

### **3 Presentation of officer reports**

#### **3.1 Planning Policy Framework Translation - Endorsement of preferred version**

##### **Abstract**

As part of the Smart Planning reform agenda, the Victorian Government introduced a new Planning Policy Framework (PPF) into all Victorian Planning Schemes through Amendment VC148 in July 2018. The new PPF is intended to integrate state, regional and local policies in the one place and to create a stronger, better aligned, consistent and easier to navigate policy framework.

While all state and regional content is already included in the new PPF, local planning policies are currently still contained in Clause 21 (Municipal Strategic Statement) and Clause 22 (planning policies). Translation of this local content into the new structure is required to complete the transition to the new PPF.

The translation of local planning policies is required to be policy neutral to maintain Council's existing policy position. While there is some opportunity to make changes to clarify intent and remove ambiguity without changing policy intent, there is no opportunity to include new policy. Changing the policy position would require exhibition of the new PPF and require all of Council's existing planning policies to again be subject to a planning scheme amendment process.

Officers have prepared a policy neutral translation of the new PPF based on the current existing Local Planning Policy Framework (LPPF). The translation process has included a review of all parts of the existing local policy framework to ensure critical local content is retained and Council's policy positions are not weakened. Provisions inconsistent with the translation rules established by the Department of Environment, Land, Water and Planning (DELWP) have not been translated. This includes provisions which duplicate other content, matters not controlled through planning or outdated content.

In preparing the draft PPF, officers have identified the following issues raised by the rules set up by DELWP which are discussed in the report:

- inability to translate planning permit application requirements;
- inability to use the word 'require' in the PPF translation; and
- inability to include definitions (most notably the heritage gradings definitions).

Officers have sought to mitigate any potential impacts of these key issues by redrafting application requirements as strategies where the intended outcome is clear.

Officers also consider the inability to include the grading definitions has little practical implications and does not weaken the identification and protection of Boroondara's heritage places. The heritage grading of each property within a precinct is included in the heritage citation and statement of significance. These form the basis for the assessment of planning applications.

Council has been advised an endorsed preferred PPF must be submitted to the Minister for Planning by Friday 1 October 2021. Should Council not endorse a preferred version by this date, DELWP will process the most recent second draft including any changes made by the Victorian Government's Smart Planning Reform Team.

## **Officers' recommendation**

That the Urban Planning Delegated Committee resolve to:

1. Endorse the draft Municipal Planning Strategy and local policies at Attachment 4 to this report.
2. Submit the endorsed Municipal Planning Strategy and local policies to the Minister for Planning as Council's preferred version for implementation into the Boroondara Planning Scheme.
3. Note the process for implementation will be undertaken by the Minister for Planning pursuant to Section 20(4) of the *Planning & Environment Act 1987*.

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**Responsible director: Nick Lund, Acting Director Urban Living**

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## **1. Purpose**

The purpose of this report is to:

1. Inform Councillors on the translation of the Local Planning Policy Framework (LPPF) of the Boroondara Planning Scheme into the new Planning Policy Framework (PPF).
2. Outline the key issues Strategic Planning Officers have identified in the translation process and how officers have addressed these in the draft Municipal Planning Strategy (MPS) and PPF.
3. Seek endorsement of the draft Municipal Planning Strategy and draft Planning Policy Framework policies contained at Attachment 4.

## **2. Policy implications and relevance to community plan and council plan**

### **Council Plan 2017-2021 and Boroondara Community Plan 2017-27**

The Council Plan 2017- 2021 and Boroondara Community Plan 2017-27 set out the 10 year vision for Boroondara's future based on values, aspirations and priorities important to the community. Specifically, Strategic Objective 4 of the Plan aims to *'protect the heritage and respect the character of the City to maintain amenity and liveability while recognising the need for appropriate, well-designed development for future generations.'*

A policy neutral translation of Council's existing LPPF - including the Municipal Strategic Statement (Clause 21) and local planning policies (Clause 22) into the new PPF maintains Council's existing planning policy. The new structure will achieve better integration between state, regional local policy and streamline Council's policy framework.

### **Boroondara Planning Scheme**

The draft PPF prepared by Strategic Planning Officers presents a policy neutral translation of existing planning policy at Clauses 21 and 22.

## **3. Background**

### **Smart Planning Reforms**

Smart Planning was a reform program by the Department of Environment, Land, Water and Planning (DELWP) to make Victoria's planning system more efficient and accessible. As part of this program, DELWP introduced changes to the form and content of planning schemes to make them more efficient, accessible and transparent.

The Smart Planning Program ended at the close of the 2020/21 Financial Year. DELWP will be resourcing the outstanding PPF translations and implementations.

## Planning Policy Framework

A key component of the Smart Planning reform program was the introduction of a new PPF.

Introduced through Amendment VC148 in July 2018, the intention of the new PPF is to improve the operation of planning policy in planning schemes by combining state, regional and local policies in the one place. While the new PPF replaced the previously existing SPPF, Council's LPPF remains in operation. Transition to the integrated PPF requires translation of content in Clauses 21 and 22 into the new theme-based PPF. Once the translation is complete and the new PPF gazetted, Clauses 21 and 22 will cease to exist.

The new structure seeks to create a policy framework which is stronger, better aligned, consistent and easier to navigate. An integrated policy framework is also intended to ensure that local planning policy is afforded equal weight to state and regional policy.

The PPF provides a state-wide standard, thematic structure for policies. The diagram at **Attachment 1** shows the new structure and where Boroondara's local policies will sit within the thematic structure.

The new PPF structure is aimed at significantly reducing repetition in the planning scheme and using language which is more easily understood. Accordingly, the PPF provides a standardised format for all policies, with a set of translation rules as detailed below. Each local policy now can only include the following elements:

- policy application (optional);
- objectives (optional - local policy can rely on the state or regional objective);
- strategies (must be included);
- policy guidelines (numerical values) (optional);
- policy documents (previously known as reference documents) (optional); and
- Maps (optional).

As can be seen from the diagram at **Attachment 1**, more than one local policy can be included under each PPF theme.

It is important to note no allowance has been made in the PPF for the inclusion of planning application information requirements and decision guidelines.

## Municipal Planning Strategy

In addition to the new PPF, councils are also required to prepare a Municipal Planning Strategy (MPS) for inclusion at Clause 02 of the planning scheme.

The MPS replaces the current Municipal Strategic Statement (Clause 21) and provides the planning scheme's policy foundation. It sets out the overarching land use vision and directions of a municipality and provides a focused and direct message about a Council's planning aspirations.

The MPS contains the following sections:

- **Context** - to provide a concise description of the municipality and its regional setting addressing geographic, economic, environmental and demographic characteristics of Boroondara.
- **Vision** - provides an overarching statement of intent which describes the type of municipality a council seeks to create. It must be focused on land use and development. The vision prepared by officers is based on the vision set out in the adopted Boroondara Community Plan.
- **Strategic directions** - set out how the vision will be implemented and key issues managed. They detail the high-level policy intentions and provide the basis for local policies at clauses 10 to 19.
- **Strategic framework plan(s)** - provide a visual spatial representation of the key strategic directions.

### Translation process

The original deadline for all translations to be finalised was June 2021. However, delays in the roll out of the translations and implementation at DELWP has meant the translation process remains ongoing. To date:

- 25 councils have had their PPF approved and gazetted (including only three metropolitan councils)
- 26 translations have been completed and are awaiting a final decision by the Minister
- 24 translations are still in progress (including Boroondara)
- Eight councils have received authorisation to exhibit their new PPF as their translation is not policy neutral.

DELWP have advised Council needs to submit an endorsed preferred version of the PPF by Friday 1 October 2021.

Unlike most other Councils, Council officers have undertaken the translation of the current LPPF policy content into the new PPF rather than DELWP. Officers undertaking the translation and drafting process allowed greater control over the content included and excluded.

Officers prepared two drafts which were reviewed by Smart Planning. The current third draft will not be reviewed by DELWP until it has been endorsed by Council and submitted to the Minister for Planning as the preferred version for approval.

## 4. Outline of key issues/options

### Translation rules

To ensure consistency across the translation of all planning schemes to the new format, DELWP established a series of planning scheme rules. Councils are required to adhere to these rules in translating their local policy content into the new PPF. The rules provide direction for the drafting process as follows:

- Rule 1: A provision must be within the scope of the objectives and power of the Act.
- Rule 2: A provision must implement the objectives of planning and be supported by a sound strategic planning and policy basis.
- Rule 3: A provision must not conflict with or duplicate other legislation, instruments or planning scheme provisions.

- Rule 4: A provision must be necessary and proportional to the intended planning outcome.
- Rule 5: A provision must be consistent with the operational provisions of the scheme, any parent provision and any relevant Ministerial Direction.
- Rule 6: The application of a provision must be clear.
- Rule 7: The requirements of a provision must be clear and unambiguous.
- Rule 8: A provision must be structured to be clear and unambiguous.
- Rule 9: A provision must be written to be clear and unambiguous.

Should Council decide to endorse a PPF which does not comply with these rules, DELWP and the Minister for Planning will make changes to Council's preferred PPF version to achieve compliance. It is likely Council will not have any further opportunity to have a say what changes are made, should it decide not to meet the translation rules.

Officers have identified Rules 1, 3, 5 and 7 to be most relevant to the translation of Council's LPPF, with changes to existing policy provisions (including deletion or wording changes) largely due to these rules.

Most importantly, the rules do not allow for the following current policy elements to be translated into the new PPF:

- mandatory provisions (through the use of the word 'require') (Rule 3);
- planning application information requirements and decision guidelines (Rule 5);
- administrative and background matters (Rule 5); and
- definitions (Rule 5).

### **Policy neutrality**

The translation of current local planning policy is required to be policy neutral to ensure the policy direction is not changed without appropriate consultation (i.e. public exhibition). The scope of a policy neutral translation allows for some changes to be made, including:

- re-wording to improve clarity or useability without changing the intent;
- correction of spelling or grammar;
- update terminology to ensure consistency with current terms used in Victoria Planning Provisions (VPP) and the *Planning and Environment Act 1987* ('the Act');
- re-purposing existing elements which are not a prescribed element (e.g. decision guideline, application requirement, key issues) into a strategic direction, objective, strategy or policy guideline;
- updating outdated references to documents, legislation or agencies; and
- relocating content.

Officers have made wording changes throughout the draft PPF to ensure policy direction and intended outcomes are clear and unambiguous. In some instances, wording changes have needed to be made to achieve compliance with the translation rules (e.g. the use of the word 'require' as discussed below). These wording changes have not changed the overall intent of the relevant policy.

Other content which cannot be translated includes:

- content which directly conflicts with state policy, the VPP or other local content;
- matters which are not controlled through planning but other legislation or instruments;
- material which duplicates state, regional or other local content; and
- outdated content (e.g. demographic data, completed further strategic work).

Importantly, a policy neutral translation also means there is no opportunity for the introduction of new policy which currently does not exist within Clauses 21 and 22 (e.g. environmentally sustainable design policy).

The introduction of new planning policy (including any changes to current policy positions) would require a full planning scheme amendment including exhibition and planning panel process. Such a process would provide an opportunity for all existing planning policy to be scrutinised and challenged by any party. Given policies currently contained in the LPPF have already undergone a planning scheme amendment process, officers do not consider it appropriate to provide a further opportunity for all Council's planning policies to be scrutinised.

Once the new PPF has been introduced, Council can introduce new planning policies through planning scheme amendments which include full exhibition and review by an independent planning panel.

### Translation of LPPF into the PPF Structure

Officers have reviewed each clause contained in the LPPF and translated existing policy into the most relevant theme-based clause in the PPF. The content of some clauses was split between multiple PPF clauses to reflect the new theme-based structure.

Officers have been able to translate almost all current provisions. Wording changes to certain provisions have been made to improve clarity and intent. The reasons for not being able to translate certain provisions contained in current clauses are mentioned above. The table below provides a summary of clauses where content has not been translated.

