosanna	Yes	No	Yes	No	No	No	No
HO54	House 206 - 230 Rosanna Road, Rosanna	Yes	No	Yes	No	No	No	No
HO55	House 234 Rosanna Road, Rosanna	Yes	Yes	No	No	No	No	No
HO56	Office and dwelling 10 Seddon Street, Ivanhoe	Yes	No	No	No	No	No	No
HO57	Ivanhoe RSL formerly "Clarivue" 3-5 Studley Road, Ivanhoe	Yes	No	Yes	No	No	No	No
HO58	"Thenford Hill" – House 9 Studley Road, Ivanhoe	Yes	No	Yes	No	No	No	No
HO59	"Lakemba" - House 75 Studley Road, Ivanhoe	Yes	Yes	No	No	No	No	No
HO60	Heidelberg Railway Station building and platform 154 Studley Road, Heidelberg	Yes	No	No	No	No	No	No
HO62	Former Marian Drummond Nurses Home, the former Edward Wilson Nurses Home and the oak trees to the south-east of the former Edward Wilson Nurses Home - Austin Hospital 145 and 165 Studley Road and 245 Burgundy Street, Heidelberg	No	No	Yes	No	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO63	Former Lodge and Zeltner Hall Austin Hospital 145 and 165 Studley Road and 245 Burgundy Street, Ivanhoe	No	No	No	No	No	No	No
HO64	"Yallambie" – House 14-18 Tarcoola Drive, Yallambie	Yes	No	Yes	All outbuildings including dairy, laundry, garage and water tower	No	No	No
HO65	"Featherstone House" 22 The Boulevard, Ivanhoe	Yes	Yes	Yes	No	No	No	No
HO66	Chadwick House 32-34 The Eyrie, Eaglemont	-	-	-	-	Yes. Ref. H1156	No	No
HO67	Desbrowe Annear House 36-38 The Eyrie, Eaglemont	-	-	-	-	Yes. Ref. H1009	No	No
HO68	"Coolarin" – House 6 The Ridgeway, Ivanhoe	Yes	No	No	Garage	No	No	No
HO69	"Sherwood House" formerly "Ivanhoe House" Ivanhoe Boys' Grammar School, 41 The Ridgeway, Ivanhoe	Yes	No	No	Bluestone retaining walls	No	No	No
HO70	"Coranderk" – House 47 The Righi, Eaglemont	Yes	No	Yes	Front fence, pergola	No	No	No
HO71	House 9 Upper Heidelberg Road, Ivanhoe	Yes	Yes	Yes	Pergola portal	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO72	Former Ivanhoe Metropolitan Fire Brigade Station 75-77 Upper Heidelberg Road, Ivanhoe	Yes	No	No	No	No	No	No
HO77	Former Heidelberg Town Hall 255-275 Upper Heidelberg Road, Ivanhoe	-	-	-	-	Yes. Ref. H2077	No	No
HO78	St James Anglican Parish Church and Hall 274-276 Upper Heidelberg Road, Ivanhoe	Yes	Yes	No	No	No	No	No
HO79	House 304 Upper Heidelberg Road, cnr Marshall Street, Ivanhoe	Yes	No	No	No	No	No	No
HO80	'Novar' – House 330 Upper Heidelberg Road, Ivanhoe	Yes	No	No	No	No	No	No
HO81	"Serendip" formerly 'Hilston' - House 456 Upper Heidelberg Road, Heidelberg	Yes	No	No	No	No	No	No
HO82	Officer Memorial Hostel formerly "Taruna" 579-583 Upper Heidelberg Road, Heidelberg Heights	Yes	No	No	No	No	No	No
HO83	House 7 Walker Court Viewbank	Yes	No	No	No	No	No	No
HO84	House 1 Warringal Place, Heidelberg	Yes	No	No	No	No	No	No
HO85	"Wilmaunor" – House 62 Waterdale Road, Ivanhoe	Yes	No	Yes	Fence	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO86	Baptist Church and Sunday School 1 Livingstone Street, Ivanhoe	Yes	No	No	No	No	No	No
HO87	Ivanhoe State School (SS 2436) 124 Waterdale Road, cnr Ailsa Grove, Ivanhoe	Yes	No	No	No	No	No	No
HO88	St John's Roman Catholic Church and Presbytery 52 Yarra Street, Heidelberg	Yes	Yes	Yes	Bluestone wall and iron gates	No	No	No
HO89	"Rangeworthy" – House 39 York Avenue, Ivanhoe	Yes	No	No	No	No	No	No
HO90	Ivanhoe Shopping Centre, Upper Heidelberg Road, Ivanhoe	Yes	No	No	All buildings and works including fences, roadworks and associated street furniture.	No	No	No
HO91	A.V.Jennings Beauview Estate, Ivanhoe	Yes	No	No	All buildings and works including fences, roadworks and associated street furniture.	No	No	No
HO92	Elliston Estate, Rosanna	Yes	No	No	All buildings and works including fences, roadworks and associated street furniture.	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO93	Montmorency Shopping Village, Were Street, Montmorency	Yes	No	No	All buildings and works including fences, roadworks and associated street furniture.	No	No	No
HO94	Christian Brothers Training College (Amberley) 7 Amberley Way, Lower Plenty	Yes	Yes	Yes	Tennis court, stone-walled terrace and swimming pool.	No	No	No
HO95	Odyssey House, 28 Bonds Road, Lower Plenty	Yes	Yes	Yes	Cemetery, cemetery wall and gates	No	No	No
HO96	Former Anglican Vicarage 50-52 Banksia Street, Heidelberg	Yes	No	No	No	No	No	No
HO97	"Kalkallo" – House 133 Cape Street, Heidelberg	Yes	No	No	No	No	No	No
HO98	"Peroomba" – House 80-82 Castle Street, Heidelberg	Yes	No	No	No	No	No	No
HO99	"Woodlands" – House and outbuildings 11 Doon Court, Greensborough	Yes	No	Yes	No	No	No	No
HO100	The Eagles 32 Eaglemont Crescent, Eaglemont	Yes	No	No	Brick and chain fence	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO101	Adobe Houses and dam 132-134 Grand Boulevard and 12, 14-16, 59, 67-71, 68-70, 72-74 and 73-75 Napier Crescent, Montmorency	Yes	Yes	Yes	Horse drawn caravan	No	No	No
HO102	"Ashmead" – House 43 Grimshaw Street (cnr Eldale Road), Greensborough	Yes	No	Yes	No	No	No	No
HO103	"Awaba" – House 33 Castle Street, Eaglemont	Yes	No	No	No	No	No	No
HO104	Former Workshop and Stables 18A Ivanhoe Parade, Ivanhoe	Yes	No	No	Shed	No	No	No
HO105	House 3 Latham Street, Ivanhoe	Yes	No	No	No	No	No	No
HO106	Old Lower Plenty River Bridge Lower Plenty Road, Viewbank	Yes	No	No	No	No	No	No
HO107	"Ostara" – House 102 Marshall Street, Ivanhoe	Yes	No	No	No	No	No	No
HO108	Former St Stephen's Anglican Church 22 Merton Street, Ivanhoe	Yes	No	No	No	No	No	No
HO109	House 16 Mount Street, Eaglemont	No	No	No	No	No	No	No
HO110	Victor & Peggy Stone House 22 Mount Eagle Road, Eaglemont	Yes	Yes	Yes	No	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO111	House 30 Mount Eagle Road, Eaglemont	Yes	No	No	No	No	No	No
HO112	"Annandale" – House 2 Riverside Road, Ivanhoe	Yes	No	Yes	Front fence	No	No	No
HO113	House 15 Riverside Road, Ivanhoe	Yes	No	No	No	No	No	No
HO114	House 2 Rockbeare Grove, Ivanhoe	Yes	No	No	No	No	No	No
HO115	St Katherine's Anglican Church & Cemetery 279 St Helena Road, St Helena	Yes	No	Yes	No	No	No	No
HO116	"The Bent Tree" – House 47 Studley Road, Ivanhoe	Yes	No	Yes	Garden wall and iron gate	No	No	No
HO117	House 5 Waverley Avenue, Ivanhoe	Yes	No	No	Front fence	No	No	No
HO118	Ivanhoe Views Estate, Eaglemont	Yes	No	No	All buildings and works including fences, roadworks and associated street furniture.	No	No	No
HO119	Lippincott House 21 Glenard Drive, Eaglemont	-	-	-	-	Yes. Ref. H2091	No	No
HO120	"Yarrowee" – House 6/7 Rosehill Road, Lower Plenty	Yes	No	Yes	No	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO121	Warringal Cemetery <b>Incorporated plan:</b> Plan No.1 (Warringal Cemetery)	No	No	Yes	No	No	No	No
HO122	The Delbridge House 55 Carlsberg Road, Eaglemont	-	-	-	-	Yes. Ref. H1871	No	No
HO123	Marshall Garden 40 Carlsberg Road, Eaglemont	-	-	-	-	Yes. Ref. H1962	No	No
HO124	Greensborough Cemetery Hailes Street, Greensborough <b>Incorporated plan:</b> Plan No. 2 (Greens-borough Cemetery)-	No	No	Yes	No	No	No	No
HO125	Hawdon Street Cemetery 189 Hawdon Street, Rosanna <b>Incorporated plan:</b> Plan No. 3 (Hawdon Street Cemetery)-	No	No	Yes	No	No	No	No
HO126	Glenard Estate Lower Heidelberg Road, Glenard Drive, Mossman Drive and The Boulevard, Eaglemont	-	-	-	-	Yes. Ref. H 2103	No	No
HO127	Mount Eagle Estate Lower Heidelberg Road, Outlook Drive, Summit Drive, Maltravers Road, Burley Griffin Place and The Eyrie, Eaglemont	-	-	-	-	Yes. Ref. H 2104	No	No
HO128	Chimney	Yes	No	No	No	No	No	No



## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	24 Sherbourne Road, Briar Hill							
HO129	"Aringa" - House 23 Castle Street, Eaglemont	No	No	Yes	No	No	No	No
HO130	"Appledore Garden" – Garden, 45 Devon Street, Eaglemont	No	No	Yes	No	No	No	No
HO131	"Eothern" – House 65-67 Mount Street, Eaglemont	Yes	No	Yes	No	No	No	No
HO132	"Moorakyne" – House 69-71 Mount Street. Eaglemont	Yes	No	No	No	No	No	No
HO133	"Wana" – House 135 Studley Road, Eaglemont	Yes	No	No	No	No	No	No
HO134	Yarra Flats 340-680 The Boulevard, Eaglemont	No	No	Yes	No	No	No	Yes
HO135	Browns Nature Reserve 92-118 Albion Crescent, Greensborough	No	No	Yes	No	No	No	No
HO136	House 10 Alexandra Street, Greensborough	No	No	No	No	No	No	No
HO137	Greensborough Primary School No. 2062 130 Grimshaw Street, Greensborough	Yes	No	No	No	No	No	No
HO138	"Dunbaris" – House 38 Hailes Street, Greensborough	Yes	No	No	No	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO139	Greensborough War Memorial Park 203 Henry Street, Greensborough	No	No	Yes	No	No	No	No
HO140	Greensborough Hotel 73-81 Main Street, Greensborough	No	No	No	No	No	No	No
HO141	Andrew Yandell Habitat Reserve 37 St Helena Road, Greensborough	No	No	Yes	No	No	No	No
HO142	Pioneer Reserve 8 St Helena Road, Greensborough	No	No	Yes	No	No	No	No
HO143	House 3 St Helena Road, Greensborough	No	No	No	No	No	No	No
HO144	House 93 Banksia Street Heidelberg	Yes	No	No	No	No	No	No
HO145	House 16 Maltravers Road, Eaglemont	Yes	No	Yes	Front fence and garage	No	No	No
HO146	House 4 Glenard Drive, Eaglemont	Yes	No	No	No	No	No	No
HO147	"Hollyoak" – House 2 Central Avenue, Ivanhoe	Yes	No	No	No	No	No	No
HO148	"Holford House" – House 14 Hardy Terrace, Ivanhoe	No	No	No	No	No	No	No
HO149	'Afton' – House 16 Rose Street, Ivanhoe	Yes	No	No	Fence and Pergola Entrance	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO150	Keddington Flats 25 Rose Street, Ivanhoe	Yes	No	No	No	No	No	No
HO151	Ivalda Masonic Temple 40-42 Salisbury Avenue, Ivanhoe	No	No	No	No	No	No	No
HO152	Flats 83-85 The Boulevard, Ivanhoe	Yes	No	No	No	No	No	No
HO153	"Lakemba" – House 29 Studley Road, Ivanhoe	Yes	No	Yes	Front fence	No	No	No
HO154	"Brooklyn" – House 285 Upper Heidelberg Road, Ivanhoe	Yes	No	No	No	No	No	No
HO155	House 6 Waterdale Road, Ivanhoe	No	No	No	No	No	No	No
HO156	"Thelma" – House 137 Waterdale Road, Ivanhoe	No	No	No	No	No	No	No
HO157	Warndcliffe Road Treescape, Warndcliffe Road, Ivanhoe East	No	No	Yes	No	No	No	No
HO158	Macleod Park 50 Chapman Street, Macleod	No	No	Yes	No	No	No	No
HO159	House 1/11 Hughes Street, Montmorency	No	No	No	No	No	No	No
HO160	"Joseph Simpson House" – House 35 Douglas Street, Rosanna	Yes	No	No	Courtyard wall	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO161	Ivanhoe East Primary School No. 4386 35 Warnclyffe Road, Ivanhoe East	Yes	No	No	No	No	No	No
HO162	House 2 Hardy Terrace, Ivanhoe	No	No	No	No	No	No	No
HO163	House 209 Main Road, Lower Plenty	Yes	No	No	No	No	No	No
HO164	Strathalan 2-34 Erskine Road, Macleod	Yes	No	Yes	No	No	No	No
HO165	House and shop 3 Cherry Street, Macleod	Yes	No	No	No	No	No	No
HO166	Rosanna Metropolitan Fire Brigade Station 230 Lower Plenty Road, Rosanna	Yes	No	No	No	No	No	No
HO167	Wilson Reserve 78-100 The Boulevard, Ivanhoe	No	No	Yes	Sea Scout den	No	No	No
HO168	Chelsworh Park 18-28 Irvine Road, Ivanhoe	No	No	Yes	No	No	No	No
HO169	Yallambie Parklands 2 Moola Close, Yallambie	No	No	Yes	No	No	No	No
HO170	Sparks Reserve 10 The Boulevard, Ivanhoe	No	No	Yes	No	No	No	No
HO171	Former Shire Offices and Library 60 Beverley Road, Heidelberg	Yes	No	No	No	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO172	House 1/51 Mountain View Road, Montmorency	No	No	No	No	No	No	No
HO173	Shop and residence 8-12 Binns Street, Montmorency	Yes	No	No	No	No	No	No
HO174	Houses 7 and 9 Latham Street, Ivanhoe	Yes	No	No	No	No	No	No
HO175	Aminya Reserve 28 Kenmare Street, Watsonia	No	No	Yes	Gate pillars	No	No	No
HO176	Harry Pottage Memorial Reserve 128-150 Wungan Street, Macleod	No	No	No	No	No	No	No
HO177	"Leatam" – House 413 The Boulevard, Ivanhoe East	No	No	No	Retaining wall bordering driveway	No	No	No
HO178	Odyssey House Suspension Bridge Bonds Road, Lower Plenty	No	No	No	No	No	No	No
HO179	Heidelberg Golf Clubhouse 8 Main Road, Lower Plenty	No	No	No	No	No	No	No
HO181	St Bernadettes Roman Catholic Church 89-91 Bond Street, Ivanhoe	Yes	No	No	No	No	No	No
HO182	Uniting Church 8-10 Noel Street, Ivanhoe	Yes	No	No	No	No	No	No
HO183	Uniting Church	Yes	No	Yes	No	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	1-19 Seddon Street, Ivanhoe							
HO184	Olympic Village Green 15 Alamein Road , 1-17 Moresby Court and 180 Southern Road, Heidelberg West	No	No	Yes	All buildings and works including fences, roadworks and associated street furniture.	No	No	No
HO185	Ivanhoe Public Golf Course Club House 1 Vasey Street, Ivanhoe	No	No	Yes	No	No	No	No
HO186	Ivanhoe Park Croquet Club 132 Lower Heidelberg Road, Ivanhoe	No	No	No	No	No	No	No
HO187	House 1 Rockbeare Grove, Ivanhoe	Yes	No	No	No	No	No	No
HO188	Former Heidelberg Baby Heath Centre 208 Burgundy Street, Heidelberg	Yes	No	No	No	No	No	No
HO189	Sea Scout Hall 2 Norman Street, Ivanhoe	No	No	No	No	No	No	No
HO190	Ivanhoe Train Station 2-40 Norman Street, Ivanhoe	No	No	No	No	No	No	No
HO191	Former Commercial Bank of Australia 145-147 Upper Heidelberg Road, Ivanhoe	Yes	No	No	No	No	No	No
HO192	Former Coles Store 117 Upper Heidelberg Road, Ivanhoe	No	No	No	No	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
<b>HO193</b>	Beauview Estate Centre Shops 253- 263 Lower Heidelberg Road, Ivanhoe	Yes	No	No	No	No	No	No
<b>HO194</b>	Houses 11 - 23 and 14 – 20 Toora Street, Ivanhoe 17 - 25 and 18 Young Street, Ivanhoe 19 - 21 Linton Street, Ivanhoe	Yes	No	No	No	No	No	No
<b>HO195</b>	Houses 10 - 36 and 17 - 23 Kenilworth Parade, Ivanhoe	Yes	No	No	No	No	No	No
<b>HO196</b>	Former Darebin Post Office 1041-1041A Heidelberg Road, Ivanhoe	Yes	No	No	No	No	No	No
<b>HO197</b>	Saxam Homestead 108 Diamond Creek Road, St Helena	Yes	No	No	No	No	No	
<b>HO199</b> Interim control Expiry Date 01/12/2022	Mother of God Church 56 Wilfred Road, Ivanhoe East	Yes	Yes	Yes	No	No	No	No
<b>HO200</b> Interim Control Expiry Date: 01/12/2022	Green Mount Court 110 Maltravers Road, Eaglemont	Yes	No	No	No	No	No	No
<b>HO201</b> Interim Control Expiry Date:	Royd 61-63 Mount Street, Eaglemont	Yes	No	Yes	No	No	No	No

## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
01/12/2022								
<b>HO202</b> Interim Control Expiry Date: 01/12/2022	Lobbs' Tearooms (former) and Diamond Valley Learning Centre 1 Diamond Creek Road, Greensborough	No	No	Yes	No	No	No	No
<b>HO203</b> Interim Control Expiry Date: 01/12/2022	Stubley's Hay and Grain Store (Former) 96-104 Main Street, Greensborough	Yes	No	No	No	No	No	No
<b>HO204</b> Interim Control Expiry Date: 01/12/2022	Collins House 45 Bronte Street, Heidelberg	Yes	No	No	No	No	No	No
<b>HO205</b> Interim Control Expiry Date: 01/12/2022	Welsh House 4 Eton Court, Heidelberg	Yes	Yes	Yes	No	No	No	No
<b>HO206</b> Interim Control Expiry Date: 01/12/2022	Graceburn 38 Quinn Street, Heidelberg	Yes	No	No	No	No	No	No
<b>HO207</b> Interim Control Expiry Date: 01/12/2022	Beddison/Swift House 5 Crown Road, Ivanhoe	Yes	Yes	Yes	No	No	No	No



## BANYULE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
<b>HO208</b> Interim Control Expiry Date: 01/12/2022	Ivanhoe Scout Hall 8A Wallace Street, Ivanhoe	No	No	No	No	No	No	No
<b>HO209</b> Interim Control Expiry Date: 01/12/2022	Willis House 10 Gruyere Crescent, Ivanhoe East	Yes	No	No	No	No	No	No
<b>HO210</b> Interim Control Expiry Date: 01/12/2022	Purcell House 17 Hartlands Road, Ivanhoe East	Yes	Yes	Yes	Carport	No	No	No
<b>HO211</b> Interim Control Expiry Date: 01/12/2022	Yann House 21 Keam Street, Ivanhoe East	Yes	No	No	Front retaining wall	No	No	No
<b>HO212</b> Interim Control Expiry Date: 01/12/2022	Crittenden House 30 Longstaff Street, Ivanhoe East	Yes	No	Yes	No	No	No	No
<b>HO213</b> Interim Control Expiry Date: 01/12/2022	Hilliard House 6 Quandolan Close, Ivanhoe East	Yes	Yes	No	Front fence	No	No	No
<b>HO214</b>	St George Peace Memorial Church	Yes	Yes	Yes	No	No	No	No

**BANYULE PLANNING SCHEME**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Interim Control Expiry Date: 01/12/2022	47 Warnclyffe Road, Ivanhoe East							
<b>HO215</b> Interim Control Expiry Date: 01/12/2022	Okalyi House 66 Old Eltham Road, Lower Plenty	Yes	Yes	Yes	No	No	No	No
<b>HO216</b> Interim Control Expiry Date: 01/12/2022	Lindsay Edward House 149 Old Eltham Road, Lower Plenty	Yes	Yes	No	No	No	No	No
<b>HO217</b> Interim Control Expiry Date: 01/12/2022	Vera Knox House 46 Panorama Avenue, Lower Plenty	Yes	No	No	No	No	No	No
<b>HO218</b> Interim Control Expiry Date: 01/12/2022	English House 50-52 Philip Street, Lower Plenty	Yes	Yes	No	No	No	No	No
<b>HO219</b> Interim Control Expiry Date: 01/12/2022	Uglow House 79 Buena Vista Drive, Montmorency	Yes	Yes	No	No	No	No	No

## BANYULE PLANNING SCHEME

27/05/2019  
C154bany

## SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

## 1.0

---  
Proposed C162bany

## Background documents

Name of background document	Amendment number - clause reference
<i>250 Waterdale Road, Ivanhoe – Urban Design Guidelines</i> , October 2012	C86 Clause 43.02s10
<i>A Management Plan for the Improvement of Urban Stormwater Quality for the Banyule City Council</i> (Sinclair Knight Merz, 2002)	C33 (part1) Clause 02.03-2
<i>The Aboriginal Heritage of the Shire of Eltham</i> (Ellender, I, 1994)	NFPS Clause 02.03-4
<i>Banyule City Council Aboriginal Heritage Study</i> (B. Marshall, February 1999)	C77 Clause 02.03-4
<i>Banyule City Council Building Site Code of Practice</i> (Banyule City Council, Adopted July 2007)	C61 Clause 02.03-4 Clause 02.03-5 Clause 15.01-1L Clause 15.01-2L Clause 15.02-1L
<i>Banyule City Council Tree Planting Zone Guidelines</i> (Banyule City Council, January 2011)	C68 Clause 02.03-2 Clause 02.03-4 Clause 02.03-5 Clause 15.01-2L Clause 15.02-1L Clause 15.01-5L Clause 32.08s1 Clause 32.08s2 Clause 32.08s3 Clause 32.08s4 Clause 42.02s5 Clause 42.02s05 Clause 43.02s12
<i>Banyule Environment Strategy</i> (Banyule City Council, 2003)	C44 (part 1) Clause 02.03-2 Clause 02.04
<i>Banyule Heritage Places Study</i> (Allom Lovell, July 1999)	C1 Clause 02.03-1 Clause 02.03-4 Clause 11.03-1L Clause 15.03-1L
<i>Banyule Heritage Review</i> (Context, March 2012)	C77 Clause 02.03-4 Clause 15.03-1L Clause 43.01s

## BANYULE PLANNING SCHEME

Name of background document	Amendment number - clause reference
<i>Banyule Integrated Transport Plan 2015-2035</i> (Banyule City Council, 2015)	C108 Clause 02.03-7 Clause 18.02-1L Clause 45.09s2 Clause 45.09s3
<i>Banyule Safer Design Guide</i> (Banyule City Council, April 2003)	C61 Clause 02.03-4 Clause 15.01-1L
<i>Banyule Weed Management Strategy</i> (Practical Ecology, 2006)	C61 Clause 02.03-2 Clause 02.03-3 Clause 02.03-4 Clause 02.03-5 Clause 02.04 Clause 15.01-1L Clause 15.01-2L Clause 15.01-5L Clause 15.02-1L Clause 42.01s01 Clause 42.01s02 Clause 42.01s03 Clause 42.01s05 Clause 42.02s01 Clause 42.02s03 Clause 42.02s04 Clause 42.02s05 Clause 42.03s01 Clause 43.02s05
<i>Banyule Wildlife Corridor Program</i> (Banyule City Council, March 2000)	C33 (Part 1) Clause 02.03-2 Clause 02.04 Clause 42.01s01 Clause 42.01s02 Clause 42.01s03 Clause 42.01s05 Clause 42.02s01 Clause 42.02s03 Clause 42.02s04
<i>Bellfield Urban Design Guidelines</i> (MGS Architects, March 2020)	C153bany Clause 43.04s08
<i>City of Banyule Economic and Transportation Profile</i> (J.A. Grant & Associates, September 1996)	NFPS Clause 02.03-1 Clause 02.03-6 Clause 02.03-7

## BANYULE PLANNING SCHEME

Name of background document	Amendment number - clause reference
	Clause 11.03-1L Clause 17.02-1L Clause 18.02-1L
<i>City of Banyule Significant Tree and Vegetation Study</i> (University of Melbourne, Centre for Urban Horticulture, May 1999)	NFPS Clause 02.03-2 Clause 02.04 Clause 42.01s04
<i>Classification Report - Buildings Committee, Loyola College, Watsonia</i> (National Trust of Australia (Victoria), 1993)	NFPS Clause 42.02s2
<i>Darebin Parklands and Rockbore Park Environs: A Planning Guideline</i> (Banyule City Council, March 1996)	NFPS Clause 43.02s01
<i>Design and Development Guidelines – 30–80 Seymour Road, Viewbank</i> (Banyule City Council, Adopted March 2003)	C31 Clause 02.03-2 Clause 02.03-3 Clause 02.03-4 Clause 02.03-5 Clause 15.01-1L Clause 15.01-2L Clause 15.02-1L
<i>Greensborough Activity Centre – Urban and Landscape Design Guidelines for Precincts 2, 5 and 6</i> (David Lock Associates, November 2015)	C110 Clause 02.03-1 Clause 37.08s01
<i>Heidelberg Central and Bell Street Mall Parking Plan</i> (GHD, April 2016)	C108 Clause 45.09s02 Clause 45.09s03
<i>Heidelberg Conservation Study</i> (Graeme Butler, 1985)	NFPS Clause 15.03-1L
<i>Heidelberg Structure Plan</i> (Banyule City Council, May 2010)	C60 Clause 02.03-1 Clause 11.03-1L Clause 43.02s05
<i>Heritage Guidelines for the Beaumont Estate</i> (Banyule City Council, 2005)	C77 Clause 15.03-1L
<i>Heritage Guidelines for the Beauview Estate</i> (Banyule City Council, 2005)	C77 Clause 15.03-1L
<i>Heritage Guidelines for the Glenard Estate</i> (Banyule City Council, 2005)	C77 Clause 15.03-1L
<i>Heritage Guidelines for the Ivanhoe Views Estate</i> (Banyule City Council, 2005)	C77 Clause 15.03-1L
<i>Heritage Guidelines for Marshall Street, Sherwood Grove and Thoresby Avenue, Ivanhoe</i> (Banyule City Council, 2005)	C77 Clause 15.03-1L