Policy	Comments
<b>21.02 - Neighbourhood centres, local centres, commercial corridors and out of centre development</b> <b>21.03 - Environment and open space</b> <b>21.04 - Built environment and heritage</b> <b>21.05 - Housing</b> <b>21.06 - Transport and infrastructure</b>	<p><i>'Policy guidance'</i></p> <p>Provisions relating to the application of other policies and planning controls within the Boroondara Planning Scheme or other regulations outside the planning scheme.</p> <p>Compliance with other policies, controls and regulations is required irrespective of whether these are listed in a PPF clause or not.</p> <p>Examples include:</p> <ul style="list-style-type: none"> <li>• Clause 21.02: 'Applying the local policy (Advertising Signs at Clause 22.01) to manage the development of signage in centres and commercial corridors.'</li> </ul>

	<ul style="list-style-type: none"> <li>• Clause 21.03: 'Apply local policy (Public Open Space Contributions Policy at Clause 22.04) to collect funds for public open space from non-exempt subdivisions.'</li> <li>• Clause 21.04: 'Apply local policy (Heritage Policy at Clause 22.03) to protect, conserve and enhance all heritage places within the Heritage Overlay.'</li> </ul> <p><i>'Other actions'</i></p> <p>Actions relating to matters controlled through the planning scheme. These generally relate to advocacy actions. No allowance has been made for advocacy work to be identified within the new PPF.</p> <p>Examples include:</p> <ul style="list-style-type: none"> <li>• Clause 21.03: 'Continue to implement Boroondara's Tree Protection Local Law to protect large canopy trees on private land and those registered on Council's Significant Tree Register.'</li> <li>• Clause 21.06: 'Advocate for affordable, safe, efficient and effective public transport networks with increased frequency, connectivity, reduced travel time and integration.'</li> </ul>
<p><b>21.07 - Local areas</b></p>	<p><i>21.07-1 Camberwell Junction Major Activity Centre - Policy guidelines</i></p> <p>Provisions relating to the application of other policies and planning controls within the Boroondara Planning Scheme or other regulations outside the planning scheme.</p> <p>Compliance with other policies, controls and regulations is required irrespective of whether these are listed in a PPF clause or not.</p> <p>Examples include:</p> <ul style="list-style-type: none"> <li>• Applying local policy (Advertising Signs at Clause 22.01) to manage the development of signage across the municipality.</li> <li>• 'Apply local policy (Heritage Policy at Clause 22.03) to protect, conserve and enhance all heritage places within the Heritage Overlay.'</li> </ul> <p><i>21.07-1 Camberwell Junction Major Activity Centre - Maps 2 and 3</i></p> <p>Some of the land written content of the maps has not been translated as it relates to projects/initiatives which have been completed, land use outcomes no longer controlled through the planning scheme (land use outcomes t now as-of-right) or matters addressed by other clauses in the new PPF.</p> <p>Examples include:</p> <ul style="list-style-type: none"> <li>• Map 2: 'Encourage extension to major retail outlets, namely Target, Safeway and Camberwell Market'</li> <li>• Map 2: 'Encourage the rationalisation and relocation of the SEC depot functions outside the precinct.'</li> </ul>

	<ul style="list-style-type: none"> <li>Map 3: 'Provide street trees in keeping with themes for centre.'</li> </ul> <p><i>21.07-2 Kew Junction Major Activity Centre - Policy guidelines</i></p> <p>Provisions relating to the application of other policies and planning controls within the Boroondara Planning Scheme or other regulations outside the planning scheme.</p> <p>Compliance with other policies, controls and regulations is required irrespective of whether these are listed in a PPF clause or not.</p> <p>Examples include:</p> <ul style="list-style-type: none"> <li>Applying local policy (Advertising Signs at Clause 22.01) to manage the development of signage across the municipality.</li> <li>'Apply local policy (Heritage Policy at Clause 22.03) to protect, conserve and enhance all heritage places within the Heritage Overlay.'</li> </ul> <p><i>21.07-3 Hawthorn-Glenferrie Major Activity Centre - Policy guidelines</i></p> <p>Provisions relating to the application of other policies and planning controls within the Boroondara Planning Scheme or other regulations outside the planning scheme.</p> <p>Compliance with other policies, controls and regulations is required irrespective of whether these are listed in a PPF clause or not.</p> <p>Examples include:</p> <ul style="list-style-type: none"> <li>Applying local policy (Advertising Signs at Clause 22.01) to manage the development of signage across the municipality.</li> <li>'Apply local policy (Heritage Policy at Clause 22.03) to protect, conserve and enhance all heritage places within the Heritage Overlay.'</li> </ul>
<b>22.01 - Advertising signs policy</b>	Figures 1, 6, 7, 8, 10 and 11 have been deleted as these diagrams did not add any value in addition to the relevant strategy.
<b>22.02 - Discretionary uses in residential areas</b>	Some applications requirements - refer to discussion below.
<b>22.03 - Heritage policy</b>	<p><i>22.03-3 Policy</i></p> <p>This section sets out administrative and descriptive matters which cannot be translated in accordance with translation Rule 5.</p> <p><i>22.03-5 Gradings and grading definitions</i></p> <p>Refer to discussion below.</p>

	<p><b>22.03-6 Definitions</b></p> <p>The terms covered here are commonly understood terms which are not specific to Boroondara.</p>
<p><b>22.04 - Public open space contribution policy</b></p>	<p><b>22.04-1 Policy basis</b></p> <p>Contains largely administrative, descriptive and background information.</p> <p><b>22.04-3 Policy - Varying the 5% contribution</b></p> <p>A number of policy guidelines which do not provide a direction about the intended outcome have not been able to be translated.</p>
<p><b>22.05 - Neighbourhood character policy</b></p>	<p>The description of each of the residential zones has not been translated. This content is generic and descriptive. Translation Rule 5 does not allow for descriptive content to be translated.</p> <p>Statutory Planning Officers can rely on the precinct description contained in the Neighbourhood Character Precinct Statement in assessing a development application. The description contained in the precinct statement is more detailed and relevant.</p>
<p><b>22.06 - Neighbourhood centres and commercial corridors urban design policy</b></p>	<p><b>22.06-3 Decision guidelines</b></p> <p>All except one decision guideline have not been translated as they are either covered through the strategies already translated, are covered through other provisions in the new PPF or duplicate provisions in other planning controls.</p>

A summary table of the new provisions is contained at **Attachment 2**. **Attachment 3** shows where content from the current clause has been relocated to in the new PPF.

A copy of the draft MPS and local PPF policies is contained at **Attachment 4**. The colour coded tags in the draft PPF shows the existing location (source) within the planning scheme in purple and the new location (destination) in orange.

### Key issues identified

Officers have identified a number of key issues and shortcomings with the new PPF through the translation process which might have implications on how planning permits are assessed in the future. There are also a number of matters which may appear concerning, but do not have a significant impact on planning assessments or do not weaken Council's policy framework. These will be discussed in more detail in the following sections.

#### *Deletion of application requirements*

As noted above, the new PPF structure does not make an allowance for the inclusion of planning application information requirements. Officers consider this to be one of the key shortcomings of the new structure.

Application requirements are an important tool for Council to ensure applications are complete. They allow Council to clearly communicate expectations to applicants about the standard of applications. Council's submission to the *Reforming the Victoria Planning Provisions Discussion Paper* in November 2017 noted the quality of an application has a greater impact on whether the proposal is assessed and determined within the prescribed timeframes than the number of permit triggers and complexity of what is proposed. Not allowing the inclusion of application information requirements in the planning scheme fails to recognise this fundamental problem of the Victorian planning system. A streamlined system will still fail and not deliver efficient decisions if the quality of planning applications is sub-standard.

Specifically, the lack of application requirements might impact Council's ability to request further information as part of the planning permit process. If an application requirement is not contained within the planning scheme, applicants can challenge a particular requirement for the provision of further information at VCAT. This will add time and resources to the assessment process.

Officers have been able to redraft some application requirements and decision guidelines into strategies which are proposed to be included in the new PPF. However, in instances where the intent is unclear, officers were unable to redraft as strategies.

The table below provides select examples of current LPPF clauses containing application requirements with commentary whether officers were able to translate these into the new PPF.

Policy	Comments
<b>22.02 - Discretionary uses in residential areas</b>	<p>A number of application requirements have been redrafted as strategies and included at Clause 13.07-1L.</p> <p>Majority of application requirements do not provide a direction on the intended outcome and therefore cannot be included. However, the strategies provide clear directions and this provides Council's Statutory Planning Officers the ability to ask for information to demonstrate compliance with the relevant objectives and strategies.</p>
<b>22.03 - Heritage Policy</b>	<p>The policy contains application requirements relating to demolition of heritage places.</p> <p>All application requirements have been included in the Schedule to the Heritage Overlay (Clause 43.01) which is one of the few controls allowing the inclusion of application requirements.</p>
<b>22.05 - Neighbourhood Character Policy</b>	<p>The policy contains application requirements for subdivisions proposing the creation of empty lots.</p> <p>The majority of application requirements have been redrafted and included as strategies in Clause 15.01-5L Neighbourhood Character.</p> <p>Some application requirements (mainly relating to showing existing conditions on the subject land and adjoining sites) have not been able to be translated.</p>

Council could prepare information brochures for applicants which provide a list of application requirements to ensure the quality of applications. However, these application requirements would not have any statutory weight and could be easily challenged by applicants if they wish to do so. It is important to note officers can still request the provision of information to clarify the intent of planning applications under Section 54 of the Act. The removal of the provisions from the scheme means these requests are challengeable at VCAT. However, in practice, appeals to VCAT against requests for information not currently specified in the scheme are rare.

### *Deletion of the word 'require'*

Rule 3 of the translation rules states 'policy must not prescribe strict or mandatory controls (e.g. such as mandatory heights, setbacks etc.)'. While the current LPPF does not set any mandatory built form controls, the word 'require' is used in a number of policies implying a mandatory provision. In the new PPF the word 'require' cannot be used and must be replaced with other terms.

Policies containing the word 'require' include:

- 21.02 - Neighbourhood centres, local centres, commercial corridors and out of centre development
- 21.03 - Environment and open space
- 21.04 - Built environment and heritage
- 21.05 - Housing
- 21.06 - Transport and infrastructure
- 21.07 - Local areas
- 22.03 - Heritage Policy
- 22.06 - Neighbourhood Centres and Commercial Corridors Urban Design Policy

Officers have redrafted the relevant provisions to replace 'require' with a directive word as relevant. The table below shows some examples of how officers have replaced 'require' to ensure the strategy remains directive.

New PPF Clause	Redrafted strategy with track changes
<b>11.03-1L Camberwell Junction Major Activity Centre</b>	<del>Require</del> <b>Design</b> all-new retail development in Camberwell Junction to <del>have strong</del> <b>provide and maximise</b> pedestrian links to Burke Road.
	<del>Require</del> <b>Design</b> development of the vacant land at Camberwell Railway Station to link with the northern and southern sections of Burke Road.
<b>Clause 11.03-1L Hawthorn Glenferrie Road Major Activity Centre</b>	<del>Require</del> <b>Design and manage</b> night time uses <del>to be suitably designed and managed</del> to minimise amenity impacts on surrounding residential areas and businesses <b>and increase community safety</b> .
	<b>Support</b> <del>Require planning permit applications seeking</del> a waiver or reduction of <del>the</del> parking requirements for dwellings <b>only, if the development</b> <del>to</del> incorporates sustainable transport alternatives <del>as part of the development</del> .

<b>12.01-1L Protection of biodiversity - Boroondara</b>	<del>Require development to provide</del> Providing e-at least one canopy tree in backyard and front yard areas.
<b>15.01-1L Urban design and built form outcomes</b>	<del>Require</del> Design development to be responsive to existing streetscape patterns and themes.
	<del>Require development to treat</del> Provide landscapinge as an integral part of the overall design of development.
<b>15.01-1L Neighbourhood centres and commercial corridors built form</b>	<del>Require</del> Site and design ramps or steps to be contained within the building or property boundary where they are necessary.
	<del>Require</del> Design verandahs to achieve continuous unbroken pedestrian weather protection.
<b>15.01-5L Neighbourhood character - Boroondara</b>	<del>Require that an application to subdivide</del> Not supporting the subdivisione of land unless it is be accompanied by an application for buildings and works, or follows the approval of buildings and works on the site.
<b>15.03-1L Heritage in Boroondara</b>	<del>Require the use of</del> Use of materials and surface finishes that are complementary to the fabric of the heritage place.
	<del>Require the use of</del> Use of materials and surface finishes that are complementary to the contributory fabric of the heritage place.

While Council could resolve to include the word 'require' in the endorsed draft to be submitted to the Minister for Planning as the preferred version for approval, the Minister will not agree to this. The use of the word 'require' is not allowed under the translation rules and DELWP will therefore remove it from the final approved version.

#### *Deletion of heritage gradings definitions*

Council's heritage policy at Clause 22.03 contains definitions for heritage gradings 'non-contributory', 'contributory' and 'significant' as well as a list of other terms.

Given the new PPF does not allow for the inclusion of definitions, there is no ability to translate these definitions into the new PPF.

Recognising the importance of heritage protection to the local community, officers have included the heritage gradings in the new Local Heritage Policy (Clause 15.03-1L Heritage in Boroondara) as part of a new strategy. Officers note the Minister for Planning or DELWP Officers may not support this approach and the approved PPF may not ultimately include the definitions as currently proposed by officers. Officers will continue to discuss ways how the definitions can be retained with DELWP through their assessment process.

Officers would also like to note that even if the heritage grading definitions are not included in the final approved PPF, this would not undermine the identification and protection of heritage places within Boroondara.

The definition of 'non-contributory', 'contributory' and 'significant' are most critical in the identification and assessment process as part of a heritage study. These grading definitions provide the basis for the assessment of heritage precincts and are included in the heritage study itself. Reliance on a definition in the planning scheme is not required. Once a precinct has been included in the Heritage Overlay, the grading for each property within the precinct is defined through the Statement of Significance. The Statement of Significance is either referenced in the heritage citation as a policy document (pre-2020) or forms part of the planning scheme as an incorporated document in the Schedule to the Heritage Overlay (2020 onwards). In undertaking their assessment, officers will use the Statement of Significance to determine the grading and apply the relevant policy guidelines from the Local Heritage Policy (15.03-1L Heritage in Boroondara) for this grading.