## BANYULE PLANNING SCHEME

Name of background document	Amendment number - clause reference
<i>Heritage Guidelines for the Mount Eagle Estate</i> (Banyule City Council, 2005)	C77 Clause 15.03-1L
<i>Heritage Guidelines for the Warringal Village</i> (Banyule City Council, 2005)	C77 Clause 15.03-1L
<i>Heritage Strategy</i> (Banyule City Council, Adopted February 2013)	C77 Clause 02.03-4 Clause 15.03-1L
<i>Housing Strategy</i> (Banyule City Council, Adopted March 2009)	C60 Clause 02.03-2 Clause 02.03-3 Clause 02.03-4 Clause 02.03-5 Clause 15.01-1L Clause 15.01-2L Clause 15.02-1L Clause 16.01-1L
<i>Ivanhoe Activity Centre Heritage Items &amp; Precincts</i> (Context, June 2013)	C94(Part1) Clause 02.03-1 Clause 02.03-4 Clause 11.03-1L Clause 15.03-1L Clause 43.02s11 Clause 43.02s12
<i>Ivanhoe Structure Plan</i> (Banyule City Council, December 2014)	C93 Clause 02.03-1 Clause 02.03-4 Clause 02.03-5 Clause 11.03-1L Clause 15.01-1L Clause 15.01-2L Clause 15.01-5L Clause 15.02-1L Clause 43.02s11 Clause 43.02s12
<i>Landscape Assessment for Significant Ridgelines in Banyule</i> (Hansen Partnership & Banyule City Council, June 2012)	C68 Clause 02.03-2 Clause 02.03-3 Clause 02.03-4 Clause 02.03-5 Clause 15.01-1L Clause 15.01-2L Clause 15.01-5L Clause 15.02-1L

## BANYULE PLANNING SCHEME

Name of background document	Amendment number - clause reference
<i>Landscape Report – Loyola College Complex, Office of Corrections Training Centre, Grimshaw Street, Watsonia (Department of Planning and Development, 1992)</i>	NFPS Clause 42.02s02
<i>Lower Darebin Creek Concept Plan (Melbourne Parks and Waterways, March 1995)</i>	NFPS Clause 02.03-4 Clause 02.03-6 Clause 15.03-1L Clause 42.02s01
<i>Lower Plenty River Archaeological Survey (F. Weaver, March 1991)</i>	NFPS Clause 02.03-4 Clause 15.03-1L
<i>Lower Plenty River Concept Plan (Melbourne Parks and Waterways, October 1994)</i>	NFPS Clause 02.03-4 Clause 15.03-1L Clause 42.01s01 Clause 42.03s01
<i>The Middle Yarra Concept Plan – Burke Road to Watsons Creek, 1993 Melbourne Parks and Waterways</i>	NFPS 02.03-4 15.03-1 Clause 42.03s01
<i>The Middle Yarra Concept Plan – Dights Falls to Burke Road, 1990 Melbourne Parks and Waterways</i>	NFPS 02.03-4 15.03-1 Clause 42.03s01
<i>Middle Yarra River Corridor Study (Department of Environment, Land, Water and Planning, October 2016)</i>	VC197 Clause 42.03s01 Clause 43.02s02
<i>National Local Government Biodiversity Strategy (Australian Local Government Association, 2000)</i>	C33 (Part 1) Clause 02.03-2 Clause 02.04
<i>Neighbourhood Character Strategy (Banyule City Council, 2012)</i>	C68 Clause 02.03-2 Clause 02.03-3 Clause 02.03-4 Clause 02.03-5 Clause 13.07-1L Clause 15.01-5L Clause 42.02s03 Clause 42.02s04 Clause 42.02s05
<i>Outdoor Advertising Policy (Banyule City Council, December 2015)</i>	C16 Clause 02.03-1 Clause 02.03-2 Clause 02.03-3

## BANYULE PLANNING SCHEME

Name of background document	Amendment number - clause reference
	Clause 02.03-4 Clause 02.03-5 Clause 02.03-6 Clause 11.03-1 Clause 15.01-1L Clause 15.01-2L Clause 15.02-1L Clause 17.02-1L Clause 17.02-2L
<i>Plenty River Water Supply Protection Area Stream Flow Management Plan 2007 (Melbourne Water,2007)</i>	C61 Clause 02.03-2 Clause 02.04
<i>Postcode 3081 Urban Design Framework (DLA for Banyule City Council, 2019)</i>	C120bany Clause 02.03-5 Clause 15.01-5L Clause 16.01-1L Clause 32.07s05 Clause 32.07s06 Clause 32.07s07 Clause 32.07s08 Clause 32.07s09 Clause 43.02s13 Clause 43.02s14 Clause 43.02s15 Clause 43.02s16 Clause 43.02s17
<i>Public Open Space Plan 2016-2031 (Banyule City Council, 2016)</i>	C111 Clause 02.03-2 Clause 02.04
<i>Residential Vehicle Crossing Policy 2012 (Banyule City Council, 2013)</i>	C68 Clause 02.03-2 Clause 02.03-3 Clause 02.03-4 Clause 02.03-5 Clause 15.01-1L Clause 15.01-2L Clause 15.01-5L Clause 15.02-1L Clause 43.02s12
<i>Saxam Homestead – Heritage Assessment 2011 (N. Gasparetto &amp; C. Levi, October 2011)</i>	C94 (Part 2) Clause 02.03-4 Clause 15.03-1L
<i>Sites of Faunal and Habitat Significance in North East Melbourne (C. Beardsell, 1997)</i>	NFPS Clause 02.03-2 Clause 02.04



## BANYULE PLANNING SCHEME

Name of background document	Amendment number - clause reference
	Clause 42.01s01 Clause 42.01s02 Clause 42.01s03 Clause 42.01s05 Clause 42.02s01
<i>Strategy for Substantial Trees in Banyule's Garden Court &amp; Garden Suburban Neighbourhoods</i> (Planisphere, December 2013)	C97 Clause 02.03-4 Clause 02.03-5 Clause 15.01-2L Clause 15.02-1L Clause 15.01-5L Clause 42.02s05
<i>The Aboriginal Heritage of the Shire of Eltham</i> (I. Ellender, March 1994)	NFPS Clause 02.03-4 Clause 15.03-1L
<i>The Glenard Estate and its Parks</i> (Ian Wight Planning and Heritage Strategies, 2008)	C77 Clause 02.03-4 Clause 15.03-1L
<i>The Greenbook – Greensborough Principal Activity Centre Plan</i> (Greensborough and Partners, October 2006)	C51 Clause 02.03-1 Clause 37.08s01
<i>The Mount Eagle Estate Common Parks Conservation Management Plan</i> (Michael Smith & Associates and Ian Wight Planning and Heritage Strategies, April 2011)	C77 Clause 02.03-4 Clause 15.03-1L
<i>The Plenty Valley Corridor: The Archaeological Survey of Aboriginal Sites</i> (I. Ellender, 1989)	NFPS Clause 02.03-4 Clause 15.03-1L
<i>Tourism Development Plan for Melbourne Riverlands</i> (KPMG, November 1996)	NFPS Clause 02.03-2 Clause 02.04
<i>Traffic Engineering Assessment, DHHS Public Housing Renewal Program, BellBardia and Tarakan Estate, Heidelberg West</i> (July 2017)	C151 Clause 45.09s04 Clause 45.09s05
<i>Urban Forest Strategic Plan</i> (Banyule City Council, 2015)	C114bany Clause 42.03s01
<i>Vegetation Communities of the City of Banyule</i> (C. Beardsell, June 2000)	C61 Clause 02.03-2 Clause 02.04
<i>West Heidelberg Industrial Estate Business and Development Plan</i> (Essential Economics & Graeme Bentley Landscape Architects, March 1998)	NFPS Clause 02.03-6
<i>West Heidelberg Industrial Estate Traffic and Parking Study</i> (Arup Transportation Planning, November 1996)	NFPS Clause 02.03-6

**BANYULE PLANNING SCHEME**

<b>Name of background document</b>	<b>Amendment number - clause reference</b>
<i>Yarra River Action Plan</i> (Department of Sustainability and Environment, 2006)	C61 Clause 02.03-2 Clause 02.04
<i>Yarra Valley Parklands Management Plan</i> (Parks Victoria, November 2008)	C61 Clause 02.03-2 Clause 02.04

## BANYULE PLANNING SCHEME

---  
Proposed C162bany

## SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

### 1.0 Application of zones, overlays and provisions

---  
Proposed C162bany

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- Low Density Residential Zone to:
  - Areas in Lower Plenty to maintain lower density development.
  - Require a 0.4 hectare minimum lot size for subdivision.
- Mixed Use Zone to:
  - Areas in the Ivanhoe Major Activity Centre to facilitate mixed use development.
  - Bellbardia Estate, Heidelberg West to facilitate renewal.
- Residential Growth Zone to identified residential areas offering good access to services and transport, including activity centres and urban renewal sites, to facilitate higher density residential development and housing diversity.
- General Residential Zone to residential areas that support moderate housing growth that respects the preferred neighbourhood character of the area.
- Neighbourhood Residential Zone to residential areas where there are limited opportunities for increased residential development, due to the valued existing neighbourhood character, heritage, environmental or landscape characteristics.
- Industrial 1 Zone to the industrial precincts in Heidelberg West and Bundoora.
- Industrial 2 Zone to provide a buffer between the industrial precincts in Heidelberg West and Bundoora and local communities, and to the industrial precinct in Briar Hill to allow for industries and associated uses compatible with the nearby community.
- Commercial 1 Zone to:
  - The retail core of the Heidelberg and Ivanhoe Major Activity Centres and neighbourhood activity centres.
  - Facilitate large-scale office development on suitable land in the Heidelberg and Ivanhoe Major Activity Centres.
- Commercial 2 Zone to land at Upper Heidelberg Road, Heidelberg, Ruthven Street, Macleod, Greensborough Road, Watsonia and at the eastern end of Sherbourne Road, Briar Hill to allow for appropriate industrial, restricted retail and other commercial uses.
- Rural Conservation Zone to land with high environmental values in Lower Plenty, near the Yarra and Plenty Rivers.
- Public Use Zone to public land used for public utility, and community services and facilities.
- Public Park and Recreation Zone to public open space predominantly used and managed for recreational purposes.
- Public Conservation and Resource Zone to publicly owned land predominantly used and managed for conservation purposes.
- Road Zone to declared main roads and other significant roads.
- Special Use Zone to:
  - Privately owned sportsgrounds, utility and service installations.
  - The medical services precinct in the Heidelberg Major Activity Centre.

**BANYULE PLANNING SCHEME**

- Urban Floodway Zone to identified floodways and areas that have the greatest risk and frequency of being affected by flooding.
- Activity Centre Zone to Greensborough Major Activity Centre.
- Environmental Significance Overlay to:
  - Protect and manage specific sites and areas identified as having environmental significance, including the Yarra and Plenty Rivers, Darebin Creek, Macleod Gumnut Area and Streeon Views Estate.
  - Sites identified as being of botanical, zoological and habitat significance.
  - Significant trees and areas of vegetation that are listed on the Banyule Significant Tree Register.
- Vegetation Protection Overlay to:
  - Protect and manage significant vegetation, including native and introduced vegetation, in areas east of the Plenty River, and across Eaglemont, Ivanhoe East and Ivanhoe.
  - Protect and manage significant vegetation in the Loyola Seminary Precinct and the Elliston Estate.
  - Protect substantial trees in Banyule's Garden Suburban and Garden Court Neighbourhood Character Areas.
- Significant Landscape Overlay to areas with significant landscape value along the Yarra and Plenty River corridors.
- Heritage Overlay to heritage places, including heritage precincts, identified as being of local significance in Banyule.
- Design and Development Overlay to:
  - Darebin Parklands, Rockbeare Park Environs and Yarra River corridor.
  - Heidelberg and Ivanhoe Major Activity Centres.
  - Land to the east of the Plenty River.
  - 250 Waterdale Road, Ivanhoe.
  - North East Link Project tunnel protection areas.
- Incorporated Plan Overlay to Cleveland Estate, Lower Plenty.
- Development Plan Overlay to:
  - Institutional uses, including private education, health and cultural facilities.
  - Bellbardia and Tarakan Estates, Heidelberg West to facilitate public housing renewal.
  - The strategic development site on the corner of Upper Heidelberg Road and Forster Street, Ivanhoe.
- Land Subject to Inundation Overlay to:
  - Areas subject to inundation from Salt Creek, Banyule Creek, Darebin Creek, and the Plenty and Yarra Rivers.
  - An area subject to inundation in Karringal Drive, Montmorency.
- Special Building Overlay to areas across Banyule impacted by overland flow paths caused by stormwater and to manage development in these locations.
- Bushfire Management Overlay to areas in Lower Plenty that have been identified as being subject to extreme bushfire hazard.

**BANYULE PLANNING SCHEME**

- Public Acquisition Overlay to:
  - 2-4 Stublely Court, Greensborough for the purpose of car parking.
  - Various areas across Banyule for the purpose of open space.
- Environmental Audit Overlay to land that is potentially contaminated to ensure that it is suitable for any sensitive use.
- Road Closure Overlay to identify a road that is closed by an amendment to this planning scheme.
- Developer Contributions Plan Overlay to land across Banyule that is developed for residential, commercial and industrial purposes to levy contributions for the provision of works, services and facilities before development can commence.
- Parking Overlay to:
  - Bell Street Mall Neighbourhood Activity Centre.
  - Heidelberg West Core Area.
  - Heidelberg Precinct Core Area.
  - Bellbardia and Tarakan Estates, Heidelberg West.
- Specific Controls Overlay to land impacted by the North East Link Project and Fitzsimons Lane Upgrade.

## BANYULE PLANNING SCHEME

---  
Proposed C162bany

**SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK****1.0****Further strategic work**

---  
Proposed C162bany

Review the interim Signs policy at Clause 15.01-1L.

Undertake and implement a review of the *Housing Strategy* (Banyule City Council, Adopted March 2009) to support more housing affordability, diversity and accessibility.

Review the *Neighbourhood Character Strategy* (Banyule City Council, 2012) and its alignment with zoning and Built Environment policies.

Prepare a Commercial and Employment Land Strategy to identify future employment land.

Prepare an Activity Centres Strategy to identify a future vision and framework for all activity centres.

Implement planning policy-related actions from the *Economic Development Plan 2015–2020* (Banyule City Council, 2015).

Undertake and implement a review of the *Heritage Strategy* (Banyule City Council, Adopted February 2013).

Undertake periodic assessments of additional heritage places in Banyule and apply the Heritage Overlay to properties and precincts identified as locally significant.

Review the *Heidelberg Structure Plan* (Banyule City Council, May 2010) and implement relevant changes in the planning scheme.

Prepare and implement an Urban Design Framework for the Watsonia Neighbourhood Activity Centre to consider changing opportunities, including further integrating the centre with the North East Link Project to deliver quality urban design outcomes and active transport connectivity.

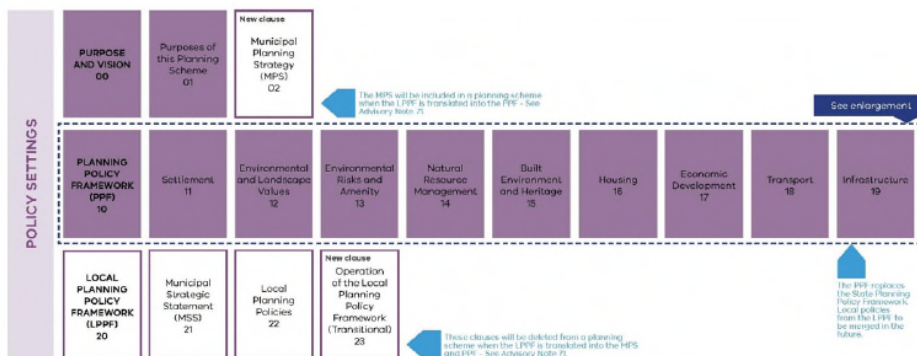
Prepare and implement Open Space and Public Realm Guidelines for the Heidelberg, Greensborough and Ivanhoe Major Activity Centres.

Seek to include additional significant trees in Schedule 4 to the Environmental Significance Overlay.

Undertake and implement a review of the operation and performance of all vegetation protection controls.

Review the *Banyule Development Contributions Plan 2016-17* (HillPDA Consulting, September 2018) to inform future priorities for developer contributions.

Attachment 2: The New Planning Policy Framework



- The LPPF (Clause 21 – 23) is being translated into the new structure.
- The content of the LPPF will either be nested under the relevant State policy (Clauses 11 – 19) as a local policy, or put into the new Municipal Planning Strategy (MPS at Clause 02).

State Policies listed under Clauses 11 - 19

PLANNING POLICY FRAMEWORK	Settlement 11	Environmental and Landscape Values 12	Environmental Risk and Amenity 13	Natural Resource Management 14	Built Environment and Heritage 15	Housing 16	Economic Development 17	Transport 18	Infrastructure 19
	Water 11.01	Resilience 12.01	Climate Change Impacts 13.01	Agriculture 14.01	Built Environment 15.01	Residential Development 16.01	Employment 17.01	Integrated Transport 18.01	Energy 19.01
	Managing Growth 11.02	Coastal Areas 12.02	Soil 13.02	Water 14.02	Sustainable Development 15.02	Commercial 17.02	Planned Networks 18.02	Community Infrastructure 19.02	
	Planning for Places 11.03	Water Bodies and Wetlands 12.03	Fluvial 13.03	Earth and Energy Resources 14.03	Heritage 15.03	Industry 17.03	Ports 18.03	Coastal and Infrastructure 19.03	
		Air Quality 12.04	Soil Degradation 13.04			Mining 17.04	Airports 18.04		
		Significant Environments and Landscapes 12.05	Noise 13.05				Freight 18.05		
			Air Quality 13.06						
			Amenity 13.07						

- State policies are listed under relevant themes.
- Regional policies are listed under the relevant State policy.
- Local policies will be listed under the relevant state or regional policy.

Source: Planning Advisory Note 72 – Amendment VC148, DELWP, July 2018





## Attachment 2

**PROPOSED DECLARATION****The Watsonia Shopping Centre Special Charge Scheme**

1. The Banyule City Council (**Council**) proposes to declare a Special Charge (**Special Charge**) under section 163(1) of the *Local Government Act 1989 (Act)* for the purposes of defraying expenses to be incurred by Council in providing funds to the incorporated body known and operating as the Watsonia Shopping Centre Traders' Association (**Traders Association**), which funds, subject always to the approval, direction and control of Council, are to be used for the purposes of contracted support, promotional, advertising, marketing, business development and other incidental expenses as approved by Council and agreed to from time to time between Council and the Traders Association, all of which are associated with the encouragement of commerce, retail and professional activity and employment in the Watsonia Shopping Centre Shopping Precinct. (**Shopping Centre or Scheme**).
2. The criteria which form the basis of the proposed declaration of Special Charge and are the ownership of rateable land used, or reasonably capable of being used, for commercial, retail or professional purposes, which rateable land is situated within the geographical area in which the properties described in paragraphs 6 and 7 of this proposed declaration are included.
3. In proposing the declaration of a Special Charge, Council is performing functions and exercising powers in relation to the peace, order and good government of the municipal district of the City of Banyule, in particular the encouragement of commerce, retail activity and employment opportunities within the area for which the proposed Special Charge is to be declared.
4. The total cost of the performance of the function and the exercise of the power by Council (in relation to activities associated with the encouragement of commerce, retail activity and employment opportunities in the area for which the proposed Special Charge is to be declared) and also the total amount of the Special Charge to be levied by Council is referable to an amount of \$44,850 which amount, it is proposed, will be levied in each year of the Scheme and which in total will raise an amount of \$224, 250 over the five year period of the Scheme.

5. The period for which the proposed Special Charge and Charge is to be declared and is to remain in force is a period of five years commencing on 1 July 2022 and ending on 30 June 2027.
6. The area for which the proposed Special Charge is to be declared is all of the land referred to as the Watsonia Shopping Centre Shopping Centre, as identified and shown on the plan set out in the schedule forming a part of this proposed declaration (being **Schedule 1**).
7. The land in relation to which the proposed Special Charge is to be declared is all that rateable land described in the listing of rateable properties set out in the schedule forming a part of this proposed declaration (being **Schedule 2**).
8. The contributions to the proposed Special Charge will be declared and assessed in accordance with the Special Charge amounts set out alongside each property in the schedule forming a part of this proposed declaration (being **Schedule 2**). Properties included will be liable or required to pay \$650 per annum.
9. The proposed Special Charge will be levied by Council sending a Notice of Levy in the prescribed form annually to the person who is liable to pay the Special Charge, which will require that the Special Charge must be paid in the following manner -
  - (a) by one annual payment to be paid in full by the due date fixed by Council in the notice, which will be a date not less than 30 days after the date of issue of the notice; or
  - (b) by four instalments, to be paid by the dates which are fixed by the Council in the notice.
10. Council will consider cases of financial and other hardship, and may reconsider other payment options for the Special Charge. No incentives will be given for payment of the Special Charge before the due date for payment.
11. Council considers that there will be a special benefit to the persons required to pay the Special Charge because there will be a benefit to those persons that is over and above, or greater than, the benefit that is available to persons who are not subject to the proposed Special Charge, and directly and indirectly as a result

of the expenditure proposed by the Special Charge, the viability of the Town Centre as a business, commercial, retail and professional area, and the value and the use, occupation and enjoyment of the properties and the businesses included in the Special Charge Scheme area will be maintained or enhanced through increased economic activity.

12. Council further considers, and formally determines for the purposes of sections 163(2)(a), (2A) and (2B) of the Act, that the estimated proportion of the total benefits of the Scheme to which the performance of the function and the exercise of the power relates (including all special benefits and community benefits) that will accrue as special benefits to all of the persons who are liable to pay the Special Charge is in a ratio of 1:1 (or 100%). This is on the basis that, in the opinion of Council, all of the services and activities to be provided from the expenditure of the proposed Special Charge are marketing, promotion and advertising related and will accordingly only benefit the owners and occupiers of those properties and businesses included in the Scheme that are used, or reasonably capable of being used, for retail, commercial or professional purposes (in circumstances where there are no other special benefits or community benefits accruing from the Special Charge).

Schedule 1: Proposed Declaration of Special Charge



**Schedule 2: Proposed Declaration of Special Charge**

	Property Description	2022-2027 Annual Charge
1	73 Devonshire Rd	\$ 650.00
2	75 Devonshire Rd	\$ 650.00
3	77 Devonshire Rd	\$ 650.00
4	3 Watsonia Rd	\$ 650.00
5	5 Watsonia Rd	\$ 650.00
6	7 Watsonia Rd	\$ 650.00
7	9 Watsonia Rd	\$ 650.00
8	11 Watsonia Rd	\$ 650.00
9	13 Watsonia Rd	\$ 650.00
10	17 Watsonia Rd	\$ 650.00
11	19 Watsonia Rd	\$ 650.00
12	23 Watsonia Rd	\$ 650.00
13	25 Watsonia Rd	\$ 650.00
14	27 Watsonia Rd	\$ 650.00
15	29 Watsonia Rd	\$ 650.00
16	31 Watsonia Rd	\$ 650.00
17	35 Watsonia Rd	\$ 650.00
18	39 Watsonia Rd	\$ 650.00
19	41 Watsonia Rd	\$ 650.00
20	43 Watsonia Rd	\$ 650.00
21	49 Watsonia Rd	\$ 650.00
22	51-63 Watsonia Rd	\$ 650.00
23	65 Watsonia Rd	\$ 650.00
24	67 Watsonia Rd	\$ 650.00
25	69 Watsonia Rd	\$ 650.00
26	71 Watsonia Rd	\$ 650.00
27	73 Watsonia Rd	\$ 650.00
28	1/75 Watsonia Rd	\$ 650.00
29	2/75 Watsonia Rd	\$ 650.00
30	77 Watsonia Rd	\$ 650.00
31	79 Watsonia Rd	\$ 650.00
32	81 Watsonia Rd	\$ 650.00
33	83 Watsonia Rd	\$ 650.00
34	85 Watsonia Rd	\$ 650.00
35	87 Watsonia Rd	\$ 650.00
36	89 Watsonia Rd	\$ 650.00
37	91 Watsonia Rd	\$ 650.00
38	93 Watsonia Rd	\$ 650.00
39	95 Watsonia Rd	\$ 650.00
40	99-101 Watsonia Rd	\$ 650.00

41	1/103-105 Watsonia Rd	\$ 650.00
42	2/103-105 Watsonia Rd	\$ 650.00
43	3/103-105 Watsonia Rd	\$ 650.00
44	5/103-105 Watsonia Rd	\$ 650.00
45	6/103-105 Watsonia Rd	\$ 650.00
46	84 Watsonia Road	\$ 650.00
47	58 Watsonia Road	\$ 650.00
48	333 Greensborough Rd	\$ 650.00
49	337-339 Greensborough Rd	\$ 650.00
50	345 Greensborough Rd	\$ 650.00
51	347-359 Greensborough Rd	\$ 650.00
52	361 Greensborough Rd	\$ 650.00
53	363 Greensborough Rd	\$ 650.00
54	365 Greensborough Rd	\$ 650.00
55	367 Greensborough Rd	\$ 650.00
56	369-371 Greensborough Rd	\$ 650.00
57	373 Greensborough Rd	\$ 650.00
58	373A Greensborough Rd	\$ 650.00
59	327-329 Greensborough Rd	\$ 650.00
60	2 Lambourn Rd	\$ 650.00
61	2G Lambourn Rd	\$ 650.00
62	2A Lambourn Rd	\$ 650.00
63	2B Lambourn Rd	\$ 650.00
64	2C Lambourn Rd	\$ 650.00
65	2D Lambourn Rd	\$ 650.00
66	2E Lambourn Rd	\$ 650.00
67	2F Lambourn Rd	\$ 650.00
68	2 Morwell Ave	\$ 650.00
69	4 Morwell Ave	\$ 650.00
		<b>\$ 44,850.00</b>

## **Declaring a Special Rate and/or Charge The Statutory Process - Key Stages**

### **Pre-Statutory Consultation Process**

The pre-statutory process includes consultation and preparation undertaken with stakeholders to ensure that there is a broad understanding and level of support for what is being proposed and the process that will be undertaken. Council adopts a best practice approach to this pre-statutory stage as outlined in the consultation section of this report and works in partnership with the Traders Association to minimise the legal risks that Council can be exposed to during the statutory process.

Key considerations in this phase which support a subsequent lawful statutory process and well-administered scheme include:

- reviewing the current Scheme and facilitating genuine engagement with traders and property owners;
- setting the parameters of the Scheme, the properties to be included and verifying the information with Council's rates and valuations teams;
- supporting a business planning process, which identifies what activities and priorities the proposed Scheme will fund;
- determining the proposed budget and amount payable per property; and
- deciding how the proposed Scheme will be structured – a special rate or charge or a combination of both.

### **Statutory Process**

For Council to declare a Special Rate or Charge, it must comply with the relevant provisions of the *Local Government Act 1989*. Section 163 of the Act sets out the requirements, which include:

- a) that Council may declare a Special Rate or Charge (or a combination of both) only for the purposes of defraying any expenses, or repaying (with interest) any advance made to or debt incurred or loan raised by Council in relation to the performance of a function or the exercise of a power of Council, if Council considers that the performance of the function or the exercise of the power is or will be of special benefit to the persons required to pay the Special Rate (section 163(1); and
- b) that Council must give public notice of its intention to make the declaration at least 28 days before making the declaration (section 163(1A)).

### **Public Notice**

In accordance with section 163 (1B) of the Act and in addition to any other requirements specified in the Act, the public notice must –

- a) contain an outline of the proposed declaration;
- b) set out the date on which it is proposed to make the declaration; and
- c) advise that copies of the proposed declaration are available for inspection at the Council office for at least 28 days after the publication of the notice.

Council must also have regard to the requirements of section 223(1A) of the Act, in particular –

- a) the public notice must specify the date by which submissions are to be submitted, being a date which is not less than 28 days after the date on which the public notice is published; and
- b) the public notice must state that a person making a submission is entitled to request in the submission that the person wishes to appear in person, or to be represented by a person specified in the submission at a Council meeting to be heard in support of their submission.

Council must send a copy of the public notice to each person who will be liable to pay the Special Rate or Charge within three working days of the day on which the public notice is published (section 163(1C)).

#### **Before Making a Declaration**

Before making a declaration under section 163(1) of the Act, Council must determine in accordance with section 163(2) —

- a) the total amount of the Special Rates and Charges to be levied; and
- b) the criteria to be used as the basis for declaring the Special Rates and Charges.

In determining the total amount of the Special Rates and Charges to be levied, Council is required to determine the estimated proportion of the total benefits of the Scheme to which the performance of the function and the exercise of the power relates (including all special benefits and community benefits) that will accrue as special benefits to all of the persons who are liable to pay the Special Rate and Charge.

As it is considered that all of the services and activities to be provided from the expenditure of the proposed Special Rate and Charge are marketing, promotion and advertising related and will accordingly *only benefit the owners and occupiers of those properties and businesses included in the Scheme that are used, or reasonably capable of being used, for retail, commercial or professional purposes*, it is recommended to Council that the 'benefit ratio' for this Special Rate and Charge Scheme is in a ratio of 1:1 (or 100%). This is in circumstances where there are no other special benefits or community benefits accruing from the Special Rate and Charge.

In accordance with section 163(3), the declaration must specify:

- a) the wards, groups, uses or areas for which the Special Rate or Charge is declared,



- b) a description of the function to be performed or the power to be exercised,
- c) the total cost of the performance of the function or the exercise of the power,
- d) the total amount of the Special Rate and Charge to be levied,
- e) the land in relation to which the Special Rate and Charge is declared,
- f) the manner in which the Special Rate or Charge will be assessed and levied,
- g) details of the period for which the Special Rate or Charge remains in force.

#### **Submissions to Council**

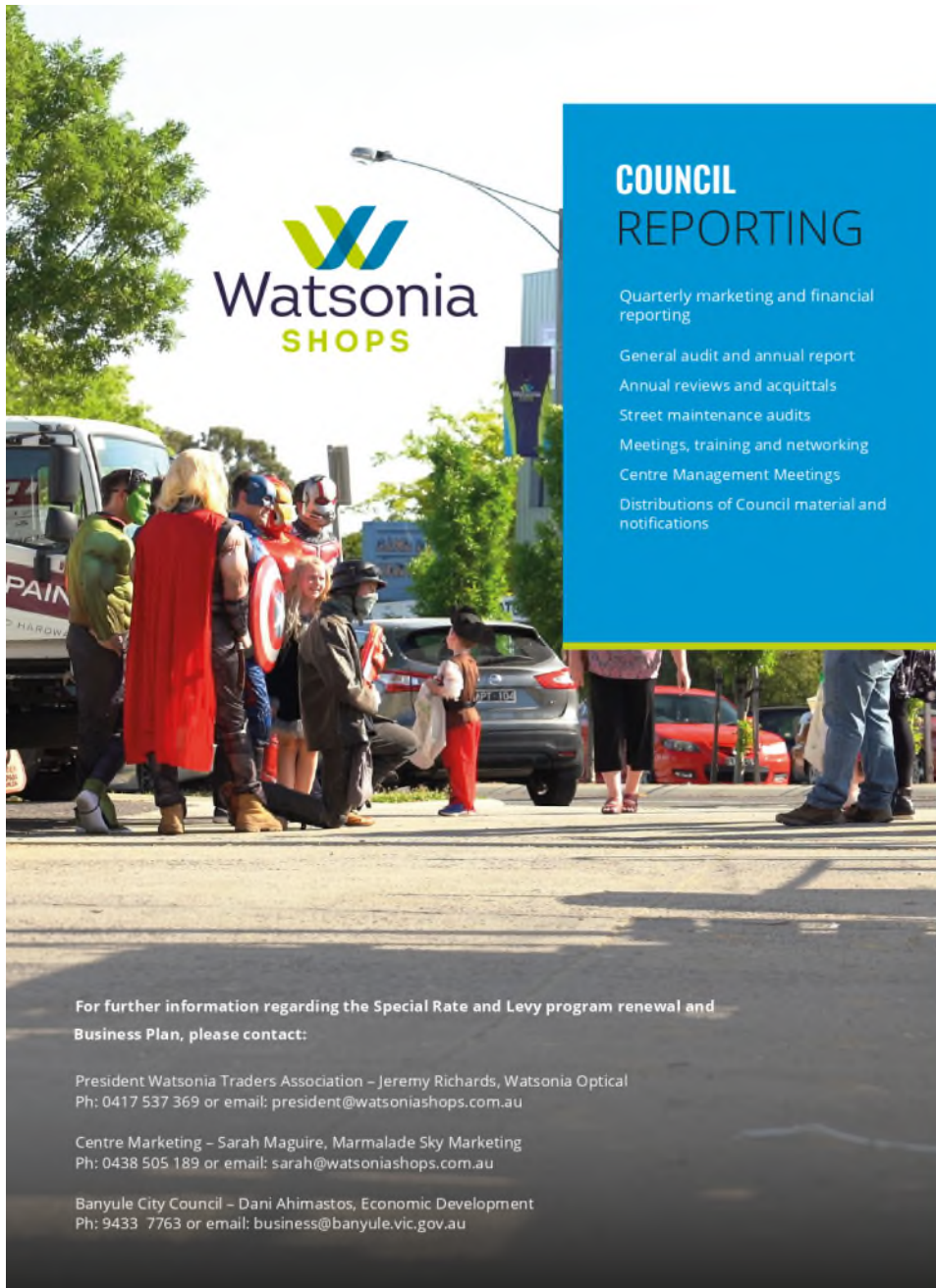
The statutory process provides the community with the opportunity to make a submission and/or an objection to the Council on the proposed Scheme. Council will consider any submissions and take into account any objections in accordance with sections 163A, 163B and 223 of the *Local Government Act 1989*, prior to making a final decision with respect to the declaration of a Special Charge Scheme for the Macleod Village Shopping Centre.

#### **Objections for Certain Special Rates and Charges**

Any person who is liable to pay a Special Rate or Charge under a proposed Scheme has a right to 'object' to the Scheme under section 163B of the Act. The right to 'object' is different from, and in addition to, the right to make a 'submission' under sections 163A and 223.

Any person may make a submission in relation to a proposal to declare a Special Rate or Charge, however, the number of submissions received does not necessarily limit Council's power to declare the Special Rate or Charge. By contrast, if the proposed Scheme receives more than 50% of objections from those persons liable or required to pay the Special Rate or Charge, then Council *cannot* proceed with the declaration (section 163B(6)).





**Watsonia SHOPS**

## COUNCIL REPORTING

- Quarterly marketing and financial reporting
- General audit and annual report
- Annual reviews and acquittals
- Street maintenance audits
- Meetings, training and networking
- Centre Management Meetings
- Distributions of Council material and notifications

For further information regarding the Special Rate and Levy program renewal and Business Plan, please contact:

President Watsonia Traders Association – Jeremy Richards, Watsonia Optical  
Ph: 0417 537 369 or email: president@watsoniashops.com.au

Centre Marketing – Sarah Maguire, Marmalade Sky Marketing  
Ph: 0438 505 189 or email: sarah@watsoniashops.com.au

Banyule City Council – Dani Ahimastos, Economic Development  
Ph: 9433 7763 or email: business@banyule.vic.gov.au

## SPECIAL CHARGE PROGRAM *Renewal*



The Watsonia Shopping Centre's Special Charge program, is now due for its five-year renewal. Our achievements and hard work have enabled the ongoing promotion and support for our centre's businesses.

Our marketing and business development program is similar to over 50 programs in Melbourne. Together we have enabled strip shopping centres to compete with major retail complexes and neighbouring centres. Our program directly funds the promotional and marketing activities, events, streetscape decoration, signage, online presence, communications, training, support, opportunities, lobbying and advocacy for all businesses that operate within the Watsonia Shopping Centre. If Watsonia is to continue to address the main issues necessary for its growth, development and continued prosperity, it is vital that our program be renewed. The renewal is an investment in the future to ensure the ongoing success of Watsonia and the ongoing success of your business in our centre.

The Watsonia Traders Association scheme is fully supported by Banyule City Council. The funds raised through contribution from property owners, businesses and the Council have enabled the volunteer Watsonia Traders Association Committee and Marketing Team to manage, market and develop the shopping centre professionally. A united group creates a stronger voice in planning for the future success of our centre, so let's work together as a collective represented group.

With recovery from COVID-19 restrictions, centre development of the Watsonia Town Square and the impending seven years of impact from major construction from the North East Link Project, now more than ever we need to continue the work to date and represent each small business to ensure ongoing survival of our shopping centre that supports our local community.

### OBJECTIVES:

- To implement the centre's marketing activities and business plan
- To promote the Watsonia Shopping Centre
- To initiate and act as an advocate to improve the viability of the centre
- To foster effective relations between businesses, Banyule City Council and stakeholders

Shopping centres such as Watsonia are a critical component of every local economy. At the heart of many communities, they perform and fulfill a variety of roles and contribute to community life on many levels: socially, culturally, environmentally as well as economically.



## WHAT HAVE WE ACHIEVED WITH THE SPECIAL RATE AND LEVY PROGRAMME OVER THE PAST 5 YEARS?

### CENTRE EVENTS

**Celebrate Watsonia Event** – annual community fun day incorporating our Watsonia businesses, community groups, free activities, entertainment, music and rides within the library car park.

Establishing Watsonia's very own Halloween event, **Watsyvania**, each October involving the majority of our businesses with trick or treating, competitions, online site, interactive Escape from Watsyvania video and our unique Haunted House (House of Paine). A hugely popular event supported by our local community.

**All Aboard** – cross promoting with other local centres to encourage new customers to explore nearby centres by jumping on the connecting train line during the school holidays. Free treasure hunts, face painting, mini train rides and entertainment.

**Skate Park and Pop-Up Park** – closure of part of Ibbotson Street to launch an interactive Pop-Up Park to encourage community involvement and participation at our centre. Followed by the January Skate Parks welcoming families and youth to our centre.

**Christmas** – Annual Santa visits as well as Christmas events including free activities such as free Santa photos, Christmas competition, Christmas craft, face painting and balloon art.

**Easter** – visits from the Easter Bunny and Alice with free chocolate eggs. Free Easter activities with craft, characters, competition and music.

**Mother's Day and Father's Day events** – competitions, free fun entertainment in the centre and special offers and promotions at participating businesses.

**Spin2Win Activations** – encouraging customers to spend in Watsonia businesses for their chance to come into the centre to spin our wheel to win Watsonia Shop Gift Cards that can be spent in participating stores.

**Communication** – regular communication to all businesses via both hard copy and electronic distribution

### MARKETING & PROMOTION

**Rebrand** – new logo and look and feel for the centre

**New website** – reflecting rebrand and listing all businesses with their own individual page.

**Social Media** – continual centre promotion and implementation of marketing strategies with posts, videos and messaging to promote our businesses. Complimenting our events and promotions as an additional marketing and advertising tool.

**Signage and posters** – Real estate boards, in store posters and display cabinet posters advertising our marketing activities and events.

as well as in store personal visits. Communication may include marketing opportunities, support, training, general news, Council updates, COVID-19 support and local activities.

**Shop Local Campaigns** – in centre signage and online campaigns supporting our businesses. "Where Shopping Makes Sense" promotions featuring our faces and businesses of Watsonia via photos, posters, signage, videos and competitions.

**Competitions** – regular competitions complementing and theming to assist with the overall success of our events and activities. Managed both in store and online.

**Art Installations in Windows** – working with local artists to activate and create pleasing artwork within participating business windows.

**Launch of Gift Card Program** – Watsonia Shop's Gift Cards can be spent at participating stores. Funded by the Association, cards are given away, can be won via promotions and competitions or purchased via our website.

### INFRASTRUCTURE AND BEAUTIFICATION



**Graffiti removal program** – regular cleaning of our street and infrastructure to discourage vandals.

**General maintenance** – gardens, footpath repair, street cleaning, rubbish removal

**Installation of Street Banners** – providing an impact to the centre with our Watsonia Shops branded banners

**Centre Signage** – Entrance signs placed at each end of the centre and upgrade of our display cabinets within the centre.

**Christmas Decorations** – adding festive cheer to the centre with seasonal bin wraps, posters and fence wraps each Christmas.

**Artwork** – new mural at the corner of Morwell Ave and Watsonia Road as well as paste ups throughout the centre.

### ADVOCACY

**New pedestrian walk installed** – to increase safety for station commuters a pedestrian crossing was installed on the corner of the church and Morwell Ave.

**Increased car parking** – lobbying for additional car parks resulted in over 40 new car parks within the centre with the extension of the RSL car park.

**Small Business Bus** – annual visits by the Small Business Victoria's Business Bus. All sessions fully booked

**North East Link Project** – supported by the Banyule Council, achieving additional \$40,000 annually in funding to assist with lobbying and ensuring the centre's voice is heard. Advocating for access, project plans, assets for our centre, East West connection, railway improvements, car parking, bike and pedestrian access and ongoing business support.

**Watsonia Town Square** – advocating and representing traders for design consultation and removal of transmission towers with replacement of monopoles.

### COVID-19 SUPPORT

**Regular communication** – reacting to changing restrictions, rules and regulations all effectively communicated to businesses, often verbally when businesses required immediate support and information.

**Grant opportunity** – clear messages for financial support with easy access to links for businesses to apply. Assistance was also given when businesses struggled to navigate complex forms.

**Waiver of Rates** – Special Rate and Levy was waived during 2020 and 2021. Our lobbying with other Banyule Traders Associations assisted Banyule to fund the trader's portion of rates during this time.

**Grant success** – The Traders Association applied and won grants to assist our businesses. \$5000 to adapt Watsyvania online from Mainstreet Australia, \$10,000 from Business Chambers Victoria to launch our Gift Card Program, \$5,000 from Banyule Council to assist the Gift Card Program throughout 2021-2022 and \$3000 from Banyule Council to assist with a 2021 Christmas activation. The North East Link also purchased an additional \$10,000 in Gift Cards to utilise in their own promotions that will be spent directly in Watsonia stores.

## Attachment 2

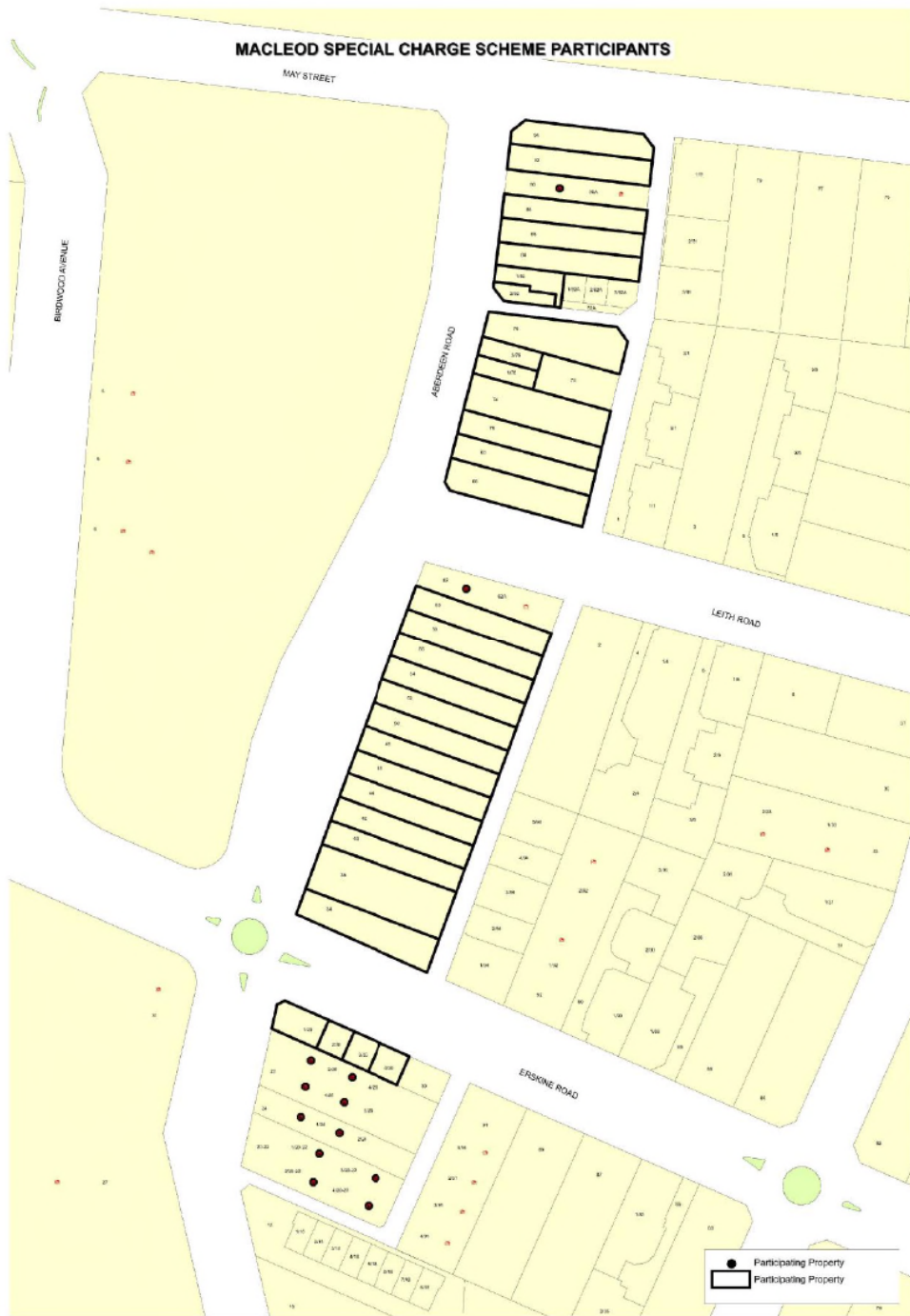
**PROPOSED DECLARATION**  
**The Macleod Village Special Charge Scheme**

1. The Banyule City Council (**Council**) proposes to declare a Special Charge (**Special Charge**) under section 163(1) of the *Local Government Act 1989 (Act)* for the purposes of defraying expenses to be incurred by Council in providing funds to the incorporated body known and operating as the Macleod Village Traders' Association (**Traders Association**), which funds, subject always to the approval, direction and control of Council, are to be used for the purposes of contracted support, promotional, advertising, marketing, business development and other incidental expenses as approved by Council and agreed to from time to time between Council and the Traders Association, all of which are associated with the encouragement of commerce, retail and professional activity and employment in the Macleod Village Shopping Precinct. (**Shopping Centre or Scheme**).
2. The criteria which form the basis of the proposed declaration of Special Charge and are the ownership of rateable land used, or reasonably capable of being used, for commercial, retail or professional purposes, which rateable land is situated within the geographical area in which the properties described in paragraphs 6 and 7 of this proposed declaration are included.
3. In proposing the declaration of a Special Charge, Council is performing functions and exercising powers in relation to the peace, order and good government of the municipal district of the City of Banyule, in particular the encouragement of commerce, retail activity and employment opportunities within the area for which the proposed Special Charge is to be declared.
4. The total cost of the performance of the function and the exercise of the power by Council (in relation to activities associated with the encouragement of commerce, retail activity and employment opportunities in the area for which the proposed Special Charge is to be declared) and also the total amount of the Special Charge to be levied by Council is referable to an amount of \$19,170 which amount, it is proposed, will be levied in each year of the Scheme and which in total will raise an amount of \$95,850 over the five year period of the Scheme.

5. The period for which the proposed Special Charge and Charge is to be declared and is to remain in force is a period of five years commencing on 1 July 2022 and ending on 30 June 2027.
6. The area for which the proposed Special Charge is to be declared is all of the land referred to as the Macleod Village Shopping Centre, as identified and shown on the plan set out in the schedule forming a part of this proposed declaration (being **Schedule 1**).
7. The land in relation to which the proposed Special Charge is to be declared is all that rateable land described in the listing of rateable properties set out in the schedule forming a part of this proposed declaration (being **Schedule 2**).
8. The contributions to the proposed Special Charge will be declared and assessed in accordance with the Special Charge amounts set out alongside each property in the schedule forming a part of this proposed declaration (being **Schedule 2**). Properties included will be liable or required to pay
  - **Primary Benefit area** - The area of Aberdeen Road located from property street numbers 34-94 - \$480 per annum
  - **Secondary Benefit Area** - The area of Aberdeen Road located from property street number 20-30 - \$375 per annum.
9. The proposed Special Charge will be levied by Council sending a Notice of Levy in the prescribed form annually to the person who is liable to pay the Special Charge, which will require that the Special Charge must be paid in the following manner -
  - (a) by one annual payment to be paid in full by the due date fixed by Council in the notice, which will be a date not less than 30 days after the date of issue of the notice; or
  - (b) by four instalments, to be paid by the dates which are fixed by the Council in the notice.
10. Council will consider cases of financial and other hardship, and may reconsider other payment options for the Special Charge. No incentives will be given for payment of the Special Charge before the due date for payment.

11. Council considers that there will be a special benefit to the persons required to pay the Special Charge because there will be a benefit to those persons that is over and above, or greater than, the benefit that is available to persons who are not subject to the proposed Special Charge, and directly and indirectly as a result of the expenditure proposed by the Special Charge, the viability of the Town Centre as a business, commercial, retail and professional area, and the value and the use, occupation and enjoyment of the properties and the businesses included in the Special Charge Scheme area will be maintained or enhanced through increased economic activity.
  
12. Council further considers, and formally determines for the purposes of sections 163(2)(a), (2A) and (2B) of the Act, that the estimated proportion of the total benefits of the Scheme to which the performance of the function and the exercise of the power relates (including all special benefits and community benefits) that will accrue as special benefits to all of the persons who are liable to pay the Special Charge is in a ratio of 1:1 (or 100%). This is on the basis that, in the opinion of Council, all of the services and activities to be provided from the expenditure of the proposed Special Charge are marketing, promotion and advertising related and will accordingly only benefit the owners and occupiers of those properties and businesses included in the Scheme that are used, or reasonably capable of being used, for retail, commercial or professional purposes (in circumstances where there are no other special benefits or community benefits accruing from the Special Charge).

**Schedule 1: Proposed Declaration of Special Charge**





**Schedule 2: Proposed Declaration of Special Charge**

	<b>Property Description</b>	<b>Annual Charge</b>
1	1/24 Aberdeen Road	\$375.00
2	2/24 Aberdeen Road	\$375.00
3	1/26 Aberdeen Road	\$375.00
4	2/26 Aberdeen Road	\$375.00
5	3/26 Aberdeen Road	\$375.00
6	4/26 Aberdeen Road	\$375.00
7	1/30 Aberdeen Road	\$375.00
8	2/30 Aberdeen Road	\$375.00
9	3/30 Aberdeen Road	\$375.00
10	4/30 Aberdeen Road	\$375.00
11	36 Aberdeen Road	\$480.00
12	40 Aberdeen Road	\$480.00
13	42 Aberdeen Road	\$480.00
14	44 Aberdeen Road	\$480.00
15	46 Aberdeen Road	\$480.00
16	48 Aberdeen Road	\$480.00
17	50 Aberdeen Road	\$480.00
18	52 Aberdeen Road	\$480.00
19	54 Aberdeen Road	\$480.00
20	56 Aberdeen Road	\$480.00
21	58 Aberdeen Road	\$480.00
22	60 Aberdeen Road	\$480.00
23	62 Aberdeen Road	\$480.00
24	66 Aberdeen Road	\$480.00
25	68 Aberdeen Road	\$480.00
26	70 Aberdeen Road	\$480.00
27	72 Aberdeen Road	\$480.00
28	1/76 Aberdeen Road	\$480.00
29	2/76 Aberdeen Road	\$480.00
30	78 Aberdeen Road	\$480.00
31	1/82 Aberdeen Road	\$480.00
32	2/82 Aberdeen Road	\$480.00
33	86 Aberdeen Road	\$480.00
34	88 Aberdeen Road	\$480.00
35	90 Aberdeen Road	\$480.00
36	92 Aberdeen Road	\$480.00
37	94 Aberdeen Road	\$480.00
38	20 Aberdeen Road	\$375.00
39	20a Aberdeen Road	\$375.00
40	22 Aberdeen Road	\$375.00
41	22a Aberdeen Road	\$375.00
42	84 Aberdeen Road	\$480.00
43	34 Aberdeen Road	\$480.00
		<b>\$19,170</b>



## **Declaring a Special Rate and/or Charge The Statutory Process - Key Stages**

### **Pre-Statutory Consultation Process**

The pre-statutory process includes consultation and preparation undertaken with stakeholders to ensure that there is a broad understanding and level of support for what is being proposed and the process that will be undertaken. Council adopts a best practice approach to this pre-statutory stage as outlined in the consultation section of this report and works in partnership with the Traders Association to minimise the legal risks that Council can be exposed to during the statutory process.