### **Implementation process**

The translation will be implemented by the Minister for Planning as a ministerial amendment under Section 20(4) of the Act. This is the approach being taken by DELWP for all PPF translations which are considered policy neutral.

Under a 20(4) Amendment, the Minister for Planning assumes the role of planning authority and exempts himself from the formal notification requirements of Sections 17, 18 and 19 of the Act.

## **5. Consultation/communication**

No community consultation has been undertaken or is proposed given the policy neutral nature of the translation.

## **6. Financial and resource implications**

There are no costs associated with the implementation of the new PPF by the Minister for Planning.

Staff resourcing for the preparation of the draft PPF formed part of the Strategic Planning Team's work program.

## **7. Governance issues**

The officers responsible for this report have no direct or indirect interests requiring disclosure.

The implications of this report have been assessed and are not considered likely to breach or infringe upon, the human rights contained in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

## **8. Social and environmental issues**

A policy neutral translation of the current planning policies contained in the LPPF will not result in any detrimental social or environment impacts.

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**Report officer:**       **Christian Wilmsen, Acting Coordinator Strategic Planning**

2 MUNICIPAL PLANNING STRATEGY	11 SETTLEMENT	12 ENVIRONMENTAL AND LANDSCAPE VALUES	13 ENVIRONMENTAL RISKS AND AMENITY	14 NATURAL RESOURCES MANAGEMENT	15 BUILT ENVIRONMENT AND HERITAGE	16 HOUSING	17 ECONOMIC DEVELOPMENT	18 TRANSPORT	19 INFRASTRUCTURE
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Boroondara</p> <p>19.02-3S Cultural facilities</p> <p>19.02-3R Metro Melbourne</p> <p>19.02-4S Social and cultural infrastructure</p> <p>19.02-4L Community facilities</p> <p>19.02-4L Sport and recreation facilities</p> <p>19.02-5S Emergency services</p> <p>19.02-6S Open space</p> <p>19.02-6R Metro Melbourne</p> <p>19.02-6L Open space - Boroondara</p> <p>19.02-6L Open space contributions - Boroondara</p> <p><b>19.03 Development infrastructure</b></p> <p>19.03-1S Development and infrastructure contributions plans</p> <p>19.03-2S infrastructure design and provision</p> <p>19.03-2L Infrastructure design and provision - Boroondara</p> <p>19.03-3S Integrated water management</p> <p>19.03-3L Integrated water management</p> <p>19.03-4S Telecommunications</p> <p>19.03-4R Metro Melbourne</p> <p>19.03-5S Waste and resource recovery</p>

Summary of Draft *Municipal Planning Strategy*, local planning policies and key policy sources

#	Clause no.	Clause name	Commentary
Municipal Planning Strategy (MPS)			
1	2.01	<b>Context</b>	<p>The context describes the planning scheme's policy foundation, based on the municipality's location and regional context, assets, strengths, key attributes and influences. Content has been translated predominantly from the existing Municipal Profile at Clause 21.01 as well as a number of other clauses including:</p> <ul style="list-style-type: none"> <li>21.03 - Environment and open space</li> <li>21.04 - Built environment and heritage</li> <li>21.05 - Housing</li> <li>21.06 - Transport and infrastructure</li> </ul>
2	2.02	<b>Vision</b>	<p>The vision has been updated to reflect the strategic objectives relating to land use and development set out in the Council Plan 2017-2021 and the adopted Boroondara Community Plan 2017-27.</p>
3	2.03	<b>Strategic directions</b>	<p>This content is derived from existing content in Clauses 21 and 22 of the Boroondara Planning Scheme, background documents adopted from Council and strategic work undertaken.</p> <p>The strategic directions outline how Boroondara will implement its vision and manage key issues.</p>
4	2.04	<b>Strategic framework</b>	<p>Provides framework plans derived from existing content in Clauses 21 and 22 of the Boroondara Planning Scheme:</p> <ul style="list-style-type: none"> <li>Strategic framework plan</li> <li>Activity centre network framework plan</li> <li>Housing framework plan (updated)</li> <li>Transport framework plan</li> <li>Environment and open space framework plan</li> </ul>
Settlement			
5	11.03-1L	<b>Camberwell Junction Major Activity Centre</b>	<p>This policy Provides the strategic land use and development direction for the Camberwell MAC. The policy is based on the 1993 Structure Plan rather than the 2011 version which was never implemented into the Boroondara Planning Scheme.</p> <p>The maps have been updated to ensure legibility with redundant or non-relevant content removed. Land use and built form directions contained as text in the existing maps has been translated as strategies where relevant and possible.</p> <p>Key policy source:</p> <ul style="list-style-type: none"> <li>21.07-1 Camberwell Junction Major Activity Centre</li> </ul>

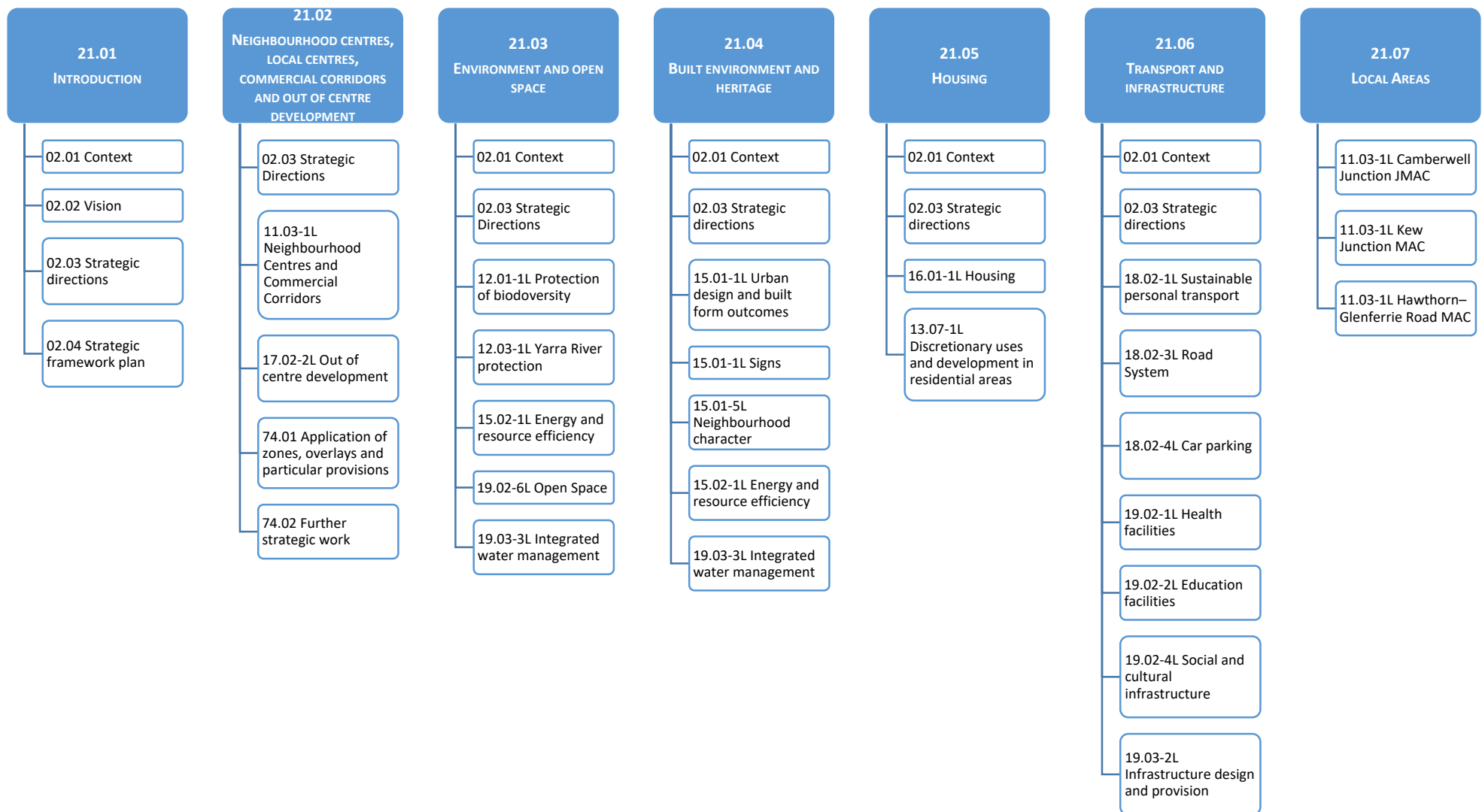
#	Clause no.	Clause name	Commentary
6	11.03-1L	<b>Kew Junction Major Activity Centre</b>	<p>This policy provides the strategic land use and development direction for the Kew Junction MAC. Based on the adopted <i>Kew Junction Structure Plan</i> (2011).</p> <p>Key policy source:</p> <ul style="list-style-type: none"> <li>21.07-2 Kew Junction Major Activity Centre</li> </ul>
7	11.03-1L	<b>Hawthorn-Glenferrie Major Activity Centre</b>	<p>This policy provides the strategic land use and development direction for the Hawthorn Glenferrie MAC. Based on the adopted <i>Glenferrie: Heart of Hawthorn Structure Plan</i> (2011).</p> <p>Key policy source:</p> <ul style="list-style-type: none"> <li>21.07-3 Hawthorn–Glenferrie Road Major Activity Centre</li> </ul>
8	11.03-1L	<b>Neighbourhood centres, local centres and commercial corridors</b>	<p>This policy sets the preferred strategic land use direction for these centres with a focus on supporting retail and office developments.</p> <p>Key policy source:</p> <ul style="list-style-type: none"> <li>21.02 Neighbourhood centres, local centres, commercial corridors and out of centre development</li> </ul>
Environmental and landscapes values			
9	12.01-1L	<b>Protection of biodiversity</b>	<p>This policy seeks to protect existing biodiversity corridors and habitat values through the retention of remnant vegetation and indigenous planting.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>Clause 21.03-2 Biodiversity</li> <li>Boroondara Open Space Strategy (2013)</li> <li>Boroondara Urban Biodiversity Strategy 2013-2023</li> </ul>
10	12.03-1L	<b>Yarra River protection</b>	<p>This policy seeks to protect the Yarra River Corridor from visually obtrusive development.</p> <p>Key policy source:</p> <ul style="list-style-type: none"> <li>21.03-3 Significant environments and landscapes</li> </ul>
Environmental risks and amenity			
11	13.07-1L	<b>Discretionary Uses and Development in Residential Areas</b>	<p>This policy provides guidance on the design and location of discretionary uses to protect the amenity and neighbourhood character of residential areas.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>Clause 22.02 Discretionary uses and development in residential areas policy</li> </ul>