Key considerations in this phase which support a subsequent lawful statutory process and well-administered scheme include:

- reviewing the current Scheme and facilitating genuine engagement with traders and property owners;
- setting the parameters of the Scheme, the properties to be included and verifying the information with Council's rates and valuations teams;
- supporting a business planning process, which identifies what activities and priorities the proposed Scheme will fund;
- determining the proposed budget and amount payable per property; and
- deciding how the proposed Scheme will be structured – a special rate or charge or a combination of both.

### **Statutory Process**

For Council to declare a Special Rate or Charge, it must comply with the relevant provisions of the *Local Government Act 1989*. Section 163 of the Act sets out the requirements, which include:

- a) that Council may declare a Special Rate or Charge (or a combination of both) only for the purposes of defraying any expenses, or repaying (with interest) any advance made to or debt incurred or loan raised by Council in relation to the performance of a function or the exercise of a power of Council, if Council considers that the performance of the function or the exercise of the power is or will be of special benefit to the persons required to pay the Special Rate (section 163(1); and
- b) that Council must give public notice of its intention to make the declaration at least 28 days before making the declaration (section 163(1A)).

### **Public Notice**

In accordance with section 163 (1B) of the Act and in addition to any other requirements specified in the Act, the public notice must –

- a) contain an outline of the proposed declaration;
- b) set out the date on which it is proposed to make the declaration; and
- c) advise that copies of the proposed declaration are available for inspection at the Council office for at least 28 days after the publication of the notice.

Council must also have regard to the requirements of section 223(1A) of the Act, in particular –

- a) the public notice must specify the date by which submissions are to be submitted, being a date which is not less than 28 days after the date on which the public notice is published; and
- b) the public notice must state that a person making a submission is entitled to request in the submission that the person wishes to appear in person, or to be represented by a person specified in the submission at a Council meeting to be heard in support of their submission.

Council must send a copy of the public notice to each person who will be liable to pay the Special Rate or Charge within three working days of the day on which the public notice is published (section 163(1C)).

#### **Before Making a Declaration**

Before making a declaration under section 163(1) of the Act, Council must determine in accordance with section 163(2) —

- a) the total amount of the Special Rates and Charges to be levied; and
- b) the criteria to be used as the basis for declaring the Special Rates and Charges.

In determining the total amount of the Special Rates and Charges to be levied, Council is required to determine the estimated proportion of the total benefits of the Scheme to which the performance of the function and the exercise of the power relates (including all special benefits and community benefits) that will accrue as special benefits to all of the persons who are liable to pay the Special Rate and Charge.

As it is considered that all of the services and activities to be provided from the expenditure of the proposed Special Rate and Charge are marketing, promotion and advertising related and will accordingly *only benefit the owners and occupiers of those properties and businesses included in the Scheme that are used, or reasonably capable of being used, for retail, commercial or professional purposes*, it is recommended to Council that the 'benefit ratio' for this Special Rate and Charge Scheme is in a ratio of 1:1 (or 100%). This is in circumstances where there are no other special benefits or community benefits accruing from the Special Rate and Charge.

In accordance with section 163(3), the declaration must specify:

- a) the wards, groups, uses or areas for which the Special Rate or Charge is declared,

- b) a description of the function to be performed or the power to be exercised,
- c) the total cost of the performance of the function or the exercise of the power,
- d) the total amount of the Special Rate and Charge to be levied,
- e) the land in relation to which the Special Rate and Charge is declared,
- f) the manner in which the Special Rate or Charge will be assessed and levied,
- g) details of the period for which the Special Rate or Charge remains in force.

#### **Submissions to Council**

The statutory process provides the community with the opportunity to make a submission and/or an objection to the Council on the proposed Scheme. Council will consider any submissions and take into account any objections in accordance with sections 163A, 163B and 223 of the *Local Government Act 1989*, prior to making a final decision with respect to the declaration of a Special Charge Scheme for the Macleod Village Shopping Centre.

#### **Objections for Certain Special Rates and Charges**

Any person who is liable to pay a Special Rate or Charge under a proposed Scheme has a right to 'object' to the Scheme under section 163B of the Act. The right to 'object' is different from, and in addition to, the right to make a 'submission' under sections 163A and 223.

Any person may make a submission in relation to a proposal to declare a Special Rate or Charge, however, the number of submissions received does not necessarily limit Council's power to declare the Special Rate or Charge. By contrast, if the proposed Scheme receives more than 50% of objections from those persons liable or required to pay the Special Rate or Charge, then Council *cannot* proceed with the declaration (section 163B(6)).





# Special Charge Levy Renewal 2022

## Activities & Achievements We Are Working Towards

- Contain graffiti and vandalism
- Street and area beautification
- Increase social media presence
- Increase brand awareness for the Village
- Facebook and Instagram advertising
- New Macleod Village website
- Various marketing programs & promotions
- Local artist pop up art installations

## Macleod Village Traders Association Special Charge Survey

**We invite all tenants and owners to take part in our feedback survey.**

Your feedback is very important to us to help us identify achievements and areas for improvement so we can develop an ideal vision for the precinct. Please complete the attached survey and return it via reply paid envelope or complete it online at [bit.ly/MacleodRenewal](http://bit.ly/MacleodRenewal)

If you would like the electronic link emailed to you please send a request to Marketing Co-ordinator Yvette Standfield at [macleodvillageshopping@hotmail.com](mailto:macleodvillageshopping@hotmail.com) or call **0408 056 581**.



**MACLEOD TRADERS ASSOCIATION**

PO Box 881 Macleod 3085  
[www.macleodvillage.com.au](http://www.macleodvillage.com.au)

[Instagram/macleodshoppingvillage](https://www.instagram.com/macleodshoppingvillage)

[Facebook/MacleodVillageShopping](https://www.facebook.com/MacleodVillageShopping)

Produced January 2022

A Special Charge Scheme has been operating in Macleod Village since 1994. The Special Charge Scheme raises funds that are used by the Macleod Village Traders Association to collectively manage and market the Macleod Village.

In 2022 the Special Charge Scheme is due to expire and we need businesses to support the renewal of the scheme so we can continue to manage and market our much loved Precinct.

The Macleod Village Committee includes volunteer business owners who take time from busy lives to support the Association and lead the way for the Precinct in 2022 and beyond.



We invite all tenants and owners to attend our Special Charge Levy Renewal Meeting for the Macleod Village Traders Association.

**Wednesday February 16th  
6:00pm - 7:00pm**

*Piyada Thai Macleod  
72 Aberdeen Road, Macleod 3085*

Light refreshments will be provided

If we are unable to meet face to face due to COVID-19 restrictions the meeting will be held online via Microsoft Teams.

We invite you to attend this brainstorming session to learn more about the scheme renewal and to discuss findings from the survey. We also want to hear your ideas to help shape the vision of the precinct.

Macleod Village is changing so is our business mix, our catchment and our landscape.

**Be a part of it – have a say – and let us know what you think, we are always looking for ideas that are different and interesting.**



## The Macleod Village Traders Association Est 1994

**The Macleod Village Traders Association is an incorporated body representing business operators and owners across approximately 45 properties in the centre.**

### The Aims of the Association

- To promote the centre as a unique shopping environment with a range of interesting events and activities throughout the year
- To maintain a productive partnership with Banyule Council to improve infrastructure, asset management and precinct presentation
- To work towards increasing customer traffic and retail turnover to assist improvements to business performance
- To potentially develop more interest and enthusiasm by all the businesses to promote the centre and become involved in the work of the Association
- To maintain regular two-way communication with members and with community groups
- To identify and deliver business development programs of value to the members
- To help maintain an attractive mix of businesses in the centre

## What We Do

**Macleod Village Traders Association is the body responsible for Promotion, Marketing, Advertising and Management of the Macleod Village, involving approximately 45 businesses.**

The Executive and General Committee decide on marketing, promotions or capital expenses and how the funds are best spent to benefit all within the shopping precinct.

These strategies are based on our Business Plan, Traffic Management Plan, Streetscape Plan, Urban Design guidelines and the Macleod Village Structure Plan.

The current schemes collect **\$18,500** annually from property owners and tenants. Unique to Victoria, Banyule Council then contributes a further **\$18,500** annually providing the Traders Association with a total annual budget of **\$37,000**.



**We run several promotions per year. Here are some projects we have completed recently:**

- Macleod Village Gift Card
- Social Media
- Easter Bunny Hunt and Competition
- Community Sponsorship
- Advertising
- Competitions
- Web Site
- Email Marketing
- Shop Local Campaign
- Covid Response Support



## PROPOSED DECLARATION

### The Eaglemont Village Special Charge Scheme

1. The Banyule City Council (**Council**) proposes to declare a Special Charge (**Special Charge**) under section 163(1) of the *Local Government Act* 1989 (**Act**) for the purposes of defraying expenses to be incurred by Council in providing funds to the incorporated body known and operating as the Eaglemont Village Traders' Association (**Traders Association**), which funds, subject always to the approval, direction and control of Council, are to be used for the purposes of contracted support, promotional, advertising, marketing, business development and other incidental expenses as approved by Council and agreed to from time to time between Council and the Traders Association, all of which are associated with the encouragement of commerce, retail and professional activity and employment in the Eaglemont Village Shopping Precinct. (**Shopping Centre or Scheme**).
2. The criteria which form the basis of the proposed declaration of Special Charge and are the ownership of rateable land used, or reasonably capable of being used, for commercial, retail or professional purposes, which rateable land is situated within the geographical area in which the properties described in paragraphs 6 and 7 of this proposed declaration are included.
3. In proposing the declaration of a Special Charge, Council is performing functions and exercising powers in relation to the peace, order and good government of the municipal district of the City of Banyule, in particular the encouragement of commerce, retail activity and employment opportunities within the area for which the proposed Special Charge is to be declared.
4. The total cost of the performance of the function and the exercise of the power by Council (in relation to activities associated with the encouragement of commerce, retail activity and employment opportunities in the area for which the proposed Special Charge is to be declared) and also the total amount of the Special Charge to be levied by Council is referable to an amount of \$15,000 which amount, it is proposed, will be levied in each year of the Scheme and which in total will raise an amount of \$75,000 over the five year period of the Scheme.

5. The period for which the proposed Special Charge and Charge is to be declared and is to remain in force is a period of five years commencing on 1 July 2022 and ending on 30 June 2027.
6. The area for which the proposed Special Charge is to be declared is all of the land referred to as Eaglemont Village, as identified and shown on the plan set out in the schedule forming a part of this proposed declaration (being **Schedule 1**).
7. The land in relation to which the proposed Special Charge is to be declared is all that rateable land described in the listing of rateable properties set out in the schedule forming a part of this proposed declaration (being **Schedule 2**).
8. The contributions to the proposed Special Charge will be declared and assessed in accordance with the Special Charge amounts set out alongside each property in the schedule forming a part of this proposed declaration (being **Schedule 2**). Properties included will be liable or required to pay \$600 per annum
9. The proposed Special Charge will be levied by Council sending a Notice of Levy in the prescribed form annually to the person who is liable to pay the Special Charge, which will require that the Special Charge must be paid in the following manner -
  - (a) by one annual payment to be paid in full by the due date fixed by Council in the notice, which will be a date not less than 30 days after the date of issue of the notice; or
  - (b) by four instalments, to be paid by the dates which are fixed by the Council in the notice.
10. Council will consider cases of financial and other hardship and may reconsider other payment options for the Special Charge. No incentives will be given for payment of the Special Charge before the due date for payment.
11. Council considers that there will be a special benefit to the persons required to pay the Special Charge because there will be a benefit to those persons that is over and above, or greater than, the benefit that is available to persons who are

not subject to the proposed Special Charge, and directly and indirectly as a result of the expenditure proposed by the Special Charge, the viability of the Shopping Centre as a business, commercial, retail and professional area, and the value and the use, occupation and enjoyment of the properties and the businesses included in the Special Charge Scheme area will be maintained or enhanced through increased economic activity.

12. Council further considers, and formally determines for the purposes of sections 163(2)(a), (2A) and (2B) of the Act, that the estimated proportion of the total benefits of the Scheme to which the performance of the function and the exercise of the power relates (including all special benefits and community benefits) that will accrue as special benefits to all of the persons who are liable to pay the Special Charge is in a ratio of 1:1 (or 100%). This is on the basis that, in the opinion of Council, all of the services and activities to be provided from the expenditure of the proposed Special Charge are marketing, promotion and advertising related and will accordingly only benefit the owners and occupiers of those properties and businesses included in the Scheme that are used, or reasonably capable of being used, for retail, commercial or professional purposes (in circumstances where there are no other special benefits or community benefits accruing from the Special Charge).

**Schedule 1: Proposed Declaration of Special Charge**



**Schedule 2: Proposed Declaration of Special Charge**

	<b>Property Description</b>	<b>Annual Charge</b>
1	55 Silverdale Road	\$ 600.00
2	61 Silverdale Road	\$ 600.00
3	63 Silverdale Road	\$ 600.00
4	64 Silverdale Road	\$ 600.00
5	65 Silverdale Road	\$ 600.00
6	66 Silverdale Road	\$ 600.00
7	67 Silverdale Road	\$ 600.00
8	68 Silverdale Road	\$ 600.00
9	69 Silverdale Road	\$ 600.00
10	71 Silverdale Road	\$ 600.00
11	72 Silverdale Road	\$ 600.00
12	73 Silverdale Road	\$ 600.00
13	74 Silverdale Road	\$ 600.00
14	75 Silverdale Road	\$ 600.00
15	76 Silverdale Road	\$ 600.00
16	77 Silverdale Road	\$ 600.00
17	78 Silverdale Road	\$ 600.00
18	79 Silverdale Road	\$ 600.00
19	80 Silverdale Road	\$ 600.00
20	81 Silverdale Road	\$ 600.00
21	82 Silverdale Road	\$ 600.00
22	82A Silverdale Road	\$ 600.00
23	83 Silverdale Road	\$ 600.00
24	85 Silverdale Road	\$ 600.00
25	60-62 Silverdale Road	\$ 600.00
		<b>\$15,000</b>



## **Declaring a Special Rate and/or Charge The Statutory Process - Key Stages**

### **Pre-Statutory Consultation Process**

The pre-statutory process includes consultation and preparation undertaken with stakeholders to ensure that there is a broad understanding and level of support for what is being proposed and the process that will be undertaken. Council adopts a best practice approach to this pre-statutory stage as outlined in the consultation section of this report and works in partnership with the Traders Association to minimise the legal risks that Council can be exposed to during the statutory process.

Key considerations in this phase which support a subsequent lawful statutory process and well-administered scheme include:

- reviewing the current Scheme and facilitating genuine engagement with traders and property owners;
- setting the parameters of the Scheme, the properties to be included and verifying the information with Council's rates and valuations teams;
- supporting a business planning process, which identifies what activities and priorities the proposed Scheme will fund;
- determining the proposed budget and amount payable per property; and
- deciding how the proposed Scheme will be structured – a special rate or charge or a combination of both.

### **Statutory Process**

For Council to declare a Special Rate or Charge, it must comply with the relevant provisions of the *Local Government Act 1989*. Section 163 of the Act sets out the requirements, which include:

- a) that Council may declare a Special Rate or Charge (or a combination of both) only for the purposes of defraying any expenses, or repaying (with interest) any advance made to or debt incurred or loan raised by Council in relation to the performance of a function or the exercise of a power of Council, if Council considers that the performance of the function or the exercise of the power is or will be of special benefit to the persons required to pay the Special Rate (section 163(1)); and
- b) that Council must give public notice of its intention to make the declaration at least 28 days before making the declaration (section 163(1A)).

### **Public Notice**

In accordance with section 163 (1B) of the Act and in addition to any other requirements specified in the Act, the public notice must –

- a) contain an outline of the proposed declaration;
- b) set out the date on which it is proposed to make the declaration; and
- c) advise that copies of the proposed declaration are available for inspection at the Council office for at least 28 days after the publication of the notice.

Council must also have regard to the requirements of section 223(1A) of the Act, in particular –

- a) the public notice must specify the date by which submissions are to be submitted, being a date which is not less than 28 days after the date on which the public notice is published; and
- b) the public notice must state that a person making a submission is entitled to request in the submission that the person wishes to appear in person, or to be represented by a person specified in the submission at a Council meeting to be heard in support of their submission.

Council must send a copy of the public notice to each person who will be liable to pay the Special Rate or Charge within three working days of the day on which the public notice is published (section 163(1C)).

### **Before Making a Declaration**

Before making a declaration under section 163(1) of the Act, Council must determine in accordance with section 163(2) —

- a) the total amount of the Special Rates and Charges to be levied; and
- b) the criteria to be used as the basis for declaring the Special Rates and Charges.

In determining the total amount of the Special Rates and Charges to be levied, Council is required to determine the estimated proportion of the total benefits of the Scheme to which the performance of the function and the exercise of the power relates (including all special benefits and community benefits) that will accrue as special benefits to all of the persons who are liable to pay the Special Rate and Charge.

As it is considered that all of the services and activities to be provided from the expenditure of the proposed Special Rate and Charge are marketing, promotion and advertising related and will accordingly *only benefit the owners and occupiers of those properties and businesses included in the Scheme that are used, or reasonably capable of being used, for retail, commercial or professional purposes*, it is recommended to Council that the 'benefit ratio' for this Special Rate and Charge Scheme is in a ratio of 1:1 (or 100%). This is in circumstances where there are no other special benefits or community benefits accruing from the Special Rate and Charge.

In accordance with section 163(3), the declaration must specify:

- a) the wards, groups, uses or areas for which the Special Rate or Charge is declared,



- b) a description of the function to be performed or the power to be exercised,
- c) the total cost of the performance of the function or the exercise of the power,
- d) the total amount of the Special Rate and Charge to be levied,
- e) the land in relation to which the Special Rate and Charge is declared,
- f) the manner in which the Special Rate or Charge will be assessed and levied,
- g) details of the period for which the Special Rate or Charge remains in force.

### **Submissions to Council**

The statutory process provides the community with the opportunity to make a submission and/or an objection to the Council on the proposed Scheme. Council will consider any submissions and take into account any objections in accordance with sections 163A, 163B and 223 of the *Local Government Act 1989*, prior to making a final decision with respect to the declaration of a Special Rate Scheme for the Macleod Village Shopping Centre.

### **Objections for Certain Special Rates and Charges**

Any person who is liable to pay a Special Rate or Charge under a proposed Scheme has a right to 'object' to the Scheme under section 163B of the Act. The right to 'object' is different from, and in addition to, the right to make a 'submission' under sections 163A and 223.

Any person may make a submission in relation to a proposal to declare a Special Rate or Charge, however, the number of submissions received does not necessarily limit Council's power to declare the Special Rate or Charge. By contrast, if the proposed Scheme receives more than 50% of objections from those persons liable or required to pay the Special Rate or Charge, then Council *cannot* proceed with the declaration (section 163B(6)).



## Activities and Achievements We Are Working Towards

1. Various marketing programs & promotions
  - Covid-safe outdoor events
  - Full suite of EV Marketplace Sunday events
  - EV Dollars initiative
  - EV Gift Card initiative
  - Covid safe outdoor dining
  - Area beautification - bin wraps, street poles, murals
2. Upgraded website with advanced functions:
  - Event/Activity ticketing and ecommerce offering
3. Updated Trader and streetscape photography
4. New logo development
5. Enhanced street lighting
6. Expand on electronic Village Voice marketing
7. Additional directional signage on main roads
8. And more as we adapt to the changing face of strip shop retailing
9. Enhanced visual aesthetic of Eaglemont Village
10. EV WiFi for greater community connectivity



## Eaglemont Village Traders Association Special Charge Survey

**We invite all tenants and owners to take part in our feedback survey.**

Your feedback is very important to us to help us identify achievements and areas for improvement so we can develop an ideal vision for the precinct.

*Please complete the attached survey and return it via reply paid envelope or complete it online at: <https://bit.ly/EaglemontRenewal>*

*If you would like the electronic link emailed to you please send a request to: [eaglemonttraders@gmail.com](mailto:eaglemonttraders@gmail.com)*

### CENTRE MANAGEMENT OFFICE

Centre Manager: Maryanne Coffey  
P O Box 4081, Eaglemont 3084  
Website: [www.eaglemontvillage.com.au](http://www.eaglemontvillage.com.au)  
Email: [eaglemonttraders@gmail.com](mailto:eaglemonttraders@gmail.com)



## EAGLEMONT VILLAGE TRADERS ASSOCIATION

# Special Charge Levy Renewal 2022

**Eaglemont Shopping Centre is the smallest retail strip in Victoria to have access to a special rate scheme. The expenditure of the budget is at the discretion of the elected Committee, acting on behalf of the incorporated body.**

In 2022 The Special Charge Scheme is due to expire. We need businesses to support the renewal of the scheme so we can continue to manage and market our much loved Village.

The EVTA budget covers, but not limited to:

- Marketing and promotion for the Village
- Physical improvements
- Capital works
- Graffiti removal
- Banyule City Governance



## The Eaglemont Village Traders Association Est 1996

**The Eaglemont Village Traders Association (EVTA) is an incorporated body representing business operators and owners across approximately 25 properties in the centre, encompassing all commercial properties in Silverdale Road precinct.**

### The Aims of the Association

- To promote the centre as a heritage village shopping environment with a range of destination businesses
- To attract new visitors to the precinct via regular events and promotions throughout the year
- To maintain a productive partnership with Banyule Council to assist with improvements to infrastructure, asset management and precinct presentation
- To work towards increasing customer traffic to ultimately bolster revenue and boost business performance of all traders
- To identify and deliver business development programs of value to the members
- To help maintain a cohesive mix of businesses within the centre
- To develop more interest and enthusiasm by all the businesses to promote the centre and become involved in the work of the Association
- To maintain regular two-way communication with members and with community groups



### What We Do

**The Eaglemont Village Traders Association Inc. is the body responsible for Promotion, Marketing, Advertising and Management of the Eaglemont Village Shopping Precinct**

1. Marketing through events, activations and electronic communications
2. Advertising – including and not limited to:
  - Digital medium and radio
  - Eaglemont Village Web Site/Trader directory
  - Eaglemont Village Social Media program
  - Seasonal Promotions and Competitions
  - Covid Response Support
3. Eaglemont Village Dollars and Gift Card Program

We invite all tenants and owners to attend our Special Charge Levy Renewal Meeting for the Eaglemont Village Traders Association Inc.

**Monday February 21 at 6:00pm  
Eaglemont Cellars @ 82 Silverdale Rd.**

Light refreshments will be provided

If we are unable to meet face to face due to COVID-19 restrictions the meeting will be held online via Microsoft Teams.

We invite you to attend this brainstorming session to learn more about the scheme renewal and to discuss findings from the survey. We also want to hear your ideas to help shape the vision of the precinct. Eaglemont Village is changing, as is our business mix, our catchment and our landscape. Be part of it: have your say and let us know what you think. We are always looking for ideas that are different and interesting.

**Melbourne's most unique heritage village,  
proudly serving our local community and newcomers from afar.**



**"My business continues to grow and thrive is this wonderful destination strip. My online presence is constantly attracting customers from far-reaching suburbs, who are amazed by the charm and beauty of Eaglemont Village."**

◀ *Liz Boyden, President  
Eaglemont Village Traders Association*

## PROPOSED DECLARATION

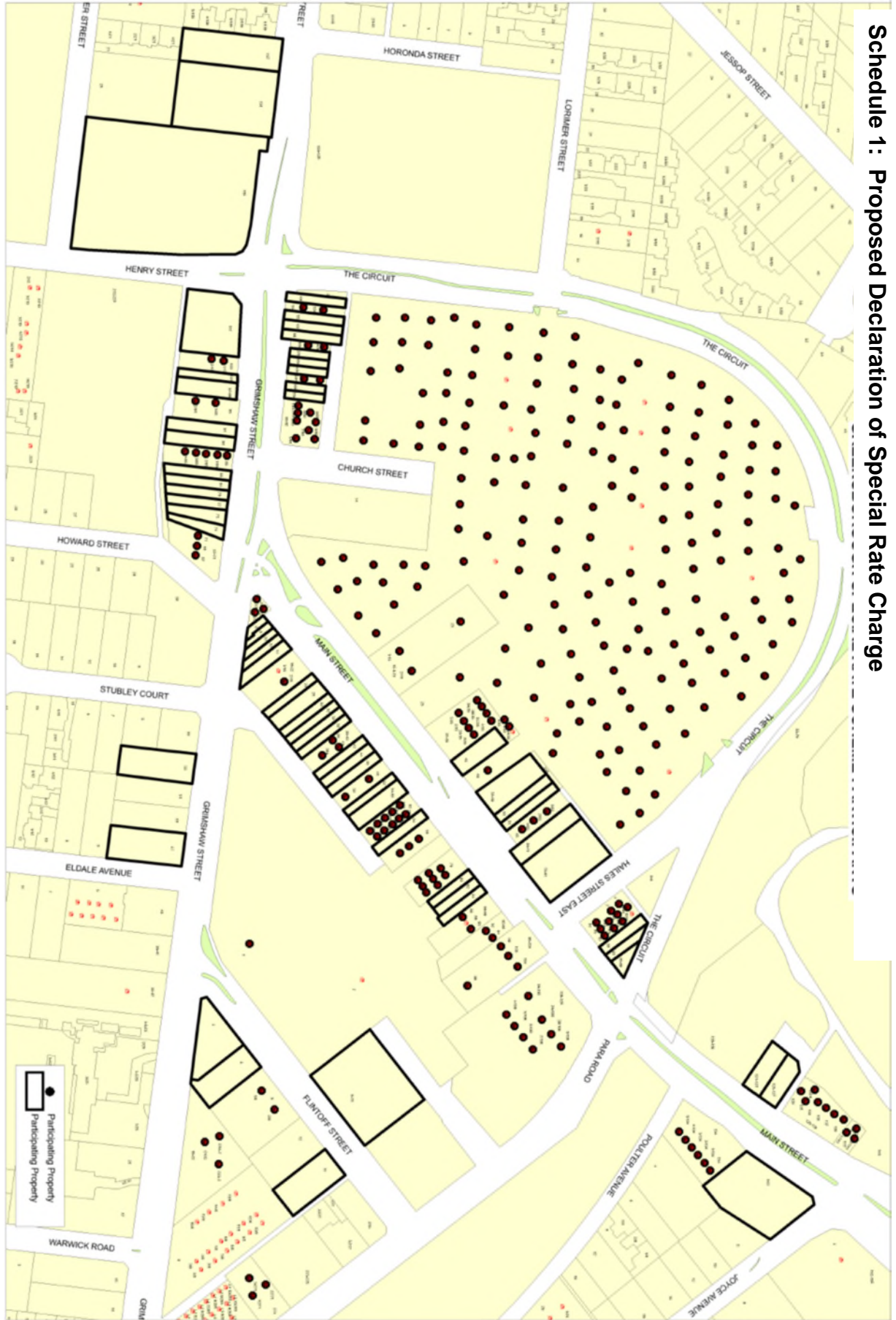
### The Greensborough Town Square Special Rate and Charge Scheme

1. The Banyule City Council (**Council**) proposes to declare a Special Charge (**Special Charge**) under section 163(1) of the *Local Government Act* 1989 (**Act**) for the purposes of defraying expenses to be incurred by Council in providing funds to the incorporated body known and operating as the Greensborough Chamber Of Commerce (**Traders Association**), which funds, subject always to the approval, direction and control of Council, are to be used for the purposes of contracted support, promotional, advertising, marketing, business development and other incidental expenses as approved by Council and agreed to from time to time between Council and the Traders Association, all of which are associated with the encouragement of commerce, retail and professional activity and employment in the Greensborough Town Square Precinct. (**Shopping Centre or Scheme**).
2. The criteria which form the basis of the proposed declaration of Special Rate and Charge and are the ownership of rateable land used, or reasonably capable of being used, for commercial, retail or professional purposes, which rateable land is situated within the geographical area in which the properties described in paragraphs 6 and 7 of this proposed declaration are included.
3. In proposing the declaration of a Special Rate and Charge, Council is performing functions and exercising powers in relation to the peace, order and good government of the municipal district of the City of Banyule, in particular the encouragement of commerce, retail activity and employment opportunities within the area for which the proposed Special Rate and Charge is to be declared.
4. The total cost of the performance of the function and the exercise of the power by Council (in relation to activities associated with the encouragement of commerce, retail activity and employment opportunities in the area for which the proposed Special Rate and Charge is to be declared) and also the total amount of the Special Rate and Charge to be levied by Council is referable to an amount of \$180,000 which amount, it is proposed, will be levied in each year of the Scheme and which in total will raise an amount of \$900,000 over the five year period of the Scheme.

5. The period for which the proposed Special Rate and Charge is to be declared and is to remain in force is a period of five years commencing on 1 July 2022 and ending on 30 June 2027.
6. The area for which the proposed Special Rate and Charge is to be declared is all of the land referred to as Greensborough Town Centre, as identified and shown on the plan set out in the schedule forming a part of this proposed declaration (being **Schedule 1**).
7. The land in relation to which the proposed Special Rate and Charge is to be declared is all that rateable land described in the listing of rateable properties set out in the schedule forming a part of this proposed declaration (being **Schedule 2**).
1. The contributions to the proposed Special Rate and Charge will be declared and assessed in accordance with the Special Rate and/or Charge amounts set out alongside each property in the schedule forming a part of this proposed declaration (being **Schedule 2**). Properties included will be liable or required to pay
  - **Primary Benefit area** - Properties included in the Scheme that are located outside of the Greensborough Plaza on Main Street, Grimshaw Street, Flintoff Street, Para Road and Hailes Street East will be levied a Special Rate based on the capital improved value of each property multiplied by an amount of 0.07347, combined with a minimum charge of \$300 per annum.
  - **Secondary Benefit Area** – Properties located within Greensborough Plaza - \$200 per annum.
2. The proposed Special rate and Charge will be levied by Council sending a Notice of Levy in the prescribed form annually to the person who is liable to pay the Special Rate or Charge, which will require that the Special Rate or Charge must be paid in the following manner -

- (a) by one annual payment to be paid in full by the due date fixed by Council in the notice, which will be a date not less than 30 days after the date of issue of the notice; or
  - (b) by four instalments, to be paid by the dates which are fixed by the Council in the notice.
- 3. Council will consider cases of financial and other hardship and may reconsider other payment options for the Special Rate and Charge. No incentives will be given for payment of the Special Rate and Charge before the due date for payment.
- 4. Council considers that there will be a special benefit to the persons required to pay the Special Rate and Charge because there will be a benefit to those persons that is over and above, or greater than, the benefit that is available to persons who are not subject to the proposed Special Rate and Charge, and directly and indirectly as a result of the expenditure proposed by the Special Rate and Charge, the viability of the Shopping Centre as a business, commercial, retail and professional area, and the value and the use, occupation and enjoyment of the properties and the businesses included in the Special Rate and Charge Scheme area will be maintained or enhanced through increased economic activity.
- 5. Council further considers, and formally determines for the purposes of sections 163(2)(a), (2A) and (2B) of the Act, that the estimated proportion of the total benefits of the Scheme to which the performance of the function and the exercise of the power relates (including all special benefits and community benefits) that will accrue as special benefits to all of the persons who are liable to pay the Special Rate and Charge is in a ratio of 1:1 (or 100%). This is on the basis that, in the opinion of Council, all of the services and activities to be provided from the expenditure of the proposed Special Rate and Charge are marketing, promotion and advertising related and will accordingly only benefit the owners and occupiers of those properties and businesses included in the Scheme that are used, or reasonably capable of being used, for retail, commercial or professional purposes (in circumstances where there are no other special benefits or community benefits accruing from the Special Rate and Charge).

Schedule 1: Proposed Declaration of Special Rate Charge





**Schedule 2: Proposed Declaration of Special Charge**

**Primary Benefit Area**

	<b>Property Description</b>	<b>Annual Rate</b>
1	4 Flintoff Street	\$ 705.29
2	6 Flintoff Street	\$ 602.43
3	14-16 Flintoff Street	\$ 683.25
4	2/8-10 Flintoff Street	\$ 1,388.54
5	1/8-10 Flintoff Street	\$ 881.61
6	1 Flintoff Street	\$ 506.93
7	9-13 Flintoff Street	\$ 7,721.44
8	4 Hailes Street East	\$ 300.00
9	2 Hailes Street East	\$ 300.00
10	1/271 Para Road	\$ 300.00
11	2/271 Para Road	\$ 300.00
12	3/271 Para Road	\$ 624.47
13	1 Ground Level 16 Grimshaw Street	\$ 5,407.21
14	1 Level 2 16 Grimshaw Street	\$ 1,373.84
15	2 Level 2 16 Grimshaw Street	\$ 866.92
16	1/94-96 Grimshaw Street	\$ 359.99
17	1A/94-96 Grimshaw Street	\$ 300.00
18	2/94-96 Grimshaw Street	\$ 433.46
19	3/94-96 Grimshaw Street	\$ 573.05
20	4/94-96 Grimshaw Street	\$ 433.46
21	Ground 5/94-96 Grimshaw Street	\$ 345.30
22	Lev 1 5/94-96 Grimshaw Street	\$ 300.00
23	6/94-96 Grimshaw Street	\$ 433.46
24	7/94-96 Grimshaw Street	\$ 433.46
25	98 Grimshaw Street	\$ 418.76
26	100 Grimshaw Street	\$ 426.11
27	102 Grimshaw Street	\$ 411.42
28	104 Grimshaw Street	\$ 411.42
29	106 Grimshaw Street	\$ 653.86
30	67 Grimshaw Street	\$ 962.42
31	69 Grimshaw Street	\$ 300.00
32	71 Grimshaw Street	\$ 300.00
33	73 Grimshaw Street	\$ 764.06
34	75 Grimshaw Street	\$ 595.09
35	81 Grimshaw Street	\$ 551.01
36	83 Grimshaw Street	\$ 551.01
37	89 Grimshaw Street	\$ 1,043.24
38	91 Grimshaw Street	\$ 1,263.64
39	2/93-95 Grimshaw Street	\$ 1,013.85
40	1/93-95 Grimshaw Street	\$ 323.26
41	101 Grimshaw Street	\$ 543.66
42	117 Grimshaw Street	\$ 2,137.90

43	119 Grimshaw Street	\$ 10,131.17
44	131-135 Grimshaw Street	\$ 2,049.74
45	137 Grimshaw Street	\$ 727.33
46	6/86-92 Grimshaw Street	\$ 337.95
47	1/86-92 Grimshaw Street	\$ 506.93
48	2/86-92 Grimshaw Street	\$ 506.93
49	3/86-92 Grimshaw Street	\$ 896.30
50	5/86-92 Grimshaw Street	\$ 477.54
51	8/86-92 Grimshaw Street	\$ 815.49
52	9/86-92 Grimshaw Street	\$ 330.60
53	7/86-92 Grimshaw Street	\$ 440.81
54	2/85-87 Grimshaw Street	\$ 300.00
55	85-87 Grimshaw Street	\$ 1,550.16
56	1/103-105 Grimshaw Street	\$ 911.00
57	2/103-105 Grimshaw Street	\$ 675.90
58	77 Grimshaw Street	\$ 999.16
59	1/85-87 Grimshaw Street	\$ 404.07
60	3/85-87 Grimshaw Street	\$ 300.00
61	4/85-87 Grimshaw Street	\$ 300.00
62	104A Grimshaw Street	\$ 300.00
63	97 Grimshaw Street	\$ 991.81
64	79 Grimshaw Street	\$ 1,146.09
65	53 Grimshaw Street	\$ 639.17
66	47 Grimshaw Street	\$ 859.57
67	6 Main Street	\$ 300.00
68	8 Main Street	\$ 359.99
69	10 Main Street	\$ 426.11
70	12 Main Street	\$ 352.64
71	14 Main Street	\$ 756.72
72	24 Main Street	\$ 521.62
73	28 Main Street	\$ 947.73
74	30 Main Street	\$ 573.05
75	32 Main Street	\$ 815.49
76	34 Main Street	\$ 551.01
77	36 Main Street	\$ 646.51
78	40 Main Street	\$ 808.14
79	42 Main Street	\$ 661.21
80	44 Main Street	\$ 727.33
81	46 Main Street	\$ 602.43
82	52 Main Street	\$ 536.31
83	54-56 Main Street	\$ 1,476.70
84	1/60-62 Main Street	\$ 382.03
85	2/60-62 Main Street	\$ 300.00
86	3/60-62 Main Street	\$ 300.00
87	5/60-62 Main Street	\$ 300.00
88	6/60-62 Main Street	\$ 300.00
89	7/60-62 Main Street	\$ 300.00
90	8/60-62 Main Street	\$ 300.00
91	9/60-62 Main Street	\$ 300.00
92	10/60-62 Main Street	\$ 300.00

Item: Attachment 1: Proposed Declaration of Intention Greensborough Town Square  
7.4

93	11/60-62 Main Street	\$ 300.00
94	64 Main Street	\$ 565.70
95	Shop 1 Ground Level 68 Main Street	\$ 3,173.80
96	Shop 2 Ground Level 68 Main Street	\$ 300.00
97	Shop 3 Ground Level 68 Main Street	\$ 551.01
98	Shop 1 Ground Level 78 Main Street	\$ 1,124.05
99	Shop 2 Ground Level 78 Main Street	\$ 617.13
100	Suite 1 Level 1 78 Main Street	\$ 300.00
101	Suite 2 Level 1 78 Main Street	\$ 300.00
102	Suite 3 Level 1 78 Main Street	\$ 955.08
103	Suite 1 Level 2 78 Main Street	\$ 300.00
104	Suite 2 Level 2 78 Main Street	\$ 484.89
105	Suite 3 Level 2 78 Main Street	\$ 602.43
106	80 Main Street	\$ 543.66
107	82 Main Street	\$ 573.05
108	84 Main Street	\$ 587.74
109	86 Main Street	\$ 536.31
110	90 Main Street	\$ 528.97
111	92 Main Street	\$ 866.92
112	94 Main Street	\$ 1,961.58
113	96 Main Street	\$ 690.59
114	98 Main Street	\$ 300.00
115	100-102 Main Street	\$ 1,278.33
116	104 Main Street	\$ 477.54
117	1A/106-126 Main Street	\$ 300.00
118	2B/106 Main Street	\$ 300.00
119	3/106-126 Main Street	\$ 300.00
120	4/106-126 Main Street	\$ 300.00
121	6/106-126 Main Street	\$ 300.00
122	140 Main Street	\$ 2,174.64
123	4/35-39 Main Street	\$ 1,109.36
124	5/35-39 Main Street	\$ 433.46
125	3A/35-39 Main Street	\$ 830.18
126	2/35-39 Main Street	\$ 477.54
127	2A/35-39 Main Street	\$ 477.54
128	1/35-39 Main Street	\$ 742.02
129	6/35-39 Main Street	\$ 756.72
130	45-47 Main Street	\$ 1,300.38
131	49-53 Main Street	\$ 1,102.01
132	55-59 Main Street	\$ 2,960.74
133	61 Main Street	\$ 742.02
134	63 Main Street	\$ 558.35
135	1/65 Main Street	\$ 499.58
136	2/65 Main Street	\$ 300.00
137	3/65 Main Street	\$ 1,153.44
138	75-81 Main Street	\$ 3,812.96
139	83 Main Street	\$ 433.46
140	6/83 Main Street	\$ 300.00
141	91 Main Street	\$ 418.76
142	93 Main Street	\$ 404.07

Item: Attachment 1: Proposed Declaration of Intention Greensborough Town Square  
7.4

143	95 Main Street	\$ 300.00
144	121 Main Street	\$ 587.74
145	125 Main Street	\$ 418.76
146	129 Main Street	\$ 404.07
147	131 Main Street	\$ 367.34
148	131A Main Street	\$ 300.00
149	133 Main Street	\$ 521.62
150	135 Main Street	\$ 506.93
151	137 Main Street	\$ 382.03
152	139 Main Street	\$ 404.07
153	2/143 Main Street	\$ 300.00
154	7/106-126 Main Street	\$ 3,056.25
155	3/143 Main Street	\$ 389.38
156	1/143 Main Street	\$ 301.22
157	5/106-126 Main Street	\$ 514.27
158	23 Main Street	\$ 2,020.36
159	69 Main Street	\$ 1,146.09
160	7/83 Main Street	\$ 300.00
161	85 Main Street	\$ 300.00
162	87 Main Street	\$ 462.85
163	1/2-4 Main Street	\$ 382.03
164	2/2-4 Main Street	\$ 300.00
165	3/2-4 Main Street	\$ 300.00
166	2/16-22 Main Street	\$ 844.88
167	134 Main Street	\$ 668.55
168	1/134 Main Street	\$ 300.00
169	3/134 Main Street	\$ 300.00
170	4/134 Main Street	\$ 300.00
171	2/134 Main Street	\$ 300.00
172	5/134 Main Street	\$ 492.23
173	2A/106 Main Street	\$ 499.58
174	3/35-39 Main Street	\$ 492.23
175	3B/35-39 Main Street	\$ 330.60
176	3C/35-39 Main Street	\$ 712.63
177	38A Main Street	\$ 367.34
178	48 Main Street	\$ 1,682.41
179	50 Main Street	\$ 455.50
180	38 Main Street	\$ 661.21
181	1/15 Main Street	\$ 1,138.75
182	2/15 Main Street	\$ 646.51
183	8/83 Main Street	\$ 300.00
184	9/83 Main Street	\$ 300.00
185	10/83 Main Street	\$ 300.00
	<b>TOTAL</b>	<b>\$144,151</b>

**Secondary Benefit Area**

	<b>Property Description</b>	<b>Annual Charge</b>
1	103/25 Main Street	\$200.00
2	104/25 Main Street	\$200.00
3	105/25 Main Street	\$200.00
4	106A/25 Main Street	\$200.00
5	106B/25 Main Street	\$200.00
6	108A/25 Main Street	\$200.00
7	108B/25 Main Street	\$200.00
8	109A/25 Main Street	\$200.00
9	109B/25 Main Street	\$200.00
10	10K/25 Main Street	\$200.00
11	114/25 Main Street	\$200.00
12	115/25 Main Street	\$200.00
13	116/25 Main Street	\$200.00
14	117/25 Main Street	\$200.00
15	118/25 Main Street	\$200.00
16	119/25 Main Street	\$200.00
17	120/25 Main Street	\$200.00
18	121A/25 Main Street	\$200.00
19	121B/25 Main Street	\$200.00
20	121C/25 Main Street	\$200.00
21	121D/25 Main Street	\$200.00
22	122/25 Main Street	\$200.00
23	123/25 Main Street	\$200.00
24	124/25 Main Street	\$200.00
25	125/25 Main Street	\$200.00
26	126/25 Main Street	\$200.00
27	129A/25 Main Street	\$200.00
28	12K/25 Main Street	\$200.00
29	130A/25 Main Street	\$200.00
30	133/25 Main Street	\$200.00
31	135/136 Main Street	\$200.00
32	137/25 Main Street	\$200.00
33	138/25 Main Street	\$200.00
34	139/25 Main Street	\$200.00
35	13K/25 Main Street	\$200.00
36	140/25 Main Street	\$200.00
37	141/25 Main Street	\$200.00
38	142/25 Main Street	\$200.00
39	1C/25 Main Street	\$200.00
40	1M/25 Main Street	\$200.00
41	1M/25 Main Street	\$200.00
42	1M/25 Main Street	\$200.00
43	1S/25 Main Street	\$200.00
44	202/25 Main Street	\$200.00
45	203/25 Main Street	\$200.00
46	204/25 Main Street	\$200.00

47	205/25 Main Street	\$200.00
48	206/25 Main Street	\$200.00
49	207/25 Main Street	\$200.00
50	208/25 Main Street	\$200.00
51	209/25 Main Street	\$200.00
52	210/25 Main Street	\$200.00
53	211/25 Main Street	\$200.00
54	212/25 Main Street	\$200.00
55	213/25 Main Street	\$200.00
56	214/25 Main Street	\$200.00
57	215/25 Main Street	\$200.00
58	216/25 Main Street	\$200.00
59	217/218 Main Street	\$200.00
60	219/25 Main Street	\$200.00
61	220/25 Main Street	\$200.00
62	221/25 Main Street	\$200.00
63	223/25 Main Street	\$200.00
64	228/25 Main Street	\$200.00
65	229/25 Main Street	\$200.00
66	232/25 Main Street	\$200.00
67	234/25 Main Street	\$200.00
68	235/25 Main Street	\$200.00
69	236/237 25 Main Street	\$200.00
70	238/25 Main Street	\$200.00
71	239/25 Main Street	\$200.00
72	240/25 Main Street	\$200.00
73	242/25 Main Street	\$200.00
74	243/25 Main Street	\$200.00
75	244/25 Main Street	\$200.00
76	246/25 Main Street	\$200.00
77	247/25 Main Street	\$200.00
78	248/25 Main Street	\$200.00
79	249/25 Main Street	\$200.00
80	250/25 Main Street	\$200.00
81	251/25 Main Street	\$200.00
82	252/25 Main Street	\$200.00
83	253A/25 Main Street	\$200.00
84	254/25 Main Street	\$200.00
85	255/25 Main Street	\$200.00
86	256/25 Main Street	\$200.00
87	257/25 Main Street	\$200.00
88	260/25 Main Street	\$200.00
89	261/25 Main Street	\$200.00
90	261B/25 Main Street	\$200.00
91	261A/25 Main Street	\$200.00
92	262/25 Main Street	\$200.00
93	263/25 Main Street	\$200.00
94	2K/25 Main Street	\$200.00
95	2M/25 Main Street	\$200.00
96	2M/25 Main Street	\$200.00

97	301/25 Main Street	\$200.00
98	302/25 Main Street	\$200.00
99	303A/25 Main Street	\$200.00
100	304/25 Main Street	\$200.00
101	305/25 Main Street	\$200.00
102	306/25 Main Street	\$200.00
103	307/25 Main Street	\$200.00
104	308/25 Main Street	\$200.00
105	313/25 Main Street	\$200.00
106	314/25 Main Street	\$200.00
107	315/25 Main Street	\$200.00
108	316/25 Main Street	\$200.00
109	319/25 Main Street	\$200.00
110	325/25 Main Street	\$200.00
111	326/25 Main Street	\$200.00
112	329/25 Main Street	\$200.00
113	331/25 Main Street	\$200.00
114	332/25 Main Street	\$200.00
115	333/25 Main Street	\$200.00
116	335/25 Main Street	\$200.00
117	337/25 Main Street	\$200.00
118	338/25 Main Street	\$200.00
119	339/25 Main Street	\$200.00
120	340/25 Main Street	\$200.00
121	341/25 Main Street	\$200.00
122	343/25 Main Street	\$200.00
123	344/25 Main Street	\$200.00
124	345/25 Main Street	\$200.00
125	348/25 Main Street	\$200.00
126	349/25 Main Street	\$200.00
127	350/25 Main Street	\$200.00
128	351/25 Main Street	\$200.00
129	352/25 Main Street	\$200.00
130	355/25 Main Street	\$200.00
131	356/25 Main Street	\$200.00
132	357/25 Main Street	\$200.00
133	359/25 Main Street	\$200.00
134	360/25 Main Street	\$200.00
135	361/25 Main Street	\$200.00
136	362/25 Main Street	\$200.00
137	365/25 Main Street	\$200.00
138	367/25 Main Street	\$200.00
139	369/25 Main Street	\$200.00
140	370/25 Main Street	\$200.00
141	371/25 Main Street	\$200.00
142	372/25 Main Street	\$200.00
143	373/25 Main Street	\$200.00
144	374/25 Main Street	\$200.00
145	376/25 Main Street	\$200.00
146	377/25 Main Street	\$200.00

147	378/25 Main Street	\$200.00
148	379/25 Main Street	\$200.00
149	380/25 Main Street	\$200.00
150	381/25 Main Street	\$200.00
151	382/25 Main Street	\$200.00
152	383/25 Main Street	\$200.00
153	385/25 Main Street	\$200.00
154	386/25 Main Street	\$200.00
155	387/25 Main Street	\$200.00
156	389/25 Main Street	\$200.00
157	4K/25 Main Street	\$200.00
158	4K/25 Main Street	\$200.00
159	4K/25 Main Street	\$200.00
160	5K/25 Main Street	\$200.00
161	6K/25 Main Street	\$200.00
162	6S/25 Main Street	\$200.00
163	7K/25 Main Street	\$200.00
164	8K/25 Main Street	\$200.00
165	9K/25 Main Street	\$200.00
166	1M3/25 Main Street	\$200.00
167	111/25 Main Street	\$200.00
168	OF 2/25 Main Street	\$200.00
169	3K/25 Main Street	\$200.00
170	3L/25 Main Street	\$200.00
171	Shop 128 L1 25 Main Street	\$200.00
172	258/25 Main Street	\$200.00
173	309/25 Main Street	\$200.00
174	310/25 Main Street	\$200.00
175	317/25 Main Street	\$200.00
176	318/25 Main Street	\$200.00
177	354/25 Main Street	\$200.00
178	2C2/25 Main Street	\$200.00
179	222/25 Main Street	\$250.00
	<b>TOTAL</b>	<b>\$35,850.00</b>



## **Declaring a Special Rate and/or Charge The Statutory Process - Key Stages**

### **Pre-Statutory Consultation Process**

The pre-statutory process includes consultation and preparation undertaken with stakeholders to ensure that there is a broad understanding and level of support for what is being proposed and the process that will be undertaken. Council adopts a best practice approach to this pre-statutory stage as outlined in the consultation section of this report and works in partnership with the Traders Association to minimise the legal risks that Council can be exposed to during the statutory process.

Key considerations in this phase which support a subsequent lawful statutory process and well-administered scheme include:

- reviewing the current Scheme and facilitating genuine engagement with traders and property owners;
- setting the parameters of the Scheme, the properties to be included and verifying the information with Council's rates and valuations teams;
- supporting a business planning process, which identifies what activities and priorities the proposed Scheme will fund;
- determining the proposed budget and amount payable per property; and
- deciding how the proposed Scheme will be structured – a special rate or charge or a combination of both.

### **Statutory Process**

For Council to declare a Special Rate or Charge, it must comply with the relevant provisions of the *Local Government Act 1989*. Section 163 of the Act sets out the requirements, which include:

- a) that Council may declare a Special Rate or Charge (or a combination of both) only for the purposes of defraying any expenses, or repaying (with interest) any advance made to or debt incurred or loan raised by Council in relation to the performance of a function or the exercise of a power of Council, if Council considers that the performance of the function or the exercise of the power is or will be of special benefit to the persons required to pay the Special Rate (section 163(1)); and
- b) that Council must give public notice of its intention to make the declaration at least 28 days before making the declaration (section 163(1A)).

### **Public Notice**

In accordance with section 163 (1B) of the Act and in addition to any other requirements specified in the Act, the public notice must –

- a) contain an outline of the proposed declaration;
- b) set out the date on which it is proposed to make the declaration; and
- c) advise that copies of the proposed declaration are available for inspection at the Council office for at least 28 days after the publication of the notice.

Council must also have regard to the requirements of section 223(1A) of the Act, in particular –

- a) the public notice must specify the date by which submissions are to be submitted, being a date which is not less than 28 days after the date on which the public notice is published; and
- b) the public notice must state that a person making a submission is entitled to request in the submission that the person wishes to appear in person, or to be represented by a person specified in the submission at a Council meeting to be heard in support of their submission.

Council must send a copy of the public notice to each person who will be liable to pay the Special Rate or Charge within three working days of the day on which the public notice is published (section 163(1C)).

### **Before Making a Declaration**

Before making a declaration under section 163(1) of the Act, Council must determine in accordance with section 163(2) —

- a) the total amount of the Special Rates and Charges to be levied; and
- b) the criteria to be used as the basis for declaring the Special Rates and Charges.

In determining the total amount of the Special Rates and Charges to be levied, Council is required to determine the estimated proportion of the total benefits of the Scheme to which the performance of the function and the exercise of the power relates (including all special benefits and community benefits) that will accrue as special benefits to all of the persons who are liable to pay the Special Rate and Charge.