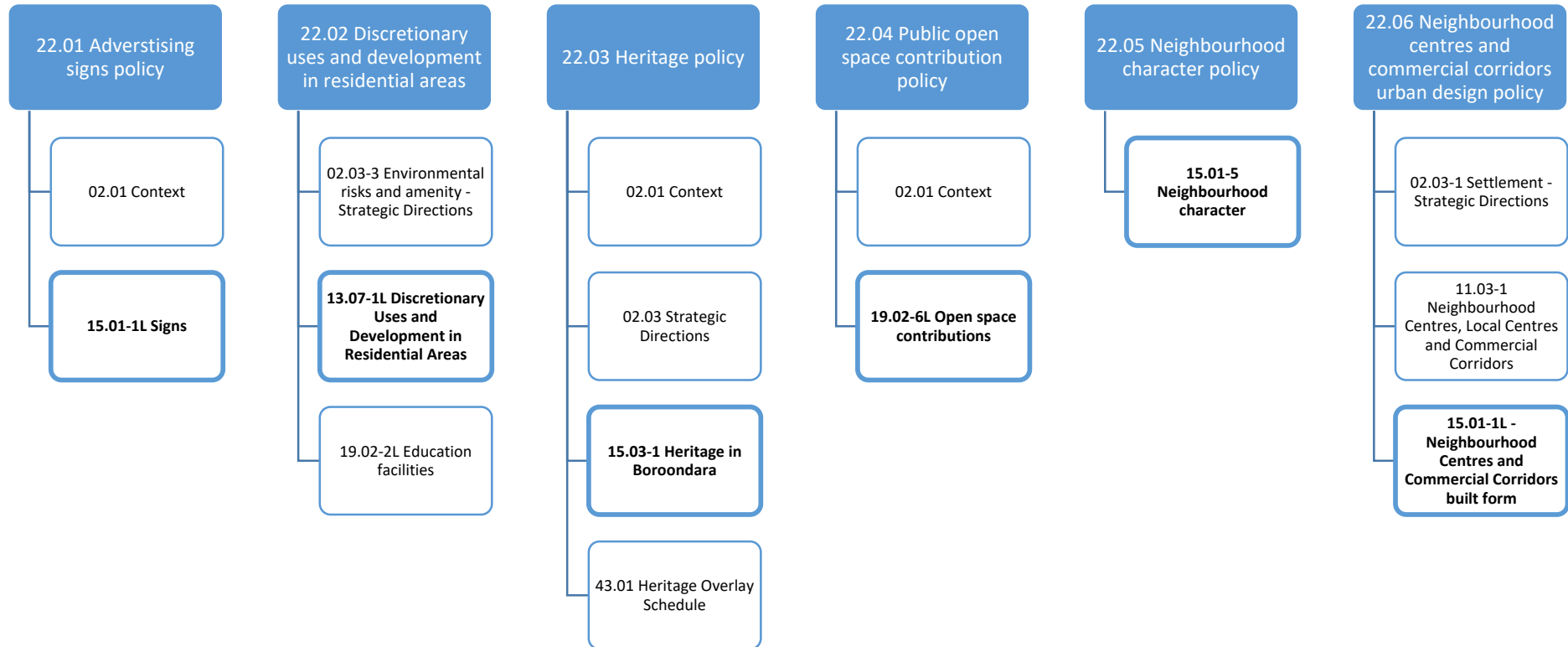
Built environment and heritage			
12	15.01-1L	<b>Urban design and built form outcomes</b>	<p>This policy seeks to achieve high quality urban design and built form outcomes which enhance streetscapes, maintain amenity and cater to a diversity of user needs. This policy applies to all development within the municipality.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 21.04-1 Urban design</li> </ul>
13	15.01-1L	<b>Neighbourhood Centres and Commercial Corridors built form</b>	<p>This policy provides guidance for new development to ensure high quality design maintains the amenity and enhances the character of the centres.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 22.06 Neighbourhood Centres and Commercial Corridors Urban Design Policy</li> <li>• <i>Neighbourhood Centres and Commercial Corridor Guidelines 2014</i></li> </ul>
14	15.01-1L	<b>Signs</b>	<p>This policy seeks to ensure the design of signage is sensitive to the amenity and character of host buildings, nearby buildings, and streetscapes.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 22.01 Advertising Signs Policy</li> </ul>
15	15.01-5L	<b>Neighbourhood Character</b>	<p>This policy seeks to ensure development is consistent with and enhances the preferred neighbourhood character. It applies to applications within residential zones (with the exception of a number of areas also affected by Design and Development Overlays). It also provides guidance for the removal of restrictive covenants and subdivisions.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 21.04-2 Neighbourhood character</li> <li>• Clause 22.05 Neighbourhood Character Policy</li> </ul>
16	15.02-1L	<b>Energy and resource efficiency</b>	<p>This policy seeks to ensure development incorporates environmental sustainable design features. The policy applies to all development within Boroondara.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 21.04-3 Sustainable development</li> </ul>
17	15.03-1L	<b>Heritage in Boroondara</b>	<p>This policy seeks to conserve and enhance Boroondara's heritage places and protect them from inappropriate demolition, development or subdivision.</p> <p>This policy applies to all applications under the Heritage Overlay.</p> <p>The existing policy contains application requirements which have been relocated to the schedule to Clause 43.01 Heritage Overlay.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 22.03 Heritage Policy</li> </ul>

Housing			
18	16.01-1L	<b>Housing</b>	<p>This policy sets out the housing framework for Boroondara and where certain types of housing are encouraged. Identifies areas for greater density and housing diversity, areas for moderate change and minimal change areas.</p> <p>This policy applies to all applications in Boroondara.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 21.05 Housing</li> <li>• Boroondara Housing Strategy 2015</li> </ul>
Economic Development			
19	17.02-1L	<b>Out of centre development</b>	<p>This policy provides strategic directions for the consideration of commercial uses outside commercial areas to ensure the amenity of adjoining residential areas is protected and the operation of the activity centre network not undermined.</p> <p>This policy applies to applications for commercial use or development on land outside a commercial zone.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 21.02 Neighbourhood centres, local centres, commercial corridors and out of centre development</li> </ul>
Transport			
20	18.02-1L	<b>Sustainable personal transport</b>	<p>This policy contains strategies to promote the use of sustainable transport (walking and cycling) in Boroondara.</p> <p>This policy applies to all development in Boroondara.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 21.06-2 Walking and cycling</li> </ul>
21	18.02-3L	<b>Road systems</b>	<p>This policy seeks to minimise the impact of land use and development on the road, public transport and bicycle networks.</p> <p>This policy applies to all development in Boroondara.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 21.06-3 Road system</li> </ul>
22	18.02-4L	<b>Car parking</b>	<p>This policy seeks to ensure adequate user and visitor car parking is provided with use and development</p> <p>This policy applies to all development in Boroondara.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 21.06-1 Car parking</li> </ul>
Infrastructure			
23	19.02-1L	<b>Health facilities</b>	<p>This policy provides guidelines to accommodate health facilities, while limiting detrimental impacts on the neighbourhood character and amenity.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 21.06-4 Health and educational institutions</li> </ul>

24	19.02-2L	<b><i>Education facilities</i></b>	<p>This policy provides guidelines to accommodate education facilities, while limiting detrimental impacts on the neighbourhood character and amenity.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 21.06-4 Health and educational institutions</li> </ul>
25	19.02-4L	<b><i>Community facilities</i></b>	<p>This policy provides support for community facilities which meet the needs of the local community.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 21.06-5 Community facilities</li> </ul>
26	19.02-4L	<b><i>Sport and recreation facilities</i></b>	<p>This policy seeks to ensure the provision of highly accessible recreation and leisure facilities sensitive to adjoining amenity.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 21.06-6 Sport and recreation facilities</li> </ul>
27	19.02-6L	<b><i>Open space</i></b>	<p>This policy sets out the strategies to manage and design the existing open space network and facilities, closing gaps in the network and managing urban heat island impacts.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 21.03-1 Open space</li> <li>• Boroondara Open Space Strategy 2013</li> </ul>
28	19.02-6L	<b><i>Open space contributions</i></b>	<p>This policy provides the policy direction for the collection of open space contributions and ensuring land is suitable for open space.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 22.04 Public Open Space Contributions</li> <li>• Boroondara Open Space Strategy 2013</li> </ul>
29	19.03-2L	<b><i>Infrastructure design and provision</i></b>	<p>This policy seeks to ensure the provision of new and upgraded physical infrastructure (including telecommunications infrastructure) which meet the needs of development while minimising detrimental impacts on local amenity.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 21.06-7 Physical infrastructure</li> </ul>
30	19.03-3L	<b><i>Integrated water management</i></b>	<p>This policy sets out strategies to manage stormwater flow and quality.</p> <p>Key policy sources:</p> <ul style="list-style-type: none"> <li>• Clause 21.04-3 Sustainable development</li> </ul>
<b>Overlays</b>			
31	43.01	<b><i>Schedule to the Heritage Overlay</i></b>	<p>The schedule to the Heritage Overlay allows for application requirements to be included.</p>

Reference documents			
32	72.08	<b><i>Schedule to background documents</i></b>	<p>This contains a list of current background documents referenced in the planning scheme.</p> <p>This is currently called “reference documents”, with each policy containing a list of reference documents at the end of each policy. The new PPF structure has changed the structure of local policy, with background documents only listed in Clause 72.08.</p>
Application of zones, overlays and provisions			
33	74.01	<b><i>Schedule to Application of zones, overlays and provisions</i></b>	<p>This lists the Application of Zones and Overlays in the municipality in accordance with VC148.</p> <p>Due a 500-word limit, some wording changes have been made.</p>
Application of zones, overlays and provisions			
34	74.02	<b><i>Further strategic work</i></b>	<p>This provides a list of further strategic work items identified throughout the LPPF. Work completed since the last planning scheme update have been removed.</p> <p>Due to a 500-word limit, some further work items have been reworded.</p>



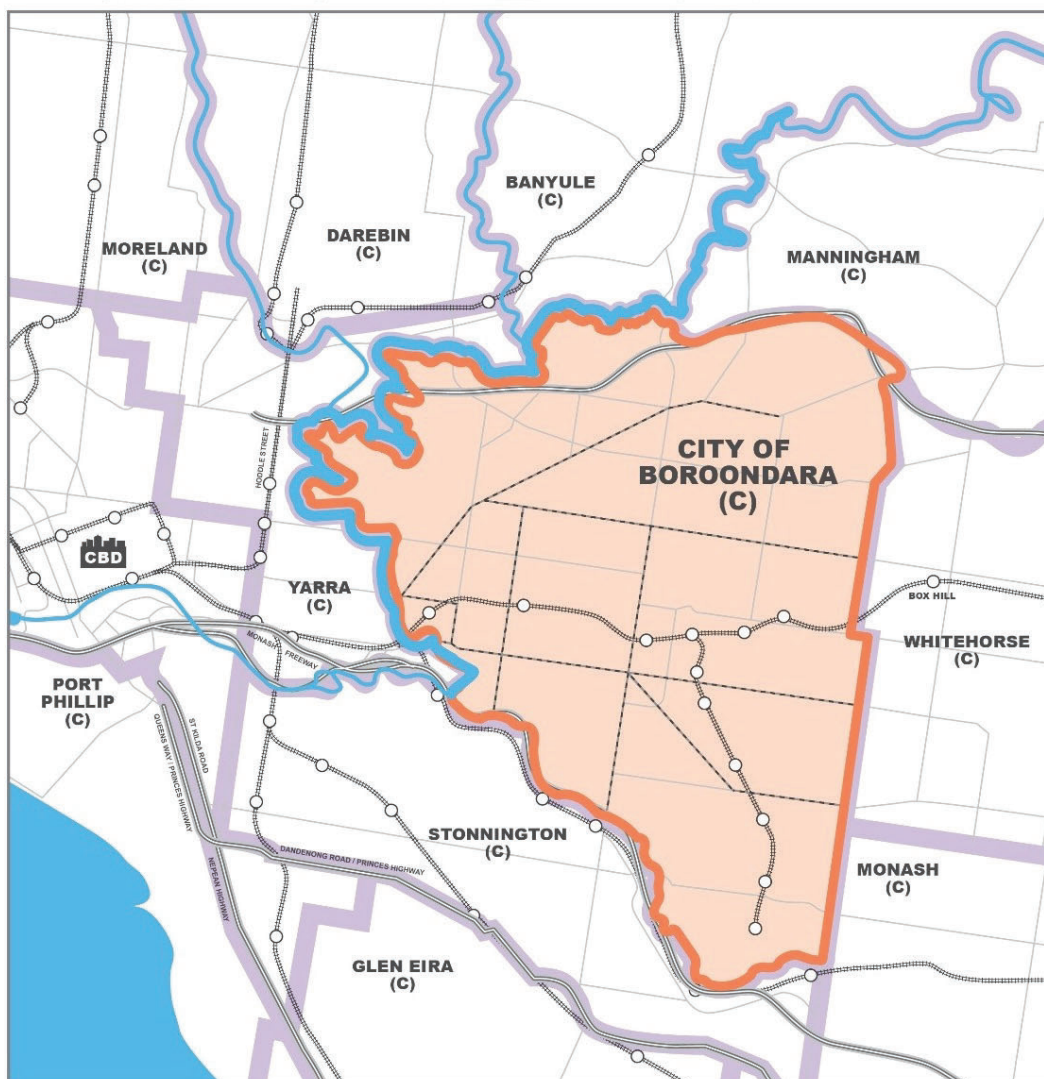


**02            MUNICIPAL PLANNING STRATEGY**

## 02.01 CONTEXT

Boroondara forms part of the Inner South East region of Metropolitan Melbourne. The City is bordered by the cities of Banyule, Manningham, Whitehorse, Monash, Stonnington and Yarra. [21.01-1 MP] [2.01 - MPS Context]

### Regional context plan



#### LEGEND

- City of Boroondara Boundary
- Municipal Boundaries
- Roads
- Freeway
- Train
- Tram
- River and waterways

[21.01-2] – Regional Context Plan (map/plan to be reinserted) [2.01 - MPS Context Plan]

**02.01-1 Settlement and the built environment**

Boroondara is an attractive and highly sought after residential environment with a mix of housing types. Set in a treed environment, Boroondara (Aboriginal for 'a place in the shade') is known for high levels of amenity. Residential development is the dominant land use within the City with some of the finest residential streets in Melbourne. [21.01-1 MP] [2.01-1 - MPS Context - Settlement and the built environment]

The ~~significant~~ range of heritage assets in the City ~~make a significant contribution to the City's character and~~ provide benefits to the local, metropolitan and state-wide communities. [22.03-1 PB] [2.01-1 - MPS Context - Settlement and the built environment] Boroondara also contains various indigenous sites close to the Yarra River which contribute to local heritage and cultural significance. [21.04-5 HC] [2.01-1 - MPS Context - Settlement and the built environment]