As it is considered that all of the services and activities to be provided from the expenditure of the proposed Special Rate and Charge are marketing, promotion and advertising related and will accordingly *only benefit the owners and occupiers of those properties and businesses included in the Scheme that are used, or reasonably capable of being used, for retail, commercial or professional purposes*, it is recommended to Council that the 'benefit ratio' for this Special Rate and Charge Scheme is in a ratio of 1:1 (or 100%). This is in circumstances where there are no other special benefits or community benefits accruing from the Special Rate and Charge.

In accordance with section 163(3), the declaration must specify:

- a) the wards, groups, uses or areas for which the Special Rate or Charge is declared,

- b) a description of the function to be performed or the power to be exercised,
- c) the total cost of the performance of the function or the exercise of the power,
- d) the total amount of the Special Rate and Charge to be levied,
- e) the land in relation to which the Special Rate and Charge is declared,
- f) the manner in which the Special Rate or Charge will be assessed and levied,
- g) details of the period for which the Special Rate or Charge remains in force.

### **Submissions to Council**

The statutory process provides the community with the opportunity to make a submission and/or an objection to the Council on the proposed Scheme. Council will consider any submissions and take into account any objections in accordance with sections 163A, 163B and 223 of the *Local Government Act 1989*, prior to making a final decision with respect to the declaration of a Special Rate Scheme for the Macleod Village Shopping Centre.

### **Objections for Certain Special Rates and Charges**

Any person who is liable to pay a Special Rate or Charge under a proposed Scheme has a right to 'object' to the Scheme under section 163B of the Act. The right to 'object' is different from, and in addition to, the right to make a 'submission' under sections 163A and 223.

Any person may make a submission in relation to a proposal to declare a Special Rate or Charge, however, the number of submissions received does not necessarily limit Council's power to declare the Special Rate or Charge. By contrast, if the proposed Scheme receives more than 50% of objections from those persons liable or required to pay the Special Rate or Charge, then Council *cannot* proceed with the declaration (section 163B(6)).





## What's been happening in your Town Centre! 2017 to 2022





## Message from the President

### Greensborough Chamber of Commerce

**Bill Spiliopoulos, Tom Lane Pharmacy**

The Greensborough Chamber of Commerce is very proud of what has been achieved in the past five years. The Greensborough Chamber of Commerce has welcomed the financial support from Banyule City Council during and after the difficult COVID period of lockdowns to cover two years of the special rate and levy paid by properties. This has enabled the Greensborough Chamber of Commerce to continue to support their businesses with various online and on-site promotions to keep businesses open and attract new businesses and customers.

Greensborough is certainly a much better place than what it was 10 years ago. The town is now blossoming into a more welcoming and true family shopping, business, and leisure centre.

Over the past couple of years Greensborough has been able to attract new investors, developments, and places to complement and support current businesses. We have been excited to see a steady increase in many category groups which has brought a wider range of businesses available to our community. There are approximately 400 businesses in the Greensborough Town Centre.

The Greensborough Chamber of Commerce works closely with their partners such as, strip centre businesses, Greensborough Plaza, WaterMarc, Banyule City Council, Police, Local community groups and Schools to create a safer, more attractive, and fun place to visit.

This brochure will give you a quick overview of what has been happening in Greensborough over the past five years. The special marketing rate & levy funds are there to support and grow your centre plus assist property owners and businesses.

We have adapted and changed as Greensborough grows in choosing where to allocate funds. The Greensborough Chamber of Commerce really appreciates the ongoing support of the Banyule City Council. This is not only financially but also the support received from their team in working with us in developing a better a place for our businesses and the community. Without their support and the special marketing rate and levy funds this could not be achieved. Greensborough would not grow!

If anyone would like more information, as so much has been achieved over the past years, give me a call or anyone of our committee members or Greensborough Town Centre Manager. Details are on our website [www.greensbroughtowncentre.com.au](http://www.greensbroughtowncentre.com.au)





## Special rate and charge scheme How does it work?

Shopping and Business Centres such as Greensborough are a critical component of local economy. At the heart of many communities, they perform and fulfil a variety of roles and contribute to community life on many levels: socially, culturally, environmentally, and economically.

Greensborough's marketing special rate and charge scheme has been in existence for at least 25 year to support the local businesses and property owners. The special rate and charge scheme funds are collected by Banyule City Council from property owners/businesses in Greensborough Town Centre. In 2021 funds received from property owners/business was \$171,698.58 and \$105,000 from Banyule City Council to support Greensborough making a total of \$276,698.58. The special rate and charge scheme designated area in Greensborough goes beyond the main shopping strip in Main Street and Grimshaw Street to cover the western end of Grimshaw Street, the section of Main Street north of Para Road and the triangle area in the middle bounded by Main Street, Grimshaw Street and Para Road including Flintoff Street. It also includes the Greensborough Plaza.

These funds are paid to the Greensborough Chamber of Commerce by the Banyule City Council. The members of the Committee of the Greensborough Chamber of Commerce volunteer their time to work together with their part time Town Centre Manager to manage and implement the marketing and business plan professionally. They also liaise with the Banyule City Council, State Government, and other parties on issues such as car parking, future planning, street-scaping, cleaning, capital works, town planning, security, and relevant trader matters.

Without their support and passion Greensborough would not have grown or attracted new businesses and developments over the past few years. It has now changed into a more successful and welcoming centre for their businesses and the community.

The special rate and charge scheme is being renewed in 2022 for a period of five years. These funds are an investment in the future to ensure the ongoing success of your business and the Greensborough Town Centre.





## Marketing and Management Achievements

The special rate and charge scheme funds have enabled Greensborough to develop many successful campaigns, street presentation and events to attract customers and loyalty to the centre. For example:

### COVID activities

The Greensborough Chamber of Commerce obtained a special COVID State Government grant of \$50,000 to support our businesses with activities during this difficult period. It not only included special decals and other material for businesses but also special COVID safe giveaways during the past two years. There were many activities and free giveaways for businesses to thank our customers. These ranged from free jellybeans to free chocolate hearts for Mother's Day and a Free Frontline workers teddy bears promotion.

### Think Local, Buy Local, Create Local Jobs

Businesses were offered a window decal which says "Think Local Shop Local and Create Local Jobs" Various campaigns were created to encourage people to support their local centre businesses.



### Greensborough Permanent Street Music

The Greensborough Chamber of Commerce obtained a grant to financially support the installation of a permanent music system in Main Street. This music is played from 8.00am to 8.00pm each day. It has been successful in creating a more secure and pleasant environment as people come to Main Street. During COVID this was very important to keep when the streets felt empty and supported the businesses that were able to open.

### Christmas Celebrations

Each year Greensborough has come alive with sounds of Christmas with various entertainment and activities to celebrate Christmas. This ranged from piped music in the street to Christmas Fairs, Santa's workshops and Santa's mailbox in the strip centre. These complemented activities within the Greensborough Plaza.

Greensborough came alive at Christmas with Christmas banners, decorations that make the town sparkle as well as Christmas star window decals offered to businesses. There have also been new Christmas bin wraps and banners throughout the strip centre and around the Greensborough Plaza. This have created a wonderful festive and inviting atmosphere at this important time of the year.

### Christmas Entertainment

The community and businesses have loved the various Christmas activities held in Greensborough. This has included Carols by Candlelight, wandering entertainment day and night and large gift card competitions so that the funds come back into the businesses.







### Lunar New Year

Lunar New Year celebrations created an active and fun event to celebrate an important cultural event for our local community. It also attracted customers for Greensborough's night-time businesses in the Strip & Greensborough Plaza.

### Easter

Various activities with Easter goodies have placed a smile on everyone's faces to enjoy being in the Greensborough Town Centre. Businesses have been offered free Easter Bunny displays to create a welcoming atmosphere to their business. Various competitions were also held such as, people were asked to find the various bunnies placed in businesses to win gift cards and of course their own Easter Bunny. During COVID we asked people to tell us what they loved about Greensborough to win a huge Easter egg full of goodies placed in Growers Fresh Sculli Bros. in the Greensborough Plaza.

### Mother's Day

Various Mother's Day events and competitions supporting our businesses have been organised by the Greensborough Chamber of Commerce.

### Winter in Banyule

The Greensborough Chamber of Commerce has organised and supported many events in Winter from competitions to specific in-centre events. These were held in various vacant shops, footpaths, and businesses throughout Greensborough Town Centre.

### Restaurant and Café Promotions

Restaurants and Cafés are one of the major attractions for our community to come and enjoy. To attract more customers various fun events were organised with entertainment wandering throughout Greensborough. This also included the Best Coffee competition, promotions for Valentine's Day, Easter, Mother's Day and Christmas and Taste Tag and Win to welcome people back to Greensborough after lockdowns.

### Branding Campaigns

The Greensborough Chamber of Commerce created many branding promotions and advertising campaigns to promote the centre and their businesses. These were developed not only to brand our various category groups and businesses but also attract traffic to the centre and website. The new Greensborough Town Centre logo was created to give a fresh new look to the town after COVID lockdowns and this is now used on our banners and bin wraps.

### Digital Marketing

Business activities, community news and events are regularly updated on Facebook, Instagram, website, and E News.

Facebook boosting has enabled a stronger growth of the awareness of our events, activities, and businesses. The Chamber regularly asks all businesses for information to allow them to use social media to promote their business and offer. This enabled the Greensborough Chamber of Commerce, particularly during COVID, to keep customers and businesses aware of what was happening in our centre.





### Greensborough Shopping bags

Greensborough's free shopping bags have been offered to all businesses to give to their clients. This has been very popular with businesses.



### Community Sponsorship and Events

Over the past few years, the Chamber has sponsored various school and other community organisations. They have used Greensborough Plaza gift cards and now Greensborough Strip centre gift cards as prizes to support to them. Community events such as the Greensborough Vinnies Sleepout were carried out over a number of years to raise funds for the Vinnies Diamond Valley Community. This has assisted people in need to support them to stay in their homes with food, rental assistance etc. so they don't become homeless.

### Competitions

There have been regular website and social media competitions to brand the centre and develop databases. These databases are utilized each month by the Greensborough Chamber of Commerce for E-news to our customers and businesses to promote the centre events plus other Greensborough businesses and community activities.

### Banners, Bin Wraps

The branding banners and bin wraps around Greensborough are regularly updated and a new logo was added throughout the centre. This has created an inviting and colourful welcome to Greensborough.





**Centre Presentation**

It is very important to create a clean, safe, and friendly environment. The Greensborough Chamber employs a cleaner/painter to remove graffiti and repaint weekly from buildings and other areas. The Greensborough Chamber of Commerce works closely with Banyule City Council on all maintenance issues such as lights, gardening etc.

**Security**

To assist with security and safety strategies an action plan is regularly developed by the Greensborough Chamber of Commerce, with Greensborough Police, Police youth workers, Banyule City Council, Greensborough Plaza, and other parties. This has been successful in making Greensborough a safer place to visit.

**Business Vacancies**

Vacancies deter people from coming to the centre and create a negative perception. The Greensborough Chamber of Commerce worked with property owners to offer them displays and activate their premises to support the leasing of the vacant shops.

**Lobbying**

Greensborough Chamber of Commerce are very active in lobbying Council and Government to improve Greensborough plus apply for various grants.

They are working with the North East Freeway consultation group to ensure Greensborough will have access and support in other matters during the 10 year development.

They are also on the LXRA advisory committee on the development of the new Greensborough railway station which should be completed at the end of 2022.

**Advertising**

Events, competitions etc. were promoted in the social media, radio, Banyule marketing material, posters and E-news to our customer and business databases.





**CONTACT DETAILS:**

For further information regarding the Special Rate & Charge Scheme process contact:

President of Greensborough Chamber of Commerce  
Bill Spiliopoulos, Tom Lane Pharmacy Tel: 0411 851 888  
Email: Bill@dvgi.com.au

Greensborough Town Centre Manager  
Noella Jacobs, YMP Mainstreet Tel: 0403 502 348  
Email: noella@ymp.com.au

Website: [www.greensboroughtowncentre.com.au](http://www.greensboroughtowncentre.com.au)  
Facebook: [greensboroughshopping](https://www.facebook.com/greensboroughshopping)  
Instagram: [greensborough.town.centre](https://www.instagram.com/greensborough.town.centre)  
Postal Address: PO Box 2, Greensborough VIC 3088



# Quarterly Financial Management Report – March 2022

CM9 : D22/86812

---

## Contents

<b>1</b>	<b>Executive Overview</b>	<b>3</b>
1.1	Introduction and overview	3
1.2	Key financial highlights and overview	3
<b>2</b>	<b>Financial Performance</b>	<b>4</b>
2.1	Income Statement	4
2.1.1	Notes to the income statement	5
2.2	Financial Sustainability	9
2.3	Council Resolutions: impact on financial performance	10
2.4	COVID-19 – Impact on Forecast	10
2.5	COVID -19 Economic Support Package (ESP)	12
<b>3</b>	<b>Capital Works Expenditure</b>	<b>13</b>
<b>4</b>	<b>Investment Activity</b>	<b>15</b>
<b>5</b>	<b>Other Financial Information</b>	<b>17</b>
5.1	Rates Outstanding	17
5.2	Accounts Receivable	18
5.3	Other Financial Statements	19

# 1 Executive Overview

## 1.1 Introduction and overview

- The Quarterly Financial Report for March 2022 has been prepared in accordance with Australian Accounting Standards.
- This quarterly report is designed to identify and report on major variances against the adopted Annual Budget 2021/22 at an organisational level.
- The 31 March 2022 quarterly Financial Management report comprises a review of the current performance against year to date budget, full year budget and full year forecast, and other key financial information.

## 1.2 Key financial highlights and overview

	YTD Actual \$000	YTD Budget \$000	YTD Variance \$000	Forecast \$000	Annual Budget \$000	Annual Variance \$000
Total income	148,371	154,294	(5,923)	168,216	173,281	(5,065)
Total expense	114,859	117,825	2,966	160,638	158,700	(1,939)
Operating Surplus for the year	33,512	36,469	(2,957)	7,578	14,581	(7,004)
Adj. Underlying Deficit for the year	25,638	25,248	390	(7,832)	(1,185)	(6,648)
Total capital works expenditure	21,570	45,457	23,888	54,099	66,745	12,646

- The March forecast is projected to be a \$7.578m surplus compared to the adopted budget surplus of \$14.581m (\$7.004m unfavourable movement). The 2021/22 underlying operating deficit is forecast to be \$7.832m compared to a budgeted underlying deficit result of \$1.185m
- As of 31 March a total of \$21.57m has been spent on capital works. The Capital works expenditure is forecast to be \$54.099m (the adopted capital budget is \$66.745m).

### Financial Sustainability – the VAGO indicators

March 2022	Net Results	Adjusted Underlying Results	Liquidity	Internal Financing	Indebtedness	Capital Replacement	Renewal Gap
Forecast	4.50%	(4.69%)	2.02	60.82%	16.38%	2.40	2.25

- The 'red' Adjusted Underlying Results will be managed through continuing to maintain the operational returns and maximising revenue from commercial activities and property sales over the next few years. In a normal year, Council aims for 5% or greater against the ratio.
- The 'red' Internal Financing for 2021/22 measures Banyule's ability to finance capital works using cash generated by operating cash flows. The Capital works expenditure that is forecast to be funded from operating cash flow is 60.82% for 2021/22 (100% or greater is financially sustainable).

## 2 Financial Performance

### 2.1 Income Statement

As of 31 March 2022 full year forecast is projected to be a \$7.578m surplus compared to the adopted budget surplus of \$14.581m (\$7.004m unfavourable movement). The underlying deficit is forecast to be \$7.832m after adjusting for \$15.41m of capital grants / contributions (Budget deficit is \$1.185m)

Material variances are explained – variances greater than \$0.500m is considered material for the financial year 2021/2022.

**Table 1 – Income Statement**

	YTD Actual \$000	YTD Budget	YTD Variance	Forecast	Annual Budget	Annual Variance	Notes
Income							
<b>Rates and charges</b>	109,16	108,65	507	109,237	108,76	469	1
<b>Grants - Operating</b>	9,441	7,682	1,759	13,293	11,976	1,317	2
<b>Grants - Capital</b>	4,882	7,905	(3,023)	11,554	12,887	(1,333)	3
<b>Statutory fees and fines</b>	5,057	7,316	(2,259)	7,639	10,295	(2,656)	4
<b>User fees and charges</b>	12,436	15,922	(3,486)	16,826	20,346	(3,520)	5
<b>Contributions income</b>	3,524	3,864	(340)	5,002	5,111	(109)	
<b>Interest income</b>	279	353	(74)	403	471	(68)	
<b>Rental income</b>	2,023	1,925	98	2,628	2,566	62	
<b>Net gain/(loss) on disposal</b>	332	200	132	70	266	(196)	
<b>Other income</b>	1,236	473	763	1,564	595	969	6
<b>Total income</b>	<b>148,37</b>	<b>154,29</b>	<b>(5,923)</b>	<b>168,216</b>	<b>173,28</b>	<b>(5,065)</b>	
Expenses							
<b>Employee costs</b>	50,431	52,246	1,815	69,204	71,130	1,926	7
<b>Materials and services</b>	34,012	34,549	537	49,573	46,185	(3,388)	8
<b>Utility charges</b>	2,639	3,351	712	3,984	4,489	504	9
<b>Depreciation</b>	16,859	16,859	0	22,479	22,479	0	
<b>Amortisation – intangible</b>	219	219	0	292	292	0	
<b>Amortisation – right of use</b>	395	433	38	553	551	(2)	
<b>Borrowing costs</b>	1,464	1,464	0	1,905	1,905	0	
<b>Finance cost - leases</b>	23	19	(4)	24	24	0	
<b>Donations expenditure</b>	1,052	1,082	30	1,713	1,434	(279)	
<b>Contribution expense</b>	5,542	5,402	(140)	7,418	7,189	(229)	
<b>Other expenses</b>	2,223	2,201	(22)	3,493	3,022	(471)	
<b>Total expenses</b>	<b>114,85</b>	<b>117,82</b>	<b>2,966</b>	<b>160,638</b>	<b>158,70</b>	<b>(1,939)</b>	
<b>Surplus/ (Deficit) for the year</b>	<b>33,512</b>	<b>36,469</b>	<b>(2,957)</b>	<b>7,578</b>	<b>14,581</b>	<b>(7,004)</b>	
<b>Grants – Non-recurrent</b>	4,480	7,529	(3,049)	10,557	10,859	(302)	10
<b>Capital Contributions – Other</b>	3,394	3,692	(298)	4,853	4,907	(54)	
<b>Adj. Underlying Surplus</b>	<b>25,638</b>	<b>25,248</b>	<b>390</b>	<b>(7,832)</b>	<b>(1,185)</b>	<b>(6,648)</b>	



## 2.1.1 Notes to the income statement

The significant contributions to the variance are:

1. **Rates and Charges:** The \$0.507m YTD Variance and \$0.469m Budget Variance are favourable to Budget mainly due to additional supplementary revenue (\$0.296m) and rate interest (\$0.196m).
2. **Grants – Operating:** The \$1.759m YTD Variance and \$1.317m Budget Variance are favourable to Budget mainly due to unbudgeted non-recurrent grants, grants paid earlier than planned, and unearned grants that have now been realised from 2020/21 (compliance with AASB1058 accounting standard).
  - In the YTD variance, unearned funding received for the various Community Programs grants is \$0.466m. In addition, Working for Victoria, and Social Support Group (\$0.110m and \$0.175m respectively) received earlier than planned.
  - Four unbudgeted State Government grants have been included in the forecast, and they are Safe Outdoor Activation Package of \$0.300m, Aged Care Home Modification of \$0.263m, Food & Garden Organics Kerbside Collection of \$0.155m, Women Building Surveyor \$0.068m, and Regulation Reform Incentive Fund for file digitisation \$0.143m.
  - Also, it is expected to receive additional grants for Aged Care Home Modification \$0.263m and Victoria Grants Commission \$0.105m.
3. **Grants – Capital:** \$3.023m unfavourable to the YTD budget, and \$1.333m unfavourable to the Annual budget. This variance is mainly determined by the timing of recognising capital project funding based on the project progression.
  - The Shared Path Program for Darebin Trail (\$0.636m) and Footpath Replacement Program (\$0.650m) - grant are forecasted to be recognised later this financial year, with nil impact on the Forecast.
  - After review, Capital grants for various projects will not be recognised this financial year due to their progression and will carry to the next financial year. It results in the unfavourable variance for this year. Significant projects are: Olympic Master Plan \$1.700m, Montmorency Village Pocket Park Development \$1.300m, Waterdale Road Pocked Parks and Shared Zone \$0.860m, and Watsonia Village Town Square Development \$0.197m.
  - It is forecasted to receive \$1.300m for the Were Street Pocket Park project. This unbudgeted grant income is partially offset the unfavourable variance.
  - The unfavourable variance is also offset by the grant for the Bellfield Community Centre carried over from 2020/21 budget into 2021/22 forecast, now \$1.492m has been recognised in the March 2022 quarter.
4. **Statutory fees and fines:** is unfavourable \$2.259m to the YTD budget and \$2.656m to the Annual budget respectively.
  - Parking infringement fees - enforcement activities were reduced due to COVID-19 lockdowns, directly resulting in the loss of parking fees, unfavourable YTD variance of \$1.105m and an unfavourable forecast variance of \$1.435m. The forecast is based on reduced enforcement activities up to November 2021 (in line with the Victoria COVID-19 recovery roadmap).
  - Building permits fees have been \$0.312m lower than expected. A reduced resourcing availability of building permit inspectors has resulting in less market penetration. It is expected that greater capacity in the current quarter will result in an improved position for the remaining of the financial year with an unfavourable forecast variance of \$0.266m.

- Domestic Animal and Local Laws fines are \$0.402m less than YTD budget with enforcement activities paused for two weeks in July-August 2021 whilst key staff were required to quarantine. In addition, the current business focus is on education for compliance rather than enforcement in April 2021, resulting in an unfavourable forecast variance of \$0.194m (expecting to reach 85% of Budget).
- 5. User fees and charges:** is unfavourable \$3.486m to the YTD budget and \$3.520m to the Annual budget, respectively.
- The closure of Council's leisure and function centres has resulted in minimal income since the COVID-19 lockdowns between 15 July 2021 through to 22 October 2021 (lockdown 5 & 6). The forecast for the Ivanhoe Aquatic Centre has been calculated based on the latest COVID Victoria's Roadmap. Officers expect to achieve 86% of the last 3 months' budget for the remaining year based on February income. In addition, the Netball Stadium is operating from January 2022 as budgeted, except for the kiosk sales, which remains closed.
  - The transfer station has also experienced a reduction in demand on commercial activities due to COVID-19 restrictions, resulting in an unfavourable YTD variance of \$0.446m and a forecast variance of \$0.453m.
  - The Olympic Leisure Centre is expected to remain closed until August 2022 due to the significant emergency works to be undertaken on the building. This closure resulted in a reduction in fee revenue as well as labour costs (refer Note 7). Excluding the building rectification works the net operating savings to budget are estimated to be \$0.505m. Rectification works are estimated to be \$1.131m, which will be recovered through the insurance claim in the next year.
- 6. Other Income:** is favourable \$0.763m to budget mainly driven from Workcover reimbursements \$0.502m, insurance claim. North East Link Memorandum of Understanding (MOU) agreement for \$0.204m per annum over the life of the project to support Council involvement, and an insurance claim payment for the loss settlement related to the Iveco side loader.
- 7. Employee costs:** the YTD Variance and Forecast Variance are \$1.815m and \$1.926m favourable to the budget respectively. When incorporating Agency expenditure the variance is \$0.761m and \$1.034m unfavourable on YTD and Forecast respectively. Refer table below:

Banyule City Council	YTD Actual \$000	YTD Budget \$000	YTD Variance \$000	Forecast \$000	Annual Budget \$000	Annual Variance \$000
<b>Employee Costs</b>	50,431	52,246	1,815	69,204	71,130	1,926
<b>Agency - Operations</b>	3,673	839	(2,835)	4,086	1,127	(2,959)
<b>Agency - Initiatives</b>	73	331	259	442	442	0
<b>Total Employee and Agency Cost</b>	<b>54,177</b>	<b>53,416</b>	<b>(761)</b>	<b>73,732</b>	<b>72,699</b>	<b>(1,034)</b>

- The higher agency usage against the net savings in employee costs is continuously analysed and reported in the Financial Management Report. Also, refer to section 8: Materials and Services. It is expected, as a general rule, that further spending on agency in 2022 has an accompanying reduction in employee costs. Officers are requested to ensure any agency use is 100% offset against employee costs when covering vacant staff and is being closely monitored by management.

## Key Employee Cost variances:

Favourable YTD Actual (\$3.470m)	Favourable FY forecast (\$3.624m)	Description – Employee Costs Variance against Budget	EFT Variance (YTD)
\$0.920m	\$1.212m	Leisure Centre employee costs savings as a result of the unpredicted and extended COVID-19 lockdown from July 2021 to November 2021. The forecast has been updated based on the re-opening of the centres on 3 November and time for staff to transition to normal roster and services, including learn to swim, childcare and NETS stadium, which have returned late February 2022.	16.34
\$0.377m	\$0.526m	Olympic Leisure Centre employee costs savings with the centre's closure due to significant emergency works required to be completed by August 2022.	5.57
\$0.626m	\$0.259m	Various initiatives project employee costs with the majority of projects planned to be delivered by the end of the year (Refer to Initiatives report March 2022 Quarter)	2.91
\$1.546m	\$1.628m	Net estimated total savings from general vacant positions and staff turnover (not directly related to COVID-19). Majority of vacant positions are being backfilled through agency staff (refer to materials and services expenditure). The YTD variance is also derived from Christmas and New Year leaves which reduced leave provision, but not from the Income Statement.	
Unfavourable YTD Actual (\$1.656m)	Unfavourable FY forecast (\$1.699m)	Description – Employee Costs Variance against Budget	EFT Variance (YTD)
(\$0.058m)	(\$0.104m)	Unbudgeted employee costs as a result of receiving a fully funded Somali Safer Community Grant.	(1.26)
(\$0.273m)	(\$0.273m)	Homecare staff redundancy payments made in late July and December due to individual circumstances (majority payments accrued in June 2021). Health and Aged Manager redundancy paid in February as a result of the Community Wellbeing realignment.	Nil
(\$0.643m)	(\$0.643m)	Workcover cost The majority of these costs are offset through direct income reimbursements and positions backfilled by agency cost.	Nil
(\$0.492m)	-	Timing of the employment cost capitalisation to be posted at the end of each quarter.	(2.6)
(\$0.072m)	(\$0.236m)	Unexpended grants mainly for Home Care, Maternal & Child Health and Jobs Victoria Advocate Programs.	(1.97)
(\$0.057m)	(\$0.299m)	Unbudgeted fully grant-funded program, (i.e.Regulation Reform Incentive). As the procession of the program, more staff will be recruited resulting in more EFT variance.	(4.0)
(\$0.059m)	(\$0.143m)	Food and Garden Organics Kerbside employment costs (budgeted for in Capital Works). The costs have been determined to be operating costs or initiatives funded and will not be capitalised (a transfer from the Capital Budget to the Operating/Initiatives Budget).	1.5

## 8. Materials and Services:

- The year to date variance is \$0.537m favourable to budget mainly due to the impact from the COVID-19 lockdowns 5 & 6, where deliveries and services were rescheduled with the changes to the service provision of most outdoor services such as Parks & Gardens, and Fleet Operations. Contractor cost at Leisure Centres, Community Program cost and training cost across the Council were also significantly impacted (refer Section 2.4).
- The forecast is \$3.388m (7.33%) unfavourable to budget.

## Variance Table - 31 March 2022:

Banyule City Council	YTD Actual \$000	YTD Budget \$000	YTD Variance \$000	Forecast \$000	Annual Budget \$000	Annual Variance \$000
Agency (Operations)	3,673	839	(2,835)	4,086	1,127	(2,959)
Consultancy (Operations)	647	974	329	1,136	1,322	186
Contractor (Operations)	9,859	10,305	446	14,565	13,796	(769)
Initiatives Expenditure	1,609	2,755	1,146	3,321	3,761	440

Banyule City Council	YTD Actual \$000	YTD Budget \$000	YTD Variance \$000	Forecast \$000	Annual Budget \$000	Annual Variance \$000
Other Materials and	18,224	19,676	1,451	26,465	26,179	(286)
<b>Total</b>	<b>34,012</b>	<b>34,549</b>	<b>537</b>	<b>49,573</b>	<b>46,185</b>	<b>(3,387)</b>

- The significant turnaround between YTD and Forecast variances is mainly as a result of:

Banyule City Council	YTD Actual \$000	YTD Budget \$000	YTD Variance \$000	Forecast \$000	Annual Budget \$000	Annual Variance \$000
Agency (Operations)	3,673	839	(2,835)	4,086	1,127	(2,959)

Agency is used to cover short term vacancies in staff and additional workload – refer to note 7. These additional costs in agency YTD of \$2.835m are marginally offset by workcover reimbursements and savings from vacancies in employee costs. The employee costs forecast has partially reflected these permanent savings.

Various IT projects, \$0.801m in total (budgeted for in Capital Works). The costs have been determined to not be capitalised after assessing the new accounting VAGO interpretation for intangible assets AASB 138.

Contractor (Operations)	9,859	10,305	446	14,565	13,796	(769)
-------------------------	-------	--------	-----	--------	--------	-------

Leisure Recreation Centres contractor cost reduced YTD by \$0.081m and forecast \$0.107m directly related to the centres been closed due to COVID-19 restrictions.

The YTD favourable timing variance from Tree Care works (\$0.124m) reflects the overall shortage labour supply after the Storm Event on 28 October 2021. It is offset by additional emergency management costs have been incurred, which postponed the planned routine works. It is reported that 800 trees were damaged due to the storms with an additional cost of \$0.266m projected in the Forecast. In addition, \$0.322m of associated costs such as emergency traffic control, cleanup, and inspection are also forecasted in the March report.

The Operation Depot Capital Improvements cost have exceeded the budget allocation due to additional traffic light instalations requirements \$0.162m YTD variance and \$0.156m to forecast.

The Food Organics & Garden Organics (FOGO) Kerbside Collection project has a forecast projection in this expense category, \$0.270m with no YTD spend.

Unexpended grants expenditure carried forward from 2020/2021 is \$0.090m additional reported expenditure in

Initiatives Expenditure	1,609	2,755	1,146	3,321	3,761	440
-------------------------	-------	-------	-------	-------	-------	-----

Initiative expenditure is tracking favourable against the YTD budget. The timing of initiative projects utilising service providers and contractors are not always known when setting the budget and a number of projects have also been delayed due to COVID-19 lockdowns. The inconsistent forecast projection for this category was reviewed in March by Management. This review resulted in approximately \$1m favourable adjustments (moved from \$0.6m unfavourable to \$0.440m favourable) to assist in partially reducing the underlying deficit reported above that budget.

The timing on various initiatives is tracking below YTD budget by \$0.294m

Other Materials and	18,224	19,676	1,451	26,465	26,179	(286)
---------------------	--------	--------	-------	--------	--------	-------

The provision of waste contamination charges (\$0.506m). Council's green waste contract stipulates a contractual limit of 3% contamination. In 2021 this limit was exceeded (understood to be the result of residents in COVID-19 lockdowns - spending more time at home and dispersing their green and general waste incorrectly). Exceeding the contamination limit has resulted in a higher price per tonne being charged. It is estimated to be an additional \$0.650m cost to Council including additional \$0.200m green kerbside disposal cost. The YTD variance of \$0.263m (81%) of this expected additional

The Food Organics & Garden Organics (FOGO) Kerbside Collection project - approximately \$0.485m of the FOGO project cost has been reclassified to this expense category from Capital after assessing the detailed project plan. Another \$0.300m from the project has been forecast to employee cost (non-capitalised) – refer note 7. To date only \$0.111m has

A top-down management review has been undertaken to assist Council in managing Council's underlying deficit. As a result, 25% of departmental training & conference cost, i.e. \$0.220m, has been adjusted down in the forecast.

**9. Utilities charges:** is \$0.712m favourable to the YTD budget due to the timing of the quarterly invoices yet to be received. The forecast has reflected the reduction of utilities due to the closure of various facilities due to COVID restrictions.

**10. Grants - Non-recurrent Capital:** is \$3.049m unfavourable to the YTD budget due to the timing to recognise capital grant funding. The \$0.302m forecast unfavourable variance is mainly driven from Capital grants carried to the next year. Refer to Note 3.

## 2.2 Financial Sustainability

The current assessment of the Financial Sustainability of the Organisation is measured against the VAGO indicators.

March 2022	Net Results	Adjusted Underlying Results	Liquidity	Internal Financing	Indebtedness	Capital Replacement	Renewal Gap
Forecast	4.50%	(4.69%)	2.02	60.82%	16.38%	2.40	2.25

- The adjusted underlying result measures an entity's ability to generate surpluses in the ordinary course of business. It is calculated as **(Adjusted underlying surplus or deficit) / (Adjusted underlying revenue)**. It specifically excludes non-recurrent capital grants, other contributions to capital expenditure (including Open Space Contributions) and non-monetary asset contributions (n/a for Banyule).
  - The 'red' Adjusted Underlying Results (deficit) has been managed through continuing to maintain the operational returns and maximising revenue from commercial activities and property sales over the next few years.
  - Council budgeted for a deficit in both 2020/2021 and 2021/2022 to provide significant financial support to ratepayers, businesses and community via the COVID-19 Banyule Economic Support Package.
  - In a normal year, Council aims for 5% or greater against the ratio.
- The 'red' Internal Financing for 2021/22 measures Banyule's ability to finance capital works using the cash generated by operating cash flows.
  - The capital works expenditure that is forecast to be funded from operating cash flow is 60.82% for 2021/22 after approximately \$36m budgeted revenue from sale of properties now anticipated to be settled after the current financial year.
  - Internal Financing ratio of 100% or greater is considered financially sustainable.

## 2.3 Council Resolutions: impact on financial performance

The table below lists 2021/22 resolutions carried by Council as of 31 March 2022, which will impact the financial statements.

Resolution	Description	EFT	Impact on Forecast	\$'000
CO2021/136	Reduction in the 2021 Winter Seasonal Fees for sport clubs		User fees & charges	78
CO2021/159	Youth Spaces Plan		Materials	50
CO2021/164	Economic Support Package (ESP)		Various	1,727
CO2021/168	Disc Golf Pop-up		Materials	30
CO2021/191	Christmas Day Gathering for Isolated/Underprivileged People		Materials	15
CO2021/192	Bellfield Social Enterprise Café		Materials	7.5
CO2021/202	Banyule Community Fund (6 months)	0.6	Employee	37.5
			<b>Total Operating</b>	<b>1,945</b>
CO2021/193	Bring Forward Olympic Leisure Centre – co design		Capital Expenditure	200
CO2021/151	Defer Macleod Park Pavilion to 2022/23		Capital Expenditure	(800)
CO2021/238	Viewbank Tennis Club - LED Lighting upgrade		Capital Expenditure	90
CO2021/239	North East Link Project - Sporting Infrastructure (AK Lines Reserve & Binnak Park)		Capital Expenditure	80
			<b>Total Capital Work Expenditure</b>	<b>(430)</b>

## COVID-19 – Impact on Forecast

- The COVID-19 unexpected lockdowns 5 & 6 (15 July 2021 until 22 October 2021 ) have significantly impacted the economy, business, ratepayers and communities within Banyule.
- The March 2022 forecast is projected based on the assumption that the past and current lockdown affects various Council businesses until the end of the second quarter this year. This assumption will be assessed and reviewed each month.
- Due to COVID-19 Lockdowns, a financial impact has been estimated for the financial year based on the current Victoria Roadmap. Banyule businesses are likely to incur \$3.612m net unfavourable results (Income loss \$5.086m and expenditure savings \$1.473m).
- As of 31 March 2022, the key areas forecasted to be significantly impacted include:

Business units	Gross impact income favourable/ (unfavourable)	Gross impact expenditure favourable/ (unfavourable)	Net financial impact net saving / (net cost)
Transport Engineering	(1,578,780)	120,000	(1,458,780)
Leisure Centres-BLFM	(2,389,191)	1,431,411	(957,780)
Waste Management & Recycling	-	(450,000)	(450,000)
Municipal Laws	(298,921)	-	(298,921)
Transfer Station	(383,000)	85,000	(298,000)

o

**Transport Engineering:** has been heavily impacted by the COVID-19 lockdown by reducing the volume of parking fees and infringements.

- Loss of Parking infringement revenue has increased to \$1.445m (38% of the total budgeted Parking Infringement). The forecast is based on reducing enforcement activities until the early November 2021 (in line with the Victoria Roadmap). It is expected to reach 70% of the budgeted revenue for the last quarter of the year.
  - The parking fees are projected to reduce by \$0.134m (10% of the total budgeted Parking Meter fees) driven by a lower demand on parking facilities during COVID restrictions.
  - Savings on expenses is \$0.120m. The loss of income does not directly drive associated pro-rata expenditure savings as most of the contract expenditure is fixed.
- **Leisure and Aquatic Centres:** (Nets Stadium and Ivanhoe aquatic centres) have also been significantly impacted by the restrictions and closed from 15 July 2021 until approximately 2 November 2021.
- Reduced income (\$2.389m or 58% of the total budgeted aquatic and leisure centre fees and charges) has been forecasted for March 2022 based on the closure of the centres until 3 November 2021. The March forecast has been calculated based on reinstating direct-debit membership fees and limited capacity to maintain social distancing. The forecast has been adjusted to reflect an overall 86% of the last 3 months budget based on March income recognition. In addition, the Netball Stadium has been operated as usual from January 2022 except for kiosk. The forecast will be updated as restrictions ease and understanding of the customer demand after COVID.
  - Expenditure savings are forecasted to be \$1.431m accordingly, mainly derived from labour savings during closure offset by employee redeployments.
- **Waste Management & Recycling:** a provision of \$0.450m contamination charges, refer to Note 7 in the Income Statement.
- **Municipal Laws:** statutory fees have been impacted (15% of the Municipal Laws income) by COVID-19 lockdown and the quarantine requirements in July when the enforcement activities were paused for two weeks. In addition, the business focus has been on education for compliance rather than enforcement.
- **Transfer Station** is experiencing a reduction in demand on commercial activities due to lockdown 5 & 6 restrictions to business and resulting in a loss in Public Tipping income of \$0.383m (26% of total budgeted transfer station tipping fees). It is forecasted to have limited savings from reducing waste disposal due to the increase in kerbside collection from residents being at home due to COVID.

## 2.5 COVID -19 Economic Support Package (ESP)

- Council has explored additional options to provide appropriate and timely assistance to the community, ratepayers and local businesses in 2021/22 who may experience hardship associated with the adverse economic implications of COVID-19. At the meeting held on 30 August 2021, Council resolved the 2021/22 ESP to be increased to \$3.540m, which comprises:
  - the current 2021/22 \$1.500m Economic Support Package initiative to ratepayers, businesses, and community, as outlined in the Budget 2021-2025. At Council meeting 4 October 2021, Council resolved (CO2021/201) to allocate \$0.181m from the \$1.500m ESP to support the business operation at Macleod Recreation and Fitness Centre – YMCA.
  - the \$0.314m operational budget funding in 2021/22 from carry-over funding from the prior year's Economic Support Package, and
  - further funding to support the Banyule community and local business through expanding, extending and providing additional initiatives to the value of \$1.727m as below:

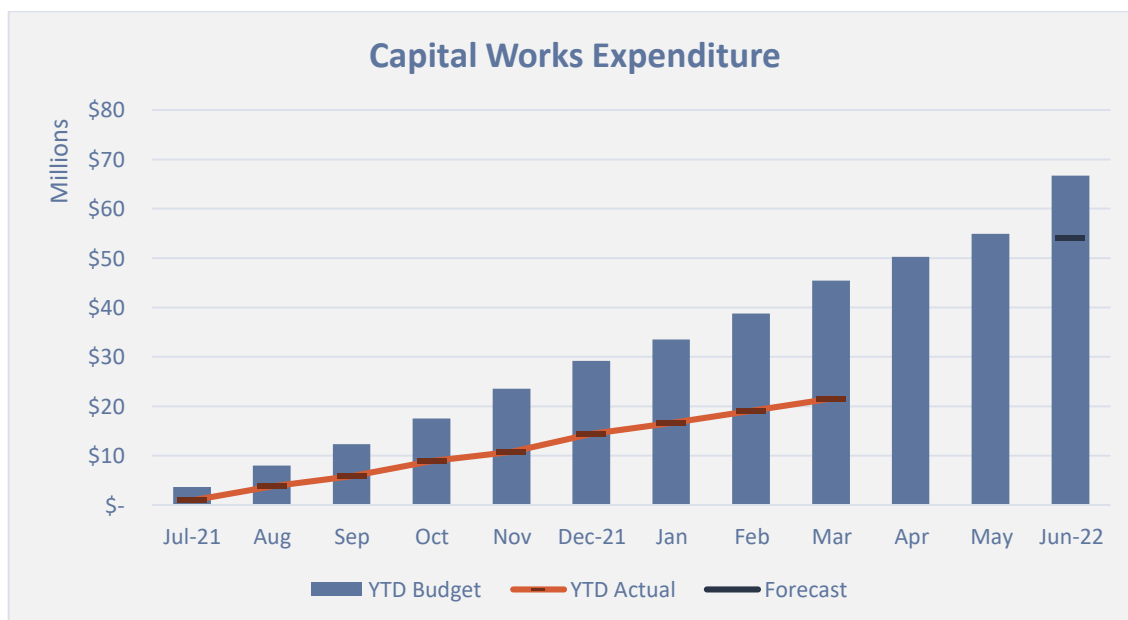
The additional support	Expenditure
<b>Fund instalment 1 and 2 of the business components of the Special Rate and Charge Schemes across the 10 Trader Associations covering the year 2021/22 (excluding Rosanna)</b>	599,508
<b>Provide a 6-month rent waiver for highly impacted commercial properties where Council is the landlord</b>	150,000
<b>Provide rent relief to eligible tenants under the Victorian Government Commercial Tenancy Relief Scheme, by application</b>	15,000
<b>Business investment funding to continue to fast track permit applications</b>	100,000
<b>Fund Gift Cards and/or vouchers that support shopping local</b>	58,000
<b>Continue to deliver on the Rediscover Local strategy</b>	100,000
<b>Broaden COVID -19 Business Grants eligibility</b>	-
<b>Waive from 50% to 100% of the 2021 Winter season ground and pavilion hire fees (excluding utilities)</b>	155,153
<b>Increase the funding of the current Community Grants Program – major grants pool</b>	50,000
<b>Waive 100% the 2021/22 fees (excluding utilities) for leased clubs – bowls, croquet, tennis, scouts</b>	13,000
<b>Waive 6 months of rental fees for Shop 48</b>	146,200
<b>Fund our 7 Neighbourhood houses for service enhancement</b>	70,000
<b>Provide additional funding to support Greenhills Neighbourhood House to continue the food relief and sustainability programs</b>	40,000
<b>Fund the extension of the 'Chillin in Banyule' program for further a 9-months to provide for local musicians to be programmed into local businesses</b>	10,000
<b>Fund an Arts and Culture COVID Relief program to support our local creative sector</b>	20,000
<b>Support businesses that have been impacted to successfully re-open and reinvigorate once the COVID-19 restrictions ease.</b>	200,000
<b>Total</b>	<b>1,726,861</b>

- As of 31 March, \$2.522m of the Economic Support Package has been realised, including forgone income and expenses.
- Banyule through this package aims to achieve the best possible direct support to those in financial hardship within the municipality (Banyule's ratepayers, communities and business owners).
- At the time of writing this report, 1001 rates waivers applications were granted equivalent to \$279,750.



### 3 Capital Works Expenditure

As at 31 March 2022, a total of \$21.570m has been spent on capital works. The Forecast for Capital works expenditure is forecast to be \$54.099m, \$13.222m of carry forward projects to the next financial year. The adopted 2020/21 capital budget is \$66.745m



**Table 2 – Statement of Capital Works**

	YTD Actual \$000	YTD Budget \$000	YTD Variance \$000	Forecast Space \$000	Annual Budget \$000	Annual Variance \$000
<b>Infrastructure</b>						
<b>Roads, streets and bridges</b>	5,551	8,139	2,587	11,887	15,262	3,375
<b>Drainage</b>	765	1,045	280	1,379	1,514	135
<b>Parks and gardens</b>	3,212	7,494	4,282	6,985	9,999	3,014
<b>Playgrounds</b>	194	630	436	480	630	150
<b>Total infrastructure</b>	<b>9,722</b>	<b>17,308</b>	<b>7,585</b>	<b>20,731</b>	<b>27,405</b>	<b>6,674</b>
<b>Property</b>						
<b>Freehold buildings</b>	9,770	14,482	4,712	22,505	21,039	(1,466)
<b>Total property</b>	<b>9,770</b>	<b>14,482</b>	<b>4,712</b>	<b>22,505</b>	<b>21,039</b>	<b>(1,466)</b>
<b>Plant and equipment</b>						
<b>Motor vehicles</b>	291	4,471	4,181	1,396	5,952	4,556
<b>Plant and equipment</b>	1,501	5,239	3,739	4,884	7,034	2,150
<b>Furniture and fittings</b>	59	150	91	236	235	(1)
<b>Total plant &amp; equipment</b>	<b>1,851</b>	<b>9,860</b>	<b>8,011</b>	<b>6,516</b>	<b>13,221</b>	<b>6,705</b>
<b>Other assets</b>						
<b>Intangible assets</b>	225	3,772	3,547	4,303	5,030	727
<b>Art collection</b>	2	35	33	44	50	6

Total capital works expenditure	21,570	45,457	23,888	54,099	66,745	12,646
---------------------------------	--------	--------	--------	--------	--------	--------

## 4 Investment Activity

The current short-term term deposit interest rates held by Council are in the range of 0.39% to 0.80%. The current weighted average return is 0.65%. (the RBA cash rate has been at 0.10% since November 2020).

The budget against actual cash as depicted in the graph below, results from a higher cash opening balance than budget projections as of 30 June 2021. Most of this variance comprises:

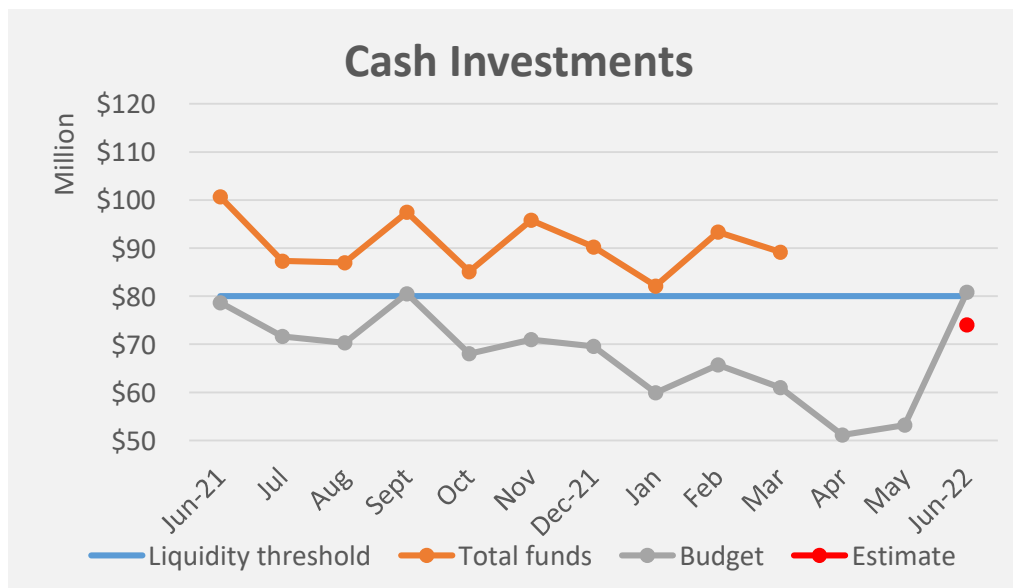
- Significant lower rate waiver applications than provisioned
- Capital Works expenditure tracking below the budgeted deliver date
- Unbudgeted Capital Works grants (unearned income assessment in progress)

The duration of the term deposits ranges between 3 to 12 months. Banyule City Council aims to spread maturities throughout the year to match cash outflows. Income from rates will supplement other inflows from which to pay staff salaries and supplier invoices during the year.

All cash investments are directly invested by Council in Australian financial institutions in accordance with our investment policy, using the Standard & Poor's (S&P) short term credit rating.

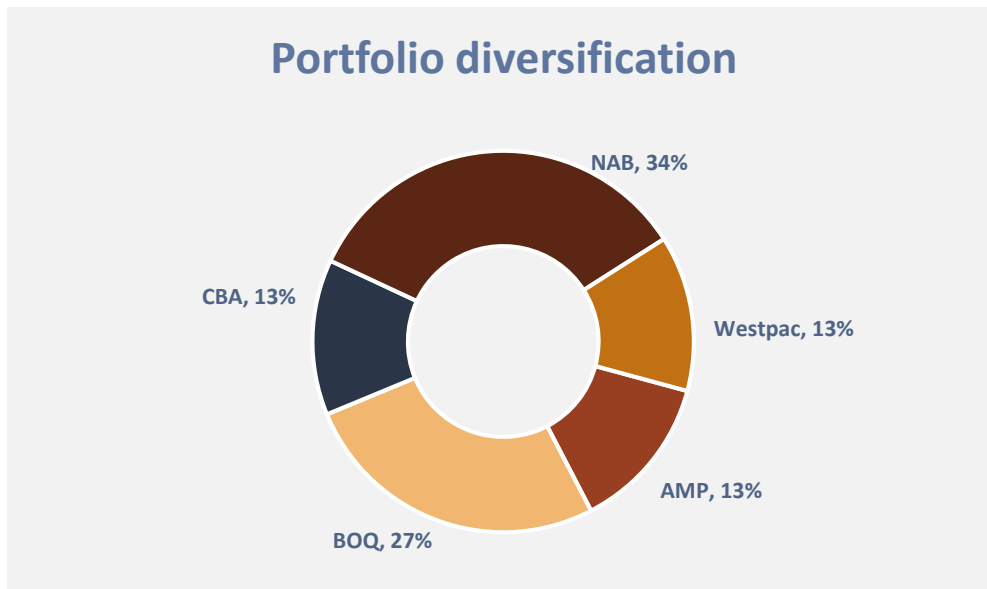
Rate instalment payment dates are in September, November, February & May. The usual trend of higher cash receipts in these months is depicted in the graph below.

The estimated Cash balance at 30 June 2022 has been re-set to about \$74m after assessing the status of all property projects. This re-set will see the forecast of approximately \$36m of cash related to these property projects (budgeted to be received within the current financial year) postponed to a subsequent year.



Note: Liquidity threshold represents the liquidity position 2:1 to cover budgeted short-term liabilities for the year end 30 June 2022.

The portfolio diversification of investments is outlined in the chart below:



**Table 3 - investment portfolio and financial institutions**

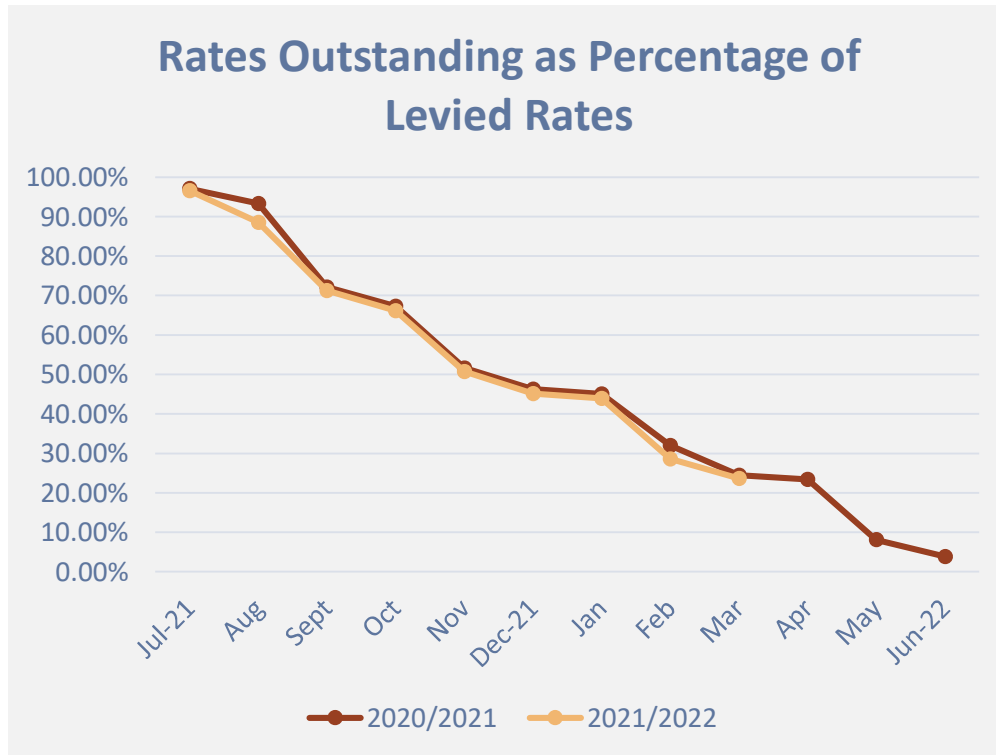
S&P rating	Banks	Investment portfolio	Maximum % holding in a single Financial Institution	Maximum % holding in a single credit rating level
A 1 +	NAB	34%	50%	
	Westpac	13%	50%	
	CBA	13%	50%	
<b>Total A1+</b>		<b>60%</b>		<b>100%</b>
A 2	BOQ	27%	30%	
	AMP	13%	30%	
<b>Total A 2</b>		<b>40%</b>		<b>50%</b>

- The table above supports Council investments follows Council's current investment policy.
- The current investment policy has been reviewed and amended to support Council's endeavour to achieve better investment outcomes under this low-rate financial environment. This policy is tabled to Council 7 February for adoption.