Boroondara has an extensive network of commercial centres comprising three major activity centres (Camberwell Junction, Kew Junction and Glenferrie), thirty-one neighbourhood centres and four commercial corridors (including West Hawthorn UDF area). There are also fifteen local centres throughout the municipality. [21.01-1 MP] [2.01-1 - MPS Context - Settlement and the built environment]

**02.01-2 Environmental and landscape values**

Boroondara is a custodian of a portion of the Yarra River and its environs, one of the most important riverine environments in the State. The Yarra River, together with Koonung and Gardiners Creeks, supports important riverine ecosystems and environments. The Yarra River environs contains most of Boroondara's regional open space and provides a significant landscape feature within the municipality. [21.01-1 MP] [02.01-2 MPS Context - Environmental and landscape values]

**02.01-3 Housing**

Boroondara's population is changing with an ageing population, declining household size and changing dwelling preferences. Future housing provision needs to be responsive to demand and must provide flexible options for a mix of household types. [21.05-2 HD] [2.01-3 MPS Context housing] The local community is characterised by a higher proportion of older residents compared with the Melbourne average, established families with generally high incomes and educational attainment levels, and increasing cultural diversity. However, there are parts of the City that are experiencing localised socio-economic disadvantage. A key issue for Council is to ensure that its resources are effectively targeted and distributed to ensure equitable outcomes. [21.01-1 MP] [2.01-3 MPS Context housing]

Boroondara's residential areas are much sought after, having an abundance of high quality community facilities and public infrastructure, a high level of residential amenity and quality of residential design. [21.05-1] [2.01-3 MPS Context housing]

**02.01-4 Economic development**

The local economy is oriented towards the service sector including property and business services, health, education and community services, and retail. Public and private education and health services are two of the largest sectors of the economy, particularly the private sector providers. [21.01-1 MP] [2.01-4 - MPS Context Economic development]

**02.01-5 Transport**

Boroondara enjoys a high degree of accessibility to the surrounding region, particularly in an east/west direction. The municipality is well serviced by public transport and main arterial roads and freeways that pass either through the City or along its borders. However, the City's

north/south links, particularly public transport, are weaker and require improvement. [21.01-1 MP] [2.01-5 - MPS Context Transport]

Boroondara is home to a diverse mix of residential, commercial, recreational, educational and other precincts. This brings a varying demand for car parking across the municipality that needs to be carefully managed.

Boroondara's road network is a grid network bordered by the Eastern Freeway to the north and the Monash freeway to the south-west. The Yarra River creates pinch points, with east-west traffic movements funnelled into several crossing points. [21.06-3 RS] [2.01-5 - MPS Context Transport]

The existing bicycle network is extensive and plays a central role in the wider Melbourne network. [21.06-2 WC] [2.01-5 - MPS Context Transport - First line only]

## 02.01-6 Open space and infrastructure

Public open space is highly valued and fulfils a wide range of social, aesthetic and environmental functions. Overall, there is a diverse network of open space however it is not equally distributed across the municipality. [22.04-1 PB] [2.01-6 MPS Context - Open space and infrastructure]

Open space contributes to quality of life and is an essential part of the natural and built environment of Boroondara. [21.03-1] Boroondara's open space network comprises 266 open space areas, and accounts for approximately 10% of land in the municipality. The open space network caters for a diversity of users and groups, and supports the protection and enhancement of biodiversity. [21.03-1] [2.01-6 MPS Context - Open space and infrastructure]

The health sector is of great significance and comprises approximately 15 hospitals, 20 nursing homes and 900 private medical and other health related practices. [21.06-4 HEI] [2.01-6 MPS Context - Open space and infrastructure] Private educational institutions are a significant component of development in the municipality. The concentration of educational institutions within the municipality, particularly private schools, distinguishes Boroondara regionally from other municipalities. [21.06-4 HEI] [2.01-6 MPS Context - Open space and infrastructure]

## 02.02 VISION

The *Boroondara Council Plan* (City of Boroondara, 2017-21) and the *Boroondara Community Plan* (City of Boroondara, 2017-27) set out the community's vision for the municipality to be "*a vibrant and inclusive city, meeting the needs and aspirations of its community*". [New content]

The ~~land use and development~~ strategic objectives of the *Boroondara Community Plan* ~~related to land use and development~~ are: [New content]

- *Community services and facilities are high quality, inclusive and meet a variety of needs now and into the future.*
- *Inviting and well-utilised community parks and green spaces.*
- *Our natural environment is healthy and sustainable for future generations.*
- *Protect the heritage and respect the character of the City to maintain amenity and liveability whilst recognising the need for appropriate, well-designed development for future generations.*
- *Travel options that are connected, safe, accessible, environmentally sustainable and well-designed.*
- *A vibrant local economy and shops that are accessible, attractive and a centre of community life.*

## 02.03 STRATEGIC DIRECTIONS

### 02.03-1 Settlement

Camberwell Junction, Kew Junction and Hawthorn - Glenferrie Road are nominated as activity centres in *Plan Melbourne 2017-2050: Metropolitan Planning Strategy*. The role of activity centres is to support the strategic direction of 20-minute neighbourhoods. Major activity centres should support a wide range of goods and services and are planned and coordinated by local government. Hawthorn - Glenferrie Road is also nominated as an Education Precinct (Swinburne University). [21.01-1 MP] [2.03-1 SD Settlement]

Neighbourhood centres and commercial corridors provide an important social, economic, environmental and infrastructure role in the municipality, and enhance the City's desirability as a place to shop, work, meet, relax and live. [22.06-1 PB] [2.03-1 SD Settlement]

Council's strategic directions are to:

- Maintain and strengthen the network of activity centres, neighbourhood centres, local centres and commercial corridors. [21.02-2 O1] [02.03-1 Settlement - Strategic Direction]
- Ensure major activity centres, neighbourhood centres, local centres and commercial corridors retain a commercial focus with regard to land use and built form outcomes. [21.01-2 KI MAC] [2.03-1 SD Settlement - Strategic direction]
- Ensure residential development complements the commercial focus of activity centres, neighbourhood centres, local centres and commercial corridors, particularly at the upper levels of development. [21.01-2 KI MAC] [2.03-1 SD Settlement - Strategic direction]
- Minimise the impacts of development on sensitive residential interfaces by way of visual bulk, noise, traffic and vehicle access. [21.02-1 KI7] [2.03-1 SD Settlement - Strategic direction]

### 02.03-2 Environmental and landscape values

Council recognises the importance of our biodiversity corridors and is committed to protect biodiversity. The generally warmer and drier climate and more extreme weather events impact species and ecosystems. Additional key challenges include controlling environmental weeds, some of which are used in garden landscaping and the impacts of urban development including loss of vegetation, habitat and biodiversity continuity and landscape values. [21.03-2 KI] [02.03-2 SD Environmental and landscape values narrative]

The Yarra River Corridor has some outstanding landscape characteristics which extend from the river to the higher ridgelines, providing the visual backdrop to the river and adjoining parkland. Council is committed to protecting significant landscapes for the benefit of the community and the environment. [21.03-3] [02.03-2 SD Environmental and landscape values narrative]

Council's strategic directions are to:

- ~~To protect~~ Protect and enhance biodiversity ~~on public and private land.~~ [21.03-2 O4] [02.03-2 SD Environmental and landscape values - Strategic direction]
- ~~To minimise~~ Reduce the impacts that land use and development have on the municipality's biodiversity corridors, vegetation and habitat. [21.03-2 O5] [02.03-2 SD Environmental and landscape values - Strategic direction]

- Protect significant landscapes from [any detrimental impacts from](#) development, particularly the Yarra River Corridor and environs. [\[21.01-2 KI EOS\]](#) [\[02.03-2 SD Environmental and landscape values - Strategic direction\]](#)
- Protect mature vegetation that contributes to landscape character. [\[21.01-2 KI EOS\]](#) [\[02.03-2 SD Environmental and landscape values - Strategic direction\]](#)
- Enhance land and waterway biodiversity by improving corridors and protecting significant sites. [\[21.01-2 KI EOS\]](#) [\[02.03-2 SD Environmental and landscape values - Strategic direction\]](#)

### 02.03-3 Environmental risks and amenity

Land beside the Yarra River and Gardiners Creek is part of a Melbourne Water declared flood liable area. While these areas and other flood-prone land may represent a hazard to development, the flood-plains also have high environmental value as an intrinsic part of the riverine system. [\[21.03-4\]](#) [\[02.03-3 SD Environmental risks and amenity narrative\]](#)

Continued development has resulted in increased hard surfaces that absorb heat and increases the temperature in urban areas. Further exacerbated by the loss of canopy trees on private land and street trees, this urban heat island effect poses a serious environmental health risk for residents, especially in heat wave conditions. [\[21.03-5\]](#) [\[21.03-5 KI\]](#) [\[02.03-3 SD Environmental risks and amenity narrative\]](#)

Some non-residential uses may be located within residential areas to provide a useful supporting role and service to the surrounding residential area. However, these uses have the potential to create amenity impacts on surrounding residential areas. [\[21.05-3\]](#) [\[02.03-3 SD Environmental risks and amenity narrative\]](#)

Council's strategic directions are to:

- Manage risks to the built environment from flooding. [\[21.01-2 KI EOS\]](#) [\[02.03-3 SD Environmental risks and amenity - strategic direction\]](#)
- Manage the impacts of urban heat island effect (climate change). [\[21.01-2 KI EOS\]](#) [\[2.03 - MPS Strategic Directions\]](#)
- Protect residential areas surrounding discretionary uses from potential amenity impacts. [\[21.01-2 KI H\]](#) [\[02.03-3 SD Environmental risks and amenity - strategic direction\]](#)

### 02.03-4 Built environment and heritage

The character of Boroondara is one of the key features that makes the municipality special, being derived from both the natural setting in which it is located and the manner in which the City has developed over time. The inter-war and post-war subdivision patterns are very distinctive and the City is a prime example of the "Garden Suburb" form of development. Boroondara's visual landscape is characterised by an abundance of trees and other vegetation found within reserves, streets and private gardens. [\[21.01-1 MP\]](#) [\[02.03-4 SD Built environment and heritage narrative\]](#)

Heritage precincts and individual heritage places cover a high proportion of the municipality and make a significant contribution to Boroondara's character. [\[21.04-5 HC\]](#) [\[02.03-4 SD Built environment and heritage narrative\]](#)

Boroondara's heritage assets include indigenous heritage sites, mansion and worker cottage developments from the last part of the 19th century, inter-war and post-war subdivisions/settlement from the 20th century, individually significant and groups of Victorian, Federation, Inter-War and Post-War residences, former industrial sites, commercial buildings, public utilities including bridges, government buildings, railway stations, and

parks and gardens. These places are of aesthetic, social, historic, technical or spiritual significance to the municipality. [22.03-1 PB] [02.03-4 SD Built environment and heritage narrative]

Council has a strong commitment to the protection, conservation and enhancement of all heritage places. [22.03-1 PB] [02.03-4 SD Built environment and heritage narrative]

Council is committed to improving the quality of design in the built environment. This includes providing a high quality public realm and encouraging architecture which is sympathetic to the local context. This is consistent with community expectations around maintaining a distinctive urban and neighbourhood character and delivering high quality environments to live, work and visit. [21.04-1 UD] [02.03-4 SD Built environment and heritage narrative]

Given the high number of major activity centres, neighbourhood and local centres and commercial corridors in Boroondara, signage is a highly visible part of streetscapes. Much of Boroondara is in designated heritage areas and there are individual buildings and features of cultural significance. Signage in these areas and in the vicinity of these features has the capacity for significant amenity impacts particularly from new forms of advertising signage including electronic and animated signs. [21.04-4 AS] [02.03-4 SD Built environment and heritage narrative] Excessive signage results in visual clutter that can dominate streetscapes. [21.04-4 AS KI] [02.03-4 SD Built environment and heritage narrative] The municipality is a heavily trafficked part of Melbourne, surrounded by freeways and crossed by many main roads. These major routes are the focus of demand for major promotion signs. [21.04-4 AS] [02.03-4 SD Built environment and heritage narrative]

The built environment can have significant impacts on the wider natural environment, including through consumption of energy and water, waste generation during construction and operation, and pollution of waterways. [21.04-3 SD] Council therefore needs to manage urban development to ensure maximum efficiencies, and to avoid retrofitting and additional operational costs. [21.04-3 SD KI 1] [21.04-3 SD KI 2] [02.03-4 SD Built environment and heritage narrative]

Council's strategic directions are to:

- Ensure high quality urban design standards in development. [21.01-2 KI BEH] [02.03-4 SD Built environment and heritage - strategic direction]
- Protect and respect the preferred neighbourhood character and ensure development makes a positive contribution while minimising adverse impacts. [21.01-2 KI BEH] [21.04-2 NC] [02.03-4 SD Built environment and heritage - strategic direction]
- ~~Identify and protect~~ Protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape significance. [21.01-2 KI BEH] [21.04-5 O7] [21.04-5 KI HC S7.1] [02.03-4 SD Built environment and heritage - strategic direction]
- Ensure development recognises respects, and is sensitive to, the cultural heritage significance of heritage places. [22.03-1 PB] [02.03-4 SD Built environment and heritage narrative]
- Manage signage and its impacts on the built environment including identified heritage places. [21.01-2 KI BEH] [02.03-4 SD Built environment and heritage - strategic direction]
- ~~Encourage sustainable development through energy and waste efficiency, and water conservation.~~ [21.01-2 KI BEH] [02.03-4 SD Built environment and heritage - strategic direction] Ensure development incorporates Environmentally Sustainable Development (ESD) principles including through energy and waste efficiency and water conservation. [21.01-2 KI BEH] [21.04-3 SD KI 2] [21.04-3 SD O3] [02.03-4 SD Built environment and heritage - strategic direction]

### 02.03-5 Housing

An ageing population and changing household size driving demand for diverse housing options, including smaller residential dwelling sizes and allotments. [21.05-2 KI] [02.03-5 MPS Housing narrative]

Council ~~therefore~~ has established a clear vision to facilitate a diverse range of housing in line with housing demand while ensuring the preferred character of established residential areas is achieved and residential amenity is maintained. [21.05-1] [02.03-5 MPS Housing narrative]

Council's strategic directions are to:

- ~~To~~Facilitate residential development in accordance with ~~Boroondara's~~ the Housing Framework ~~shown on the Housing Framework Plan at Clause 02.04 outlined above at Table 1.~~ [21.05-1 O1] [02.03-5 SD Housing - strategic direction]
- ~~To~~Provide a diverse range of housing types ~~while that~~ protecting preferred neighbourhood character and adjoining residential amenity. [21.05-2 O2] [16.01-1 Housing - Objectives]
- ~~To~~Provide housing ~~which that~~ is sufficiently flexible to account for age, temporary or permanent injury or impairment, and disability. [21.05-2 KI] [16.01-1 Housing - Objectives]

### 02.03-6 Transport

Boroondara's local road network can create traffic issues. Long, straight roads can encourage motorists to seek alternative routes to more congested arterial roads. Some local streets also suffer from high traffic speeds. [21.06-3 RS] [02.03-6 SD Transport - narrative]

Increasing private vehicle ownership has resulted in parking and access pressures around activity centres, health and education institutions and community facilities. This includes amenity impacts in residential areas and potential safety concerns from parking overspill. [21.06-1 CP] [02.03-6 SD Transport - narrative]

Council's strategic directions are to:

- Manage competing transport demands of walking, cycling, private vehicles and public transport. [21.01-2 KI TI] [02.03-6 SD Transport - Strategic direction]
- Support a shift towards healthy and sustainable transport modes. [21.01-2 KI TI] [02.03-6 SD Transport - Strategic direction]
- ~~Ensure provision of sufficient~~ ~~Manage the provision of~~ car parking ~~across the municipality.~~ [21.01-2 KI TI] [02.03-6 SD Transport - Strategic direction]

### 02.03-7 Infrastructure

Population increase and demographic change are creating new and increased demand around the quantity, use, distribution, and design of open space. [21.03-1 KI2] [02.03-7 SD Infrastructure - narrative]

A significant consideration in the management and provision of open space in the municipality will be to ensure that high quality and useable open space continues to be provided for Boroondara's current and future population. [21.03-1] [02.03-7 SD Infrastructure - narrative]

Health and education facilities play a role in serving the needs of the community and also make a significant contribution to the local economy. ~~However, they can also have~~

detrimental amenity impacts as a result of car parking, access and circulation, noise and neighbourhood character. The expansion of facilities and their interface impacts need to be managed particularly in the absence of an institutional masterplan particularly in the context of often limited space for expansion. [21.06-4 HEI KI] [02.03-7 SD Infrastructure - narrative]

While Boroondara has a full range of physical infrastructure. However, this infrastructure is aging and will require renewal over time. Increased development activity further exacerbates the ongoing deterioration of infrastructure despite being well serviced. [21.06-7 PI] [21.06-7 KI] [02.03-7 SD Infrastructure - narrative]

Development can significantly impact the environment through including through the pollution of waterways. [21.04-3 SD] Council needs to ensure development is appropriately designed to minimise those impacts. [21.04-3 SD KI 1] [02.03-7 SD Infrastructure narrative]

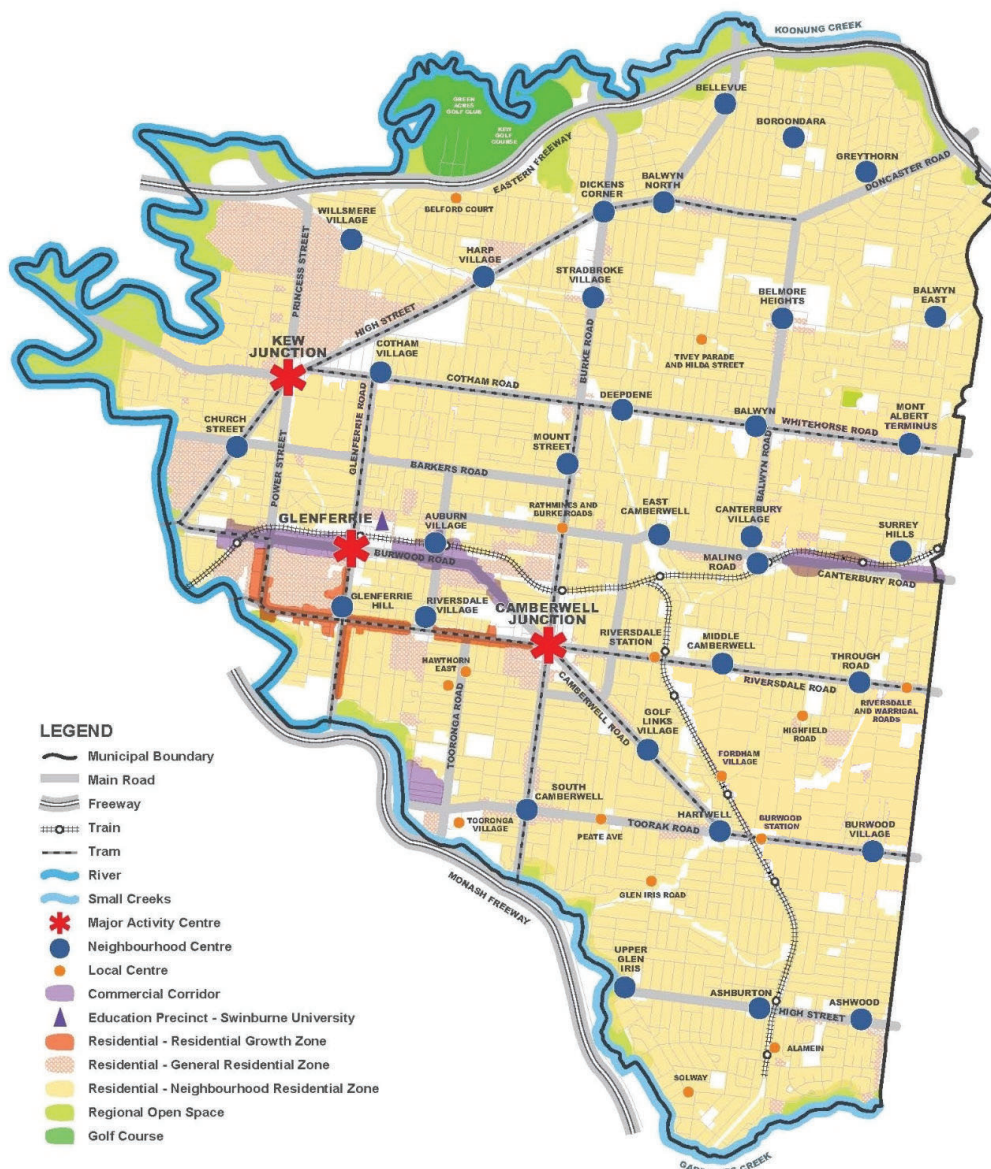
Council's strategic directions are to:

- Ensure the provision of sufficient and well-designed public open space across the municipality to maintain healthy spaces and places. [21.01-2 KI EOS] [02.03-7 SD Infrastructure - Strategic direction]
- Ensure health and education institutions are integrated with their surrounding area and are planned in a coordinated manner. [21.01-2 KI TI] [02.03-7 SD Infrastructure - Strategic direction]
- Ensure community and development infrastructure complements residential areas and responds to demand and that development contributes to infrastructure as appropriate. [21.01-2 KI TI] [21.06-5 O7] [02.03-7 SD Infrastructure - Strategic direction]
- ~~To limit the impacts of urban development on stormwater run-off and river health including declining standards of water quality.~~ [21.04-3 SD KI 4] [02.03-4 SD Built environment and heritage - strategic direction]

## 02.04 Strategic Framework Plans

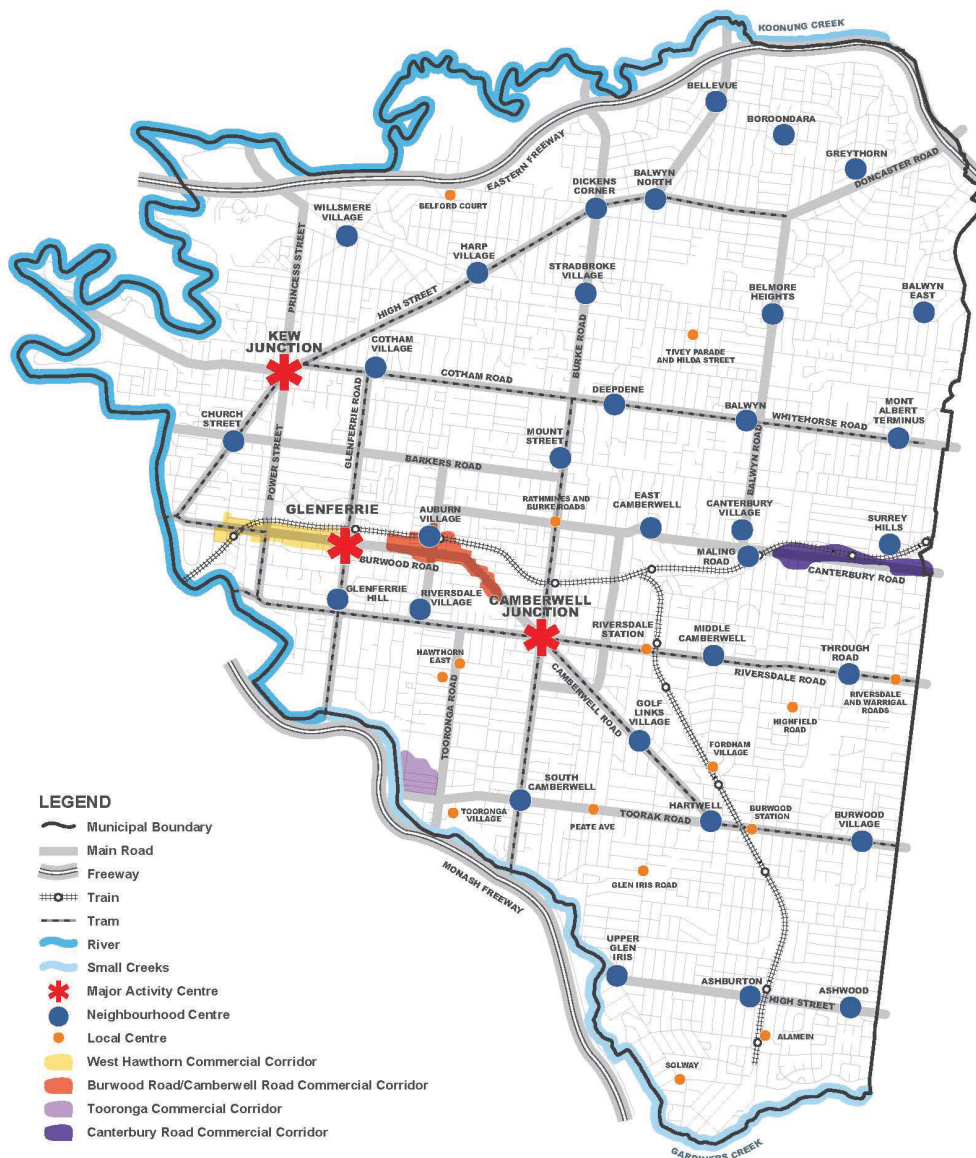
The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