## 5 Other Financial Information

### 5.1 Rates Outstanding

For the 2021/22 financial year Banyule City Council has levied in total \$110.751m in rates revenue (includes waste charges from the schedule of fees and charges and excludes the fire services property levy). The total outstanding balance as of 31 March 2022 is \$26.173m, 23.63% of the current year levied rate income.

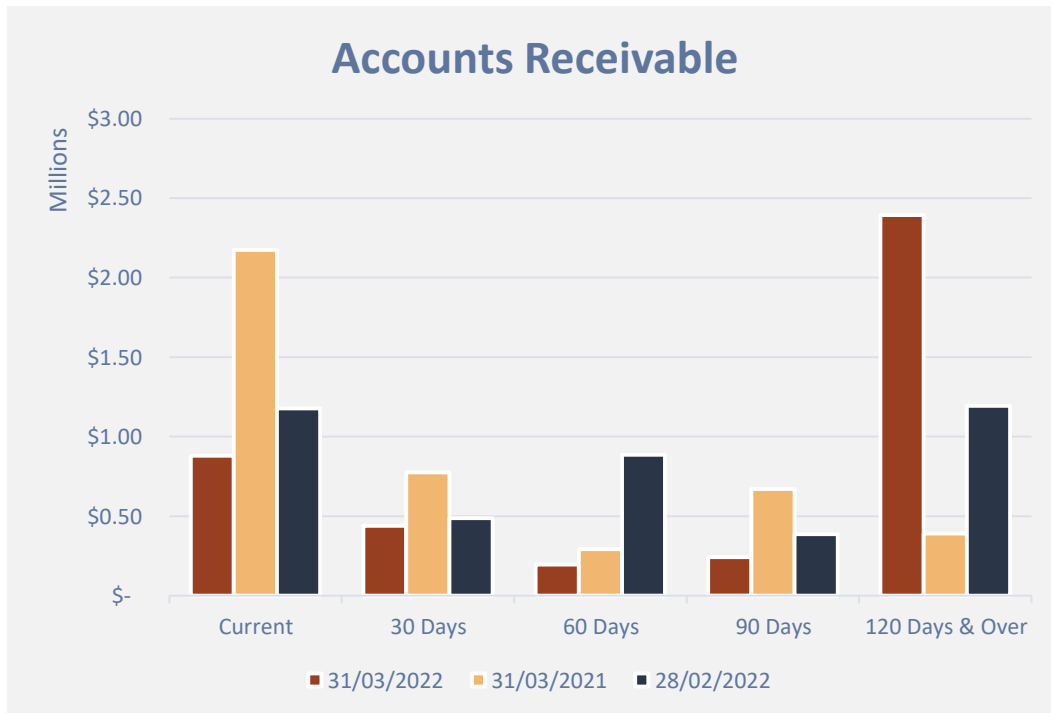


Council endorsed the waiver of a proportion of 2021/22 general rates due to COVID-19 financial hardship. Owner-occupiers of residential properties are eligible to a partial-waiver of either \$250 or \$500 for the 2021/22 rate year, depending on whether they hold an eligible Centrelink card. Eligibility for the \$500 waiver is restricted to those holding a JobSeeker or Low-Income category card through Centrelink. To date 1001 applications for waivers have been granted year to date.

This financial year, rates notices were issued towards the end of July 2021, which is almost a month earlier than last year when rates notices were sent in August 2020 after the budget adoption was formally delayed for 2020/2021.

## 5.2 Accounts Receivable

The accounts receivable function of Council raises revenue and collects payments for Children's centres, Aged & Disability services, Health Department, Leisure bookings, Banyule BPI and sundry accounts. (This function does not include revenue for the Planning Department, Animal Registrations and Parking Infringements as these are currently decentralised).



As of 31 March 2022, the total outstanding debtors' balance was \$4.152m (February 2022: \$4.133m). The outstanding balance is mainly driven by:

- Current balance includes \$0.330m from Public Open Space contribution invoice , Watermarc service provider monthly fixed invoice \$0.170m, Operations Depot – Waste invoice \$0.190m.
- As per the contract, under the current COVID circumstances, the WaterMarc service provider does not have to pay Council until June 2022, which resulted in a significant debtor's balance, i.e. 30-days \$0.170m (as above), 60-days \$0.170m, 90-days \$0.170m, and 120-days \$1.794m balance (\$1.044m from the 2020/21's balance). The outstanding balance is dependent on the Share/Loss arrangements under the contract, which will not be known until 30 June 2022.

## 5.3 Other Financial Statements

Table 4 – Balance Sheet

	2021/22 31 March \$'000	2021/22 30 November \$'000
Assets		
Current assets		
<b>Cash and cash equivalents *</b>	14,196	23,389
<b>Trade and other receivables</b>	37,462	41,413
<b>Other financial assets*</b>	75,000	70,000
<b>Inventories</b>	48	48
<b>Assets held for sale</b>	11,111	11,111
<b>Other assets</b>	1,672	1,672
<b>Total current assets</b>	<b>139,489</b>	<b>147,633</b>
Non-current assets		
<b>Trade and other receivables</b>	200	200
<b>Investments in associates and joint ventures</b>	3,567	3,567
<b>Property, infrastructure, plant and equipment</b>	1,683,856	1,683,405
<b>Right-of-use assets</b>	1,074	1,074
<b>Intangible assets</b>	490	515
<b>Investment Property</b>	28,847	28,847
<b>Total non-current assets</b>	<b>1,718,034</b>	<b>1,717,608</b>
<b>Total assets</b>	<b>1,857,523</b>	<b>1,865,241</b>
Liabilities		
Current liabilities		
<b>Trade and other payables</b>	13,784	13,838
<b>Provisions</b>	10,694	10,600
<b>Interest-bearing loans and borrowings</b>	220	305
<b>Trust funds and deposits</b>	4,292	4,292
<b>Lease Liabilities</b>	474	474
<b>Unearned Income</b>	7,728	7,728
<b>Total current liabilities</b>	<b>37,192</b>	<b>37,237</b>
Non-current liabilities		
<b>Provisions</b>	1,163	1,163
<b>Interest-bearing loans and borrowings</b>	20,810	20,810
<b>Trust funds and deposits</b>	1,009	1,009
<b>Lease Liabilities</b>	560	560
<b>Total non-current liabilities</b>	<b>23,542</b>	<b>23,542</b>
<b>Total liabilities</b>	<b>60,734</b>	<b>60,779</b>
<b>Net assets</b>	<b>1,796,789</b>	<b>1,804,462</b>
Equity		
<b>Accumulated surplus</b>	560,009	567,682
<b>Reserves</b>	1,236,780	1,236,780

Total equity	<b>1,796,789</b>	<b>1,804,462</b>
--------------	------------------	------------------

\* The balance of 'cash and cash equivalents and 'other financial assets is \$89.196m.

Table 5 – Statement of Cash Flows

	2021/22 31 December \$'000	2021/22 30 November \$'000
	<b>Inflows (Outflows)</b>	<b>Inflows (Outflows)</b>
Cash flows from operating activities		
Receipts:		
<b>Rates and charges</b>	85,988	82,275
<b>Grants - operating</b>	9,441	8,596
<b>Grants - capital</b>	4,882	4,245
<b>Statutory fees and fines</b>	5,056	4,436
<b>User fees and charges</b>	12,437	10,952
<b>Contributions - monetary</b>	3,524	2,965
<b>Interest received</b>	280	241
<b>Rental income</b>	2,022	1,789
<b>Other receipts</b>	1,236	1,147
Payments:		
<b>Employee costs</b>	(55,677)	(50,931)
<b>Materials and services</b>	(36,600)	(32,325)
<b>Utility charges</b>	(2,639)	(2,108)
<b>Other payments</b>	(8,442)	(8,219)
Net cash provided by operating activities	<b>21,508</b>	<b>23,063</b>
Cash flows from investing activities		
<b>Payments for property, infrastructure, plant and equipment</b>	(21,572)	(19,078)
<b>Proceeds from sale of property, plant and equipment</b>	497	379
<b>Net (purchases)/redemption of financial assets</b>	8,000	13,000
Net cash (used in) investing activities	<b>(13,075)</b>	<b>(5,699)</b>
Cash flows from financing activities		
<b>Borrowing costs - interest</b>	(1,464)	(1,332)
<b>Repayment of borrowings</b>	(10,037)	(9,952)
<b>Interest paid - lease liabilities</b>	(23)	(20)
<b>Repayment of lease liabilities</b>	(375)	(333)
Net cash (used in) financing activities	<b>(11,899)</b>	<b>(11,637)</b>
Net increase/(decrease) in cash and cash equivalents	<b>(3,466)</b>	<b>5,727</b>
Cash and cash equivalents at the beginning of the financial year	<b>17,662</b>	<b>17,662</b>
Cash and cash equivalents at the end of the month	<b>14,196</b>	<b>23,389</b>





[enquiries@banyule.vic.gov.au](mailto:enquiries@banyule.vic.gov.au)



# Capital Works Project Delivery Monthly Update – March 2022

CM9: D22/82004

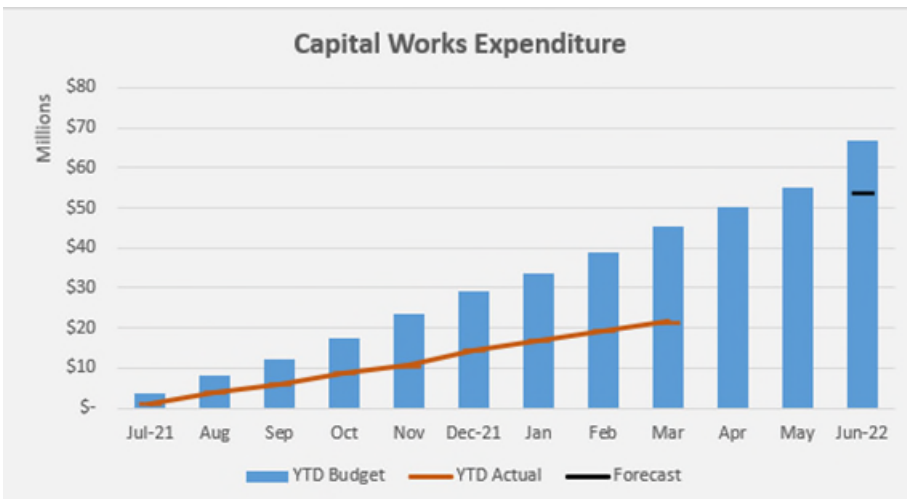
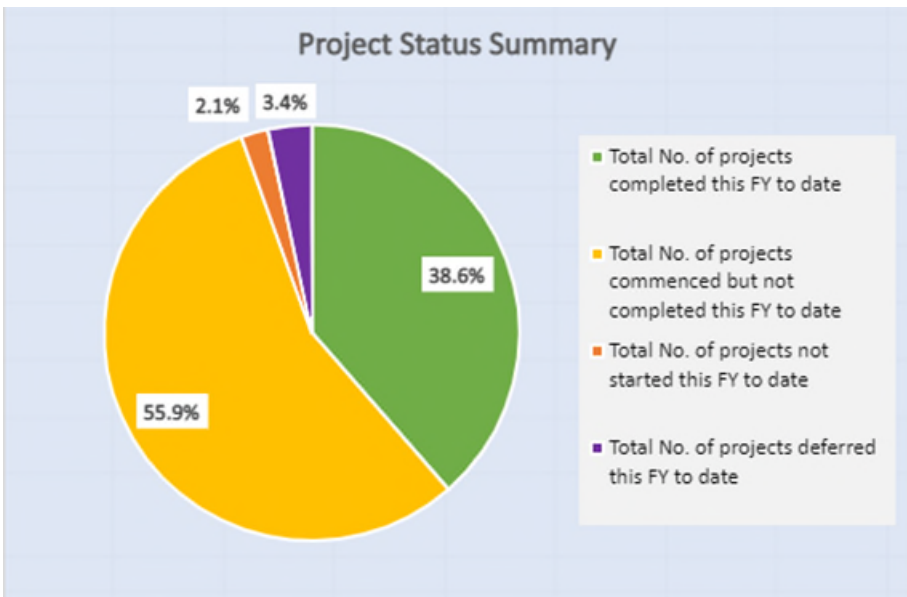
# 1 Contents

---

2	<b>Summary</b> .....	3
3	<b>Major Projects</b> .....	4
4	<b>Grimshaw Ward</b> .....	7
5	<b>Beale Ward</b> .....	8
6	<b>Sherbourne Ward</b> .....	8
7	<b>Bakewell Ward</b> .....	10
8	<b>Ibbott Ward</b> .....	11
9	<b>Olympia Ward</b> .....	12
10	<b>Griffin Ward</b> .....	13
11	<b>Hawdon Ward</b> .....	14
12	<b>Chelsworth Ward</b> .....	15

## 2 Summary

Project Status Summary	
Total No. of projects completed this FY to date	91
Total No. of projects commenced but not completed this FY to date	132
Total No. of projects not started this FY to date	5
Total No. of projects deferred this FY to date	8
<b>Total Number of projects programmed to be delivered this FY (minus deferred projects)</b>	<b>236</b>



### 3 Major Projects

Major Projects									
Project Name	2021/22 Budget (\$)	2021/22 Actual Spend to date (\$)	2021/22 Variance (\$)	Total Estimated Budget (\$)	Project Phase	Proposed Completion	Actual Completion	Comments	Status
Ivanhoe Aquatic & Leisure Centre Stage 2	\$710,705	\$88,057	\$622,348	\$710,705	Consultation	June 2022		Following in principle adoption of aquatic strategy, consultation on revised masterplan will occur throughout early-mid 2022	
					Design	Dec 2022		Site investigations continuing to inform schematic design. Report to Council on 11 April to take concept design to community consultation. A further report to Council with findings and to adopt a preferred design will be tabled in May 2022.	
					Procurement	May 2023			
					Construction	Sept 2024			
Macleod Health and Fitness Centre Redevelopment	\$796,087	418,298	\$377,789	\$796,087	Consultation	As required.	N/A	Members and local community to be kept informed as minor facility maintenance and entrance works are undertaken.  No specific consultation program in place until resolution of capital funds for major redevelopment project (2025+).	

Major Projects									
Project Name	2021/22 Budget (\$)	2021/22 Actual Spend to date (\$)	2021/22 Variance (\$)	Total Estimated Budget (\$)	Project Phase	Proposed Completion	Actual Completion	Comments	Status
					Design	Nov 2021		Completion of masterplan to Schematic design to allow for advocacy and funding opportunities.	Green
					Procurement	June 2022		Minor upgrades to entrance - Delayed procurement process due to resource availability constraints	Blue
					Construction	Oct 2022		Minor upgrades include works to entrance, paths, car park and surrounding landscape	Yellow
Rosanna Library Upgrade	\$160,210	\$27,373	\$92,8327	\$120,210	Consultation	June 2021	June 2021	Extensive community engagement completed. Statutory consultation processes to follow throughout project stages	Green
					Design	Dec 2022		Development application submitted by Woolworths. Design services public tender for library fit out underway.	Blue
					Procurement	May 2023			Yellow
					Construction	Oct 2024			Yellow
Bellfield Community Centre - Development	\$10,821,604	\$5,057,589	\$5,764,015	\$15,207,678 (Life of Project)	Consultation	Dec 2019	Dec 2019	Complete	Green
					Design	Sep 2020	Sep 2020	Complete	Green
					Procurement	Dec 2020	Dec 2020	Complete	Green

Major Projects									
Project Name	2021/22 Budget (\$)	2021/22 Actual Spend to date (\$)	2021/22 Variance (\$)	Total Estimated Budget (\$)	Project Phase	Proposed Completion	Actual Completion	Comments	Status
					Construction	March 2022		<p>Construction of community hub is well underway with following items either complete or near completion</p> <ul style="list-style-type: none"> <li>• All slabs - complete</li> <li>• Precast concrete – complete</li> <li>• Internal structures and HVAC install – complete</li> <li>• Construction of road (complete except seal to be completed at the end of construction)</li> <li>• Structural steel – complete</li> <li>• Brickworks on all facades – complete</li> <li>• Roof Sheeting - complete</li> <li>• Plastering, external cladding, rough works – ground level (70%)</li> </ul> <p>Overall project status – 75% complete</p> <p>Due to COVID restrictions and industry shutdown, completion of project has been delayed. Overall project is expected to completed by 23 May 2022.</p>	



## 4 Grimshaw Ward

Grimshaw Ward Projects					
Project Name	Budget (\$)	Forecast/Actual (\$)	Forecast Completion	Actual Completion	Comments
Bundoora Community Hall Refurbishment - Stage 2	500,000	50,000	June		Detail design due in April.
Bundoora Tennis Club Upgrade Stage 1 - Construction	300,000	510,000	January	February	Works complete
Redmond Court Wetland - Reconstruction and Creation of New Parkland	1,300,000	200,000	Revised date Play Space Feb 2022  Wetland Feb 2023		Wetlands works deferred to 22/23. Nature play completed (except for planting in Autumn). Tender for construction of wetland to proceed in June (at the latest) aiming for construction to commence late in calendar year (2022).
<i>Resurfacing Program</i> Clements Avenue - Grimshaw St To Intersection (S), Bundoora	114,280	114,280	August	August	Works complete
<i>Resurfacing Program</i> Greenwood Drive - Plenty Rd To Moreton Cr, Bundoora	94,560	94,560	August	August	Works complete

## 5 Beale Ward

Beale Ward Projects					
Project Name	Budget (\$)	Forecast/Actual (\$)	Forecast Completion	Actual Completion	Comments
Local Sporting Facility Upgrade Program	25,000	25,000	January		Report received from consultant. Officer to look through and prepare briefing note
Mountain View Road, Montmorency - Between Sherbourne and St Helena - Speed and volume control - Design Stage 1 & 2 and Construct Stage 1	140,000	140,000	March		Concept plan finalised and consultation with PTV/DOT has also been finalised. The community consultation also has been finalised. RFQ been issued due back in April.
Partington Flat Change Rooms	650,000	650,000	May		Works continuing scheduled to be complete in April 2022.
Partingtons Flat Reserve Sth East of Oval Playground	100,000	100,000	January		Project delayed till 22/23
Partingtons Flat Reserve - Gilway Rise Playground	40,000	40,000	January		Project delayed till 22/23

## 6 Sherbourne Ward

### Sherbourne Ward Projects

Project Name	Budget (\$)	Forecast/ Actual (\$)	Forecast Completion	Actual Completion	Comments
Installation of raised school crossing on Prosperity road	25,000	25,000	September	January	Works complete
Lighting of footpath at Lower Plenty Shops	10,000	11,540	February	November	Works complete
Montmorency Village precinct streetscape renewal including lighting works	1,900,000	1,090,377	August 2022		Contractor appointed. Construction to commence early April 2022.
Montmorency Village pocket park development	1,300,000	1,300,000	August 2022		

## 7 Bakewell Ward

Bakewell Ward Projects					
Project Name	Budget (\$)	Forecast/ Actual (\$)	Forecast Completion	Actual Completion	Comments
Purchase of New Portable Building for Diamond Valley Gem Club	95,000	95,000	January		RFQ has closed and works have been awarded
Willinda Track & Field Areas - Feasibility & Concept	25,000	25,000	May		Awaiting report from Consultant.
Gabonia Avenue - Elder St Reserve, Playground Upgrade	50,000	50,000	October	March	Works complete.
Willinda park access road, off Beatrix Street and Talbot Street intersection - Footpath, raised pavement and driveway alteration - Design and construction	60,000	60,000	November		RFQ issued due back late April.
Watsonia Town Square - Design	500,000	112,599	June		Community consultation is complete, and the preferred design is being finalised for Council endorsement in May 2022. Note that the project has been delayed to account for additional feedback from Councillors and the Watsonia Town Square Community Reference Group. The detailed design phase is forecast to be complete in late August 2022.
Sainsbury Avenue, Greensborough – traffic treatments at Elder St	60,000	60,000	May		Contract awarded, works to commence early April.

## 8 Ibbott Ward

Ibbott Ward Projects					
Project Name	Budget (\$)	Forecast/ Actual (\$)	Forecast Completion	Actual Completion	Comments
Macleod Park Change Rooms - Stage 1	650,000	100,000	TBC		Architect appointed, initial meeting been held with council officers.
Macleod Park Change Rooms - Stage 2	400,000	-	TBC		
McNamara St, MAC – Footpath Station Bus Stop to no. 12 - Budget	75,000	75,000	April		In conjunction with the Parks department we have finalised a concept plan for the shared use path. Consultation has been finalised. Survey of boundary to be organised to confirm feasibility of concept. RFQ to be issued late April.
Installation of raised pedestrian crossing on Aberdeen Rd, Erskine Road, May Street, Birdwood Avenue, Macleod - Construct	120,000	120,000	May		Functional design and community consultation have been finalised. Federal Road Safety Funding secured. Design completed. The construction needs to be in calendar year 2022.
<i>Resurfacing Program</i> Chapman Street - Railway East to Braid Hill Rd, Macleod	124,730	124,730	August	August	Works complete
<i>Resurfacing Program</i> Munro Street - Erskine Rd To May St, Macleod	61,630	61,630	August	August	Works complete

## 9 Olympia Ward

Olympia Ward Projects					
Project Name	Budget (\$)	Forecast/ Actual (\$)	Forecast Completion	Actual Completion	Comments
Olympic Park Program of Projects - Stage 3 & 4	2,643,159	1,200,000	April		Construction of new Carpark, re-sheeting of old carpark in progress and expected to be completed by mid-April 2022. Installation of new lights on synthetic pitch have been delayed due to unavailability of required fixtures. Lights are expected to be installed by April 2022. Concept designs for pavilions & sportsfields completed. Initial concept plans for Barrbunin Beek waiting Committee approval
Morobe Street Children's Centre - Outdoor Playspace Refurbishment	66,000	66,000	February	March	Works complete.
James Reserve Playground	150,000	0	February		Survey complete. Postponing until 23/24 FY to follow design of site.
James Street Reserve Lighting Construction	300,000	180,000	January	January	Works complete.
Ford Park - Lighting of the tan track design	50,000	0	March		Project not proceeding.

## 10 Griffin Ward

Griffin Ward Projects					
Project Name	Budget (\$)	Forecast/Actual (\$)	Forecast Completion	Actual Completion	Comments
Ivanhoe Park Sporting Precinct Plan	TBC	62,726	TBC		Consultation concluded - Repor to Council May then final masterplan and costings will be developed and presented back to council in June for adoption.
Heidelberg Park Car Park Lighting - Installation	80,000	1,422	July	July	Works complete
Heidelberg streetscape enhancements	25,000	25,000	October		Concept Plan for greening Burgundy Street being prepared.
Beverley Road Oval Surface Full Renovation - Construction	1,350,000	20,000	Defered till 22/23		Works delayed to 22/23 due to redesign required as a result of Melbourne Water requirements as part of the planning process.
East Ivanhoe Village precinct streetscape renewal - Design	300,000	35,363	May		Engagement commenced, community reference group (Chaired by Councillor) established (1st meeting held in mid December), community engagement program planned for March to identify design ideas.
Warringal Parklands Oval Surface - Full Renovation - Design	35,000	35,000	December	March	Design Complete
<i>Resurfacing Program</i> Hawdon Street - Burgundy St To Cartmell St,Heidelberg	44,320	44,320	August	August	Works complete
<i>Resurfacing Program</i> Hawdon Street - Darebin St To Brown St,Heidelberg	50,100	50,100	August	August	Works complete

## 11 Hawdon Ward

Hawdon Ward Projects					
Project Name	Budget (\$)	Forecast/Actual (\$)	Forecast Completion	Actual Completion	Comments
Refurbishment of Toilets at Viewbank Scout Hall and Installation of Storage Shed – Design	25,000	25,000	December		Preliminary design due early April for further discussion with Scout group.
Viewbank Tennis Club - LED Lighting Upgrade of Court 7 & 8	80,000	140,000	March		Was to commence in March however due to a supply issue with the lights it is anticipated at this stage for the works to be done in June
Arthur Streeton Reserve Playground	100,000	100,000	October	October	Works complete.
Yallambie Park Playground	150,000	150,000	November		Survey complete. Design commenced. Expected delivery in September 2022 after consultation.
Price Park - Dog Park Improvements	75,000	50,000	February		Planning has commenced. Lighting panel recommended no lighting at this park. Dog park improvements to be included removal of pine trees.
Yallambie Park Change Room Design	50,000	50,000	December	March	Detailed design complete



## 12 Chelsworth Ward

Chelsworth Ward Projects					
Project Name	Budget (\$)	Forecast/ Actual (\$)	Forecast Completion	Actual Completion	Comments
Odenwald Road bridge - shared use zone improvements	90,000	50,000	May		Community feedback and our response have been posted on Shaping Banyule. Metro has also indicated that their preference is for the bridge to be a one-direction for vehicle at a time.
Chelsworth Park Lighting Construction	300,000	240,000	March		Contract awarded, works delayed due to supply issues anticipated completion in April/May.
Ivanhoe Golf Course car park upgrade – Design	20,000	20,000	March		Consultant engaged for revised design. Preparing cost estimates.
Development of pocket park and a shared pedestrian/vehicle zone along Waterdale Road - Construction	650,000	300,000	August 2022		Tenders received and currently evaluating.
Norman, Marshall and Maltravers, Ivanhoe - Traffic treatments and Pedestrian crossing facilities - Road Safety Audit & Design	40,000	40,000	May		Concept design and community consultation have been finalised. Detail design being finalised.
<i>Resurfacing Program</i> Jellicoe Street - Osney Av To Dalveen Rd,Ivanhoe	86,780	86,780	August	August	Works complete