### 02.04-1 Strategic framework plan



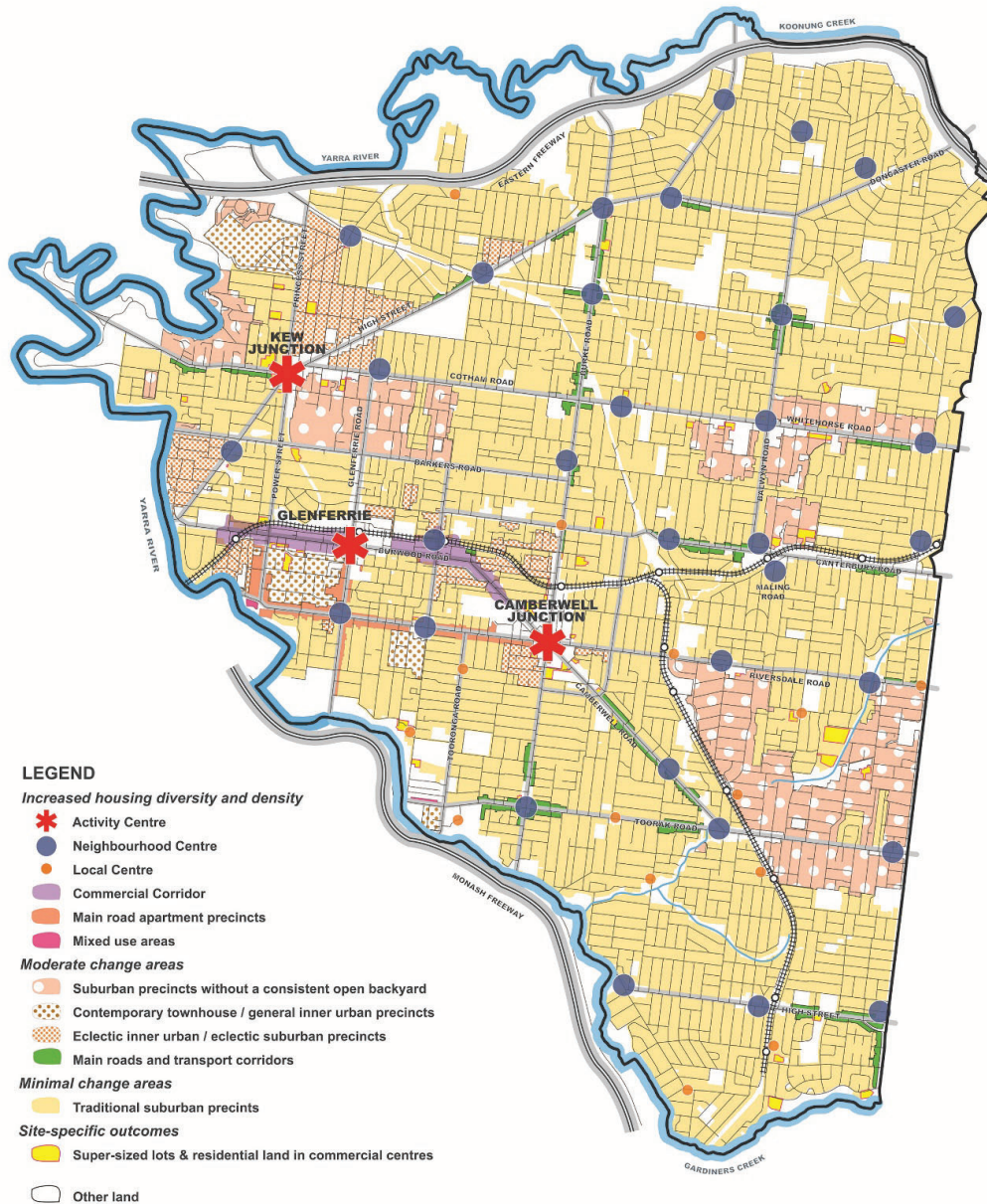
[21.01-2] – Strategic Framework Plan [2.04 - MPS Strategic Framework Plan]

## 02.04-2 Activity centres network framework plan



[21.02-3 Centres and Commercial Corridors Framework Plan] [11.03-1 NCCC policy docs]

## 02.04-3 Housing framework plan



## 02.04-4 Transport framework plan



## 02.04-5 Environment and open space framework plan



### 11.03-1L Camberwell Junction Major Activity Centre

This policy applies to all applications for use and development on land within the activity centre boundary in the maps forming part of ~~at the end of~~ this clause. [New content]

#### Objectives

To encourage the role of ~~Camberwell—the~~ Junction as a weekly shopping ~~destination and community focal point with some comparison retail functions~~ commercial, entertainment, education uses, public transport and civic facilities and ~~with a diverse range of higher density housing (including higher density) to further develop its role as a community focal point.~~ [21.07-1 O2] [21.07-1 O4] blended [11.03-1 CJMAC objectives]

~~To achieve high standards of design and development and to p~~Protect the amenity of surrounding residential areas and within the Junction itself. [21.07-1 O1] [11.03-1 CJMAC objectives]

Retain Burke Road as the core retail area of the activity centre. ~~To reinforce the north-south axis of the Burke Road strip.~~ [21.07-1 O3] [11.03-1 CJMAC objectives]

To protect the surrounding residential areas from traffic and parking impacts generated by ~~activity development~~ in the Junction. [21.07-1 O5] [11.03-1 CJMAC objectives]

To improve pedestrian access within the Junction. [21.07-1 O6] [11.03-1 CJMAC objectives]

To maintain the scale and character of the Junction's ~~buildings and spaces~~ [21.07-1 O9] [11.03-1 CJMAC objectives]

To improve the quality and amenity of the pedestrian environment. [21.07-1 O9] [11.03-1 CJMAC objectives]

To maintain and enhance the distinctive shopping character of the ~~Camberwell~~ Junction's retail environment. [21.07-1 O7] [11.03-1 CJMAC objectives]

To create a vibrant, attractive, functional and safe environment for users of the Junction. [21.07-1 O10] [11.03-1 CJMAC objectives]

#### Strategies

Avoid the incursion of non-residential uses such as medical centres into residential areas. [21.07-1 1.1] [11.03-1 CJMAC strategies]

Support a new supermarket(s) to improve the weekly shopping function of the Junction. [21.07-1 S2.1] [11.03-1 CJMAC strategies]

Facilitate new retail development ~~that reflect~~ of a form and size that will add to ~~Camberwell~~ the Junction's retail role without competing with the existing Burke Road shops. [21.07-1 S2.2] [11.03-1 CJMAC strategies]

Facilitate refurbishment, improvement and additions to the existing strip of shops along Burke Road. [21.07-1 S3.1] [11.03-1 CJMAC strategies]

~~Require~~Design all new retail development in Camberwell Junction to ~~have strong~~provide and maximise pedestrian links to Burke Road. [21.07-1 S3.2] [11.03-1 CJMAC strategies]

Maintain existing pedestrian linkages throughout the Burke Road shopping strip. [21.07-1 S3.3] [11.03-1 CJMAC strategies]

~~Require~~Design development of the vacant land at Camberwell Railway Station to link with the northern and southern sections of Burke Road. [21.07-1 S3.4] [11.03-1 CJMAC strategies]

Support uses ~~which~~ that promote 24-hour activity within the centre ~~operate beyond normal trading hours~~. [21.07-1 S4.1] [11.03-1 CJMAC strategies]

Facilitate a range of community facilities to provide for the needs of all sectors of the community and for recreation and leisure purposes. [21.07-1 S4.2] [11.03-1 CJMAC strategies]

~~Require that priority be placed on the needs of the shopper as a pedestrian, and m~~ Maximise opportunities for pedestrian access throughout the centre in a way that prioritises pedestrian activity. [21.07-1 S6.1] [11.03-1 CJMAC strategies]

Ensure new development makes a positive contribution to ~~improve the quality~~, appearance and safety of pedestrian areas. [21.07-1 S6.2] [11.03-1 CJMAC strategies]

Provide access to the rear of shops to improve pedestrian linkages. [21.07-1 S6.4] [11.03-1 CJMAC strategies]

Avoid development of major enclosed shopping centres. [21.07-1 S7.1] [11.03-1 CJMAC strategies]

~~Require that the size and scale of~~ Design new development to maintain the fine-grained character of ~~be limited to ensure that new retail opportunities are spread over a number of sites within Camberwell the~~ Junction. [21.07-1 S7.2] [11.03-1 CJMAC strategies]

Support the provision of dwellings as part of mixed use development at the edge of ~~Camberwell the~~ Junction. [21.07-1 S8.1] [11.03-1 CJMAC strategies]

Support the development of new housing above shops. [21.07-1 S8.2] [11.03-1 CJMAC strategies]

~~Require that all new~~ Design developments to respects the present character and scale of ~~Camberwell the~~ Junction including its heights and setbacks. [21.07-1 S9.1] [11.03-1 CJMAC strategies]

Support sympathetic refurbishment of existing buildings. [21.07-1 S9.2] [11.03-1 CJMAC strategies]

Support a high level of interaction between the streets and public spaces and private space. [21.07-1 S9.3] [11.03-1 CJMAC strategies]

Support the conservation, enhancement and reinstatement of elements of heritage and streetscape significance such as post supported verandahs, facade signs, and colour schemes. [21.07-1 S9.5] [11.03-1 CJMAC strategies]

Ensure development does not obstruct ~~Maintain~~ important views to and from the centre and enhances new vistas within the centre. [21.07-1 S10.1] [11.03-1 CJMAC strategies]

Reinforce the gateways and perimeters of the centre. [21.07-1 S10.2] [11.03-1 CJMAC strategies]

~~Whether Ensure~~ Maintain and enhance east-west links from car parks through to the Burke Road strip ~~are maintained and enhanced~~ as shown on Map 4. [21.07-1 DG] [11.03-1 CJMAC strategies]

~~Whether Ensure~~ Provide redevelopment of the Camberwell Station provides a more direct link from Burke Road to the station platform as part of any future redevelopment of Camberwell Station. [21.07-1 DG] [11.03-1 CJMAC strategies]

Support redevelopment of development sites as identified in map XX in a way that is consistent with the character of surrounding properties. [21.07-1 Map 3] [11.03-1 CJMAC Strategies]

Encourage extensions and enhancement to the rear of shops facing Burke Road where possible. [21.07-1 Map 2] [11.03-1 CJMAC Strategies]

Widen footpath along Burke Road in a number of places to allow outdoor eating, seats and landscaping. [21.07-1 Map 3] [11.03-1 CJMAC Strategies]

Provide underground services as part of developments where possible. ~~Reduce clutter caused by overhead wires.~~ [21.07-1 Map 3] [11.03-1 CJMAC Strategies]

Encourage a range of community and entertainment activities along Burke Road north of Cookson Street. [21.07-1 Map 2] [11.03-1 CJMAC Strategies]

Protect strip shop character from the six-ways junction to number 273 Camberwell Road (Woodwards building). [21.07-1 Map 3] [11.03-1 CJMAC Strategies]

Encourage recreation and entertainment activities along the southern side of Camberwell Road west of the six-ways junction ~~including redevelopment of the area between the tram shed and the Rivoli Theatre.~~ [21.07-1 Map 2] [11.03-1 CJMAC Strategies]

### Policy guidelines

Consider as relevant:

- ~~Whether Ensure~~ Designing development with heights and setbacks that conform with the Height & Setbacks Map below. [21.07-1 DG] [11.03-1 CJMAC policy guidelines]
- Providing a minimum 3 metres landscaped setback as identified in the Height & Setbacks Map below. [21.07-1 Map 4] [11.03-1 CJMAC policy guidelines]

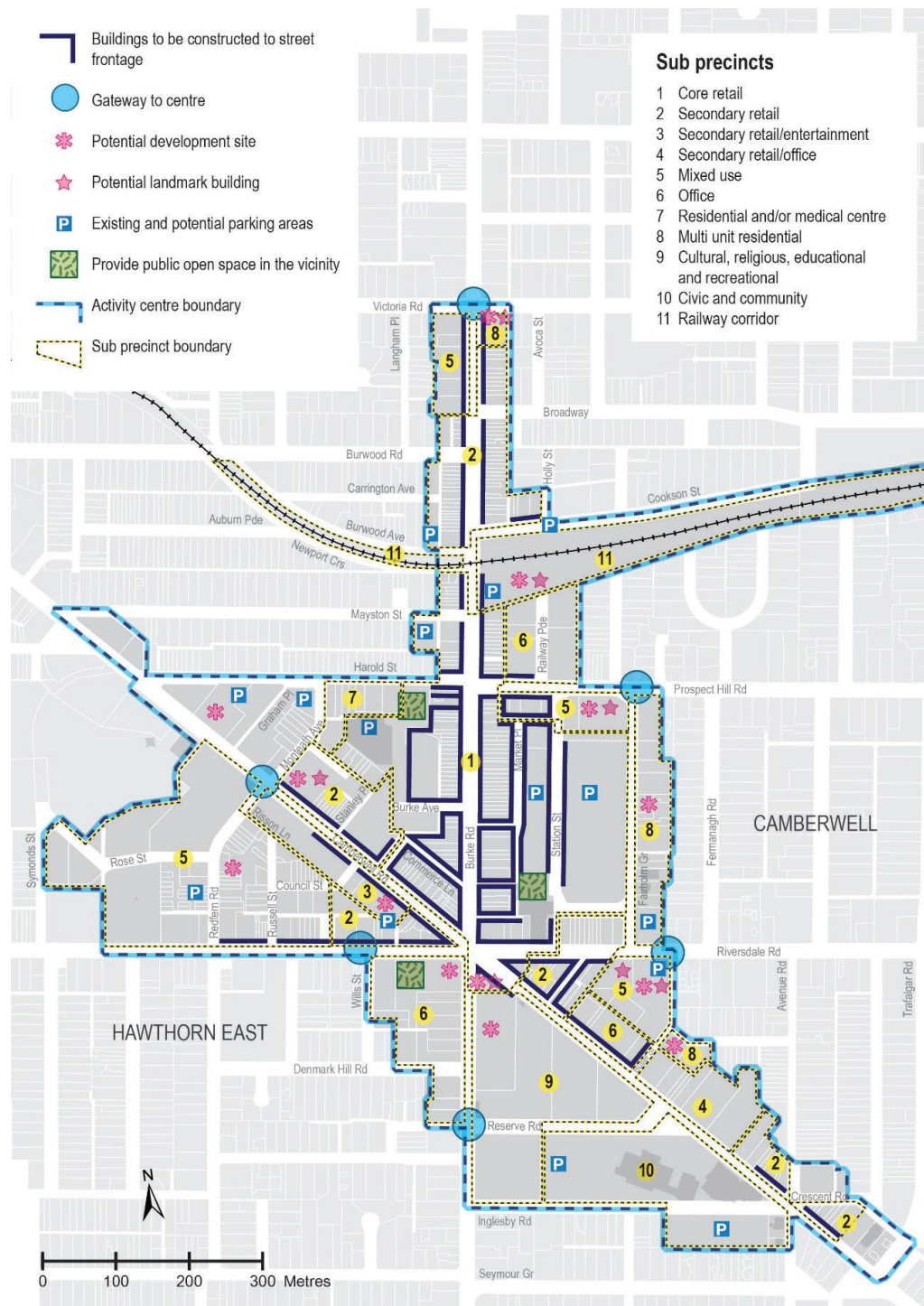
### Policy documents

Consider as relevant:

- *Camberwell Junction Structure Plan* (Cities of Camberwell and Hawthorn, December 1993) [21.07-1 RD] [11.03-1 CJMAC - Policy docs]

## Policy maps

### Map 1: Scale and character



[21.07-1] – Map 3: Scale and Character [11.03-1 CJMAC - Policy maps]

**Legend:**

- 11 metre height limit measured from any point of a major street frontage to top of building
- Height limited to predominant height of existing building
- Building form to specific guidelines or development approval
- Height limited to 11m for 15m setback from frontage
- 8m height limit measured to the external wall height
- Buildings in landscape setting
- Buildings to respect residential scale, height and character
- Landscape setback to be provided minimum 3m
- Activity centre boundary
- Existing views to be considered in future form of development

**Map Labels:** CAMBERWELL, HAWTHORN EAST, Victoria Rd, Langham Pl, Avoca St, Broadway, Holy St, Cookson St, Burwood Rd, Carrington Ave, Burwood Ave, Auburn Pde, Newport Crs, Mayston St, Harold St, Symonds St, Rose St, Graham St, Montague Ave, Hurrell St, Camberwell Rd, Connelley Ave, Wills St, Denmark Hill Rd, Reserve Rd, Inglesby Rd, Seymour Gr, Trafalgar Rd, Crescent Rd, Riversdale Rd, Fernmanagh Rd, Prospect Hill Rd, Bunker Rd, Station St, Victoria Pl, Railway Pde, Burwood Crs, Rose St, Graham St, Montague Ave, Hurrell St, Camberwell Rd, Connelley Ave, Wills St, Denmark Hill Rd, Reserve Rd, Inglesby Rd, Seymour Gr, Trafalgar Rd, Crescent Rd.

**Scale:** 0 100 200 300 Metres

**North Arrow:** N

45

### 11.03-1L Hawthorn–Glenferrie Road Major Activity Centre

This policy applies to all land within the Hawthorn-Glenferrie Road Major Activity Centre as identified in the Hawthorn–Glenferrie Road Major Activity Centre Structure Plan forming part of this clause. [New content]

#### Objectives

To maintain and enhance the centre's role as a mixed-use shopping strip ~~and hub for learning and innovation.~~ [21.07-3 O1] [11.03-1 Activity Centres - HGAC objectives]

To ensure that the centre is an attractive, vibrant and functional place to visit, work and live. [21.07-3] [11.03-1 HGMAC objectives]

To enhance the centre's amenity and sense of safety at all hours and to minimise amenity impacts of night time uses on surrounding businesses and residents. [21.07-3 O2] [11.03-1 Activity Centres - HGAC objectives]

#### Strategies

Support mixed-use development comprising of retail at ground level, and offices or residential uses on upper levels to locate within the retail core and mixed-use areas. [21.07-3 S1.1] [11.03-1 HGAC strategies]

Facilitate customer or community focused ground floor uses that activate the pedestrian environment. [21.07-3 S1.2] [11.03-1 HGAC strategies]

Support developments that increase the supply of affordable housing in the centre, both within private development and in the form of public or community housing. [21.07-3 S1.3] [11.03-1 HGAC strategies]

Support community, civic and recreation facilities that integrate with the rest of the centre, are well connected, easily accessible and meet the current and future needs of the community. [21.07-3 S1.4] [11.03-1 HGAC strategies]

Support retail and commercial development that does not undermine the role of the Burwood/Camberwell Road Commercial Corridor as Boroondara's primary location for large format retail and office uses. [21.07-3 S1.5] [11.03-1 HGAC strategies]

Avoid large format uses such as warehouses, that do not have an active public interface with the street, locating in the centre. [21.07-3 S1.6] [11.03-1 HGAC strategies]

Locate late night uses away from residential areas and on sites that do not have a direct abuttal to land in a residential zone. [21.07-3 S2.1] [11.03-1 HGAC strategies]

~~Require~~ Design and manage night time uses ~~to be suitably designed and managed~~ to minimise amenity impacts on surrounding residential areas and businesses and increase community safety. [21.07-3 S2.2] [11.03-1 HGAC strategies]

Ensure use and development makes the best use of available land and provides opportunities for additional retail, commercial or housing. [21.07-3 DG] [11.03-1 HGAC strategies]

Ensure uses will not have an unreasonable impact on the amenity of the surrounding residential area. [21.07-3 DG] [11.03-1 HGAC strategies]

~~To~~ Encourage use and development to incorporate measures to reduce private vehicle travel to and around the centre and encourage people to use public transport, walking and cycling as alternate modes of transport. [21.07-3 O3] [11.03-1 Activity Centres - HGAC strategies]

~~Support Require planning permit applications seeking a waiver or reduction of the parking requirements for dwellings only, if the development to incorporate sustainable transport alternatives as part of the development.~~ [21.07-3 S3.1] [11.03-1 HGAC strategies]

### Policy documents

Consider as relevant:

- *Glenferrie: Heart of Hawthorn Structure Plan-* (City of Boroondara 2010, updated 28 December 2011) [21.07-3 RD] [11.03-1 Activity Centres - HGAC policy docs]
- *Glenferrie: Heart of Hawthorn Structure Plan Implementation Plan -*(City of Boroondara, 2010, updated 28 December 2011) [21.07-3 RD] [11.03-1 Activity Centres - HGAC policy docs]

### Hawthorn–Glenferrie Road Major Activity Centre Structure Plan



Source: *Glenferrie: Heart of Hawthorn Structure Plan* (City of Boroondara, 2011)

[21.07-3] – Map 6: Hawthorn–Glenferrie Road Major Activity Centre Structure Plan [11.03-1 Activity Centres - HGAC policy map]

### 11.03-1L Kew Junction Major Activity Centre

This policy applies to all land within the Kew Junction Major Activity Centre as identified in the Kew Junction Major Activity Centre Structure Plan ~~map~~ forming part of this clause ~~at the end of this policy~~. [New content]

#### Objectives

To strengthen the role of the Kew Junction Major Activity Centre as a vibrant mixed-use centre supporting a range of retail and commercial activity. [21.07-2 O1] [11.03-1 KJMAC objectives]

To provide a high quality pedestrian environment with improved pedestrian links and public spaces. [21.07-2 O2] [11.03-1 KJMAC objectives]

To ~~ensure new use and development do not have a negative impact on~~ ~~improve~~ traffic management and car parking. [21.07-2 O3] [11.03-1 KJMAC objectives]

To encourage development of key sites around the five ways intersection and the VicRoads site in Precinct 1 for a mix of commercial and residential uses ~~(Precinct 1)~~. [21.07-2 O4] [11.03-1 KJMAC objectives]

To strengthen the role of Precinct 2 as the core retail focus of the centre and a vibrant mixed-use environment. [21.07-2 O5] [11.03-1 KJMAC objectives]

To expand the role of Precinct 3 as an edge-of-centre mixed-use precinct including a range of commercial uses and new residential development. [21.07-2 O6] [11.03-1 KJMAC objectives]

#### Strategies

Support the consolidation of smaller sites and the redevelopment of under-utilised sites. [21.07-2 S1.1] [11.03-1 KJMAC strategies]

Support a mix of uses including retail, commercial, residential, community, health, leisure and other associated uses that respond to the needs of the ~~current and future~~ local population. [21.07-2 S1.2] [11.03-1 KJMAC strategies]

Facilitate ~~a mixed~~ of uses ~~within the same~~ development by ~~locating~~ ~~comprising~~ office or retail ~~uses with active frontages~~ at ground level ~~with active frontages~~ and offices or housing above with underground or internal deck car parking. [21.07-2 S1.3] [11.03-1 KJMAC strategies]

Facilitate use of upper levels, including existing shop tops, for offices or housing. [21.07-2 S1.4] [11.03-1 KJMAC strategies]

Avoid ~~locating~~ residential uses ~~located~~ at the ground level. [21.07-2 S1.5] [11.03-1 KJMAC strategies]

~~Provide~~ ~~Ensure~~ new residential development ~~provides in~~ a variety of dwelling sizes and configurations that suit a variety of households ~~to locate within the Kew Junction Major Activity Centre~~. [21.07-2 S1.6] [11.03-1 KJMAC strategies]

Support developments that increase the supply of affordable housing in the centre, both within private development and in the form of public or community housing. [21.07-2 S1.7] [11.03-1 KJMAC strategies]

Retain and improve existing open space and linkages ~~in line with existing Council policies and strategies~~. [21.07-2 S2.1] [11.03-1 KJMAC strategies]

Support public art that enhances the centre's local identity and sense of place. [21.07-2 S2.2] [11.03-1 KJMAC strategies]

Support north-south linkages along Princess/Denmark Street through to LE Bray Reserve and Glenferrie Oval. [21.07-2 S3.1] [11.03-1 KJMAC strategies]

Support new developments that do not result in a net loss of overall public car parking in the centre. [21.07-2 S3.2] [11.03-1 KJMAC strategies]

~~Whether the~~Ensure proposals new development makes a positive contribution to the image and character of the centre and its pedestrian environment. [21.07-2 DG] [11.03-1 KJMAC strategies]

#### **Precinct 1**

~~Require~~Provide active uses at the ground level, such as shops or cafés, that complement the office or residential uses at upper levels and improve the streetscape activity and amenity of the precinct. [21.07-2 S4.1] [11.03-1 KJMAC strategies]

Support the use and retention of the rear laneway between Denmark Street and Fenton Way. [21.07-2 S4.2] [11.03-1 KJMAC strategies]

Facilitate redevelopment of the VicRoads site with new or infill mixed use development of residential or office, incorporating open spaces and north-south linkages through the site. [21.07-2 S4.3] [11.03-1 KJMAC strategies]

#### **Precinct 2**

Support ~~other uses such as~~ office, residential, community or cultural activities that complement the core retail role of the precinct to be developed on upper levels. [21.07-2 S5.1] [11.03-1 KJMAC strategies]

#### **Precinct 2 - North of High Street**

Increase outdoor activity at the rear of the High Street shops ~~as a key feature of this precinct with~~ through the creation of an improved pedestrian space. [21.07-2 S5.3] [11.03-1 KJMAC strategies]

Minimise supermarket loading arrangements that conflict with pedestrian and traffic movement. [21.07-2 S5.4] [11.03-1 KJMAC strategies]

~~Require~~Provide primary vehicle access to the area between Princess Street and Brougham Street ~~is provided~~ from Princess Street and not from Brougham Street. [21.07-2 S5.5] [11.03-1 KJMAC strategies]

#### **Precinct 2 - South of High Street**

Facilitate the establishment of a retail or commercial anchor with residential or office uses on the upper levels around Fenton Way. [21.07-2 S5.6] [11.03-1 KJMAC strategies]

Support the creation of community uses (such as the new arts facility) that complement the retail and commercial role of the area based around the former Kew Court House and Police Station and Fenton Way. [21.07-2 S5.7] [11.03-1 KJMAC strategies]

Create pedestrian connections from the south of High Street to the retail areas north of High Street. [21.07-2 S5.8] [11.03-1 KJMAC strategies]

Retain a pedestrian connection from Fenton Way through to Denmark Street. [21.07-2 S5.9] [11.03-1 KJMAC strategies]

#### **Precinct 3**

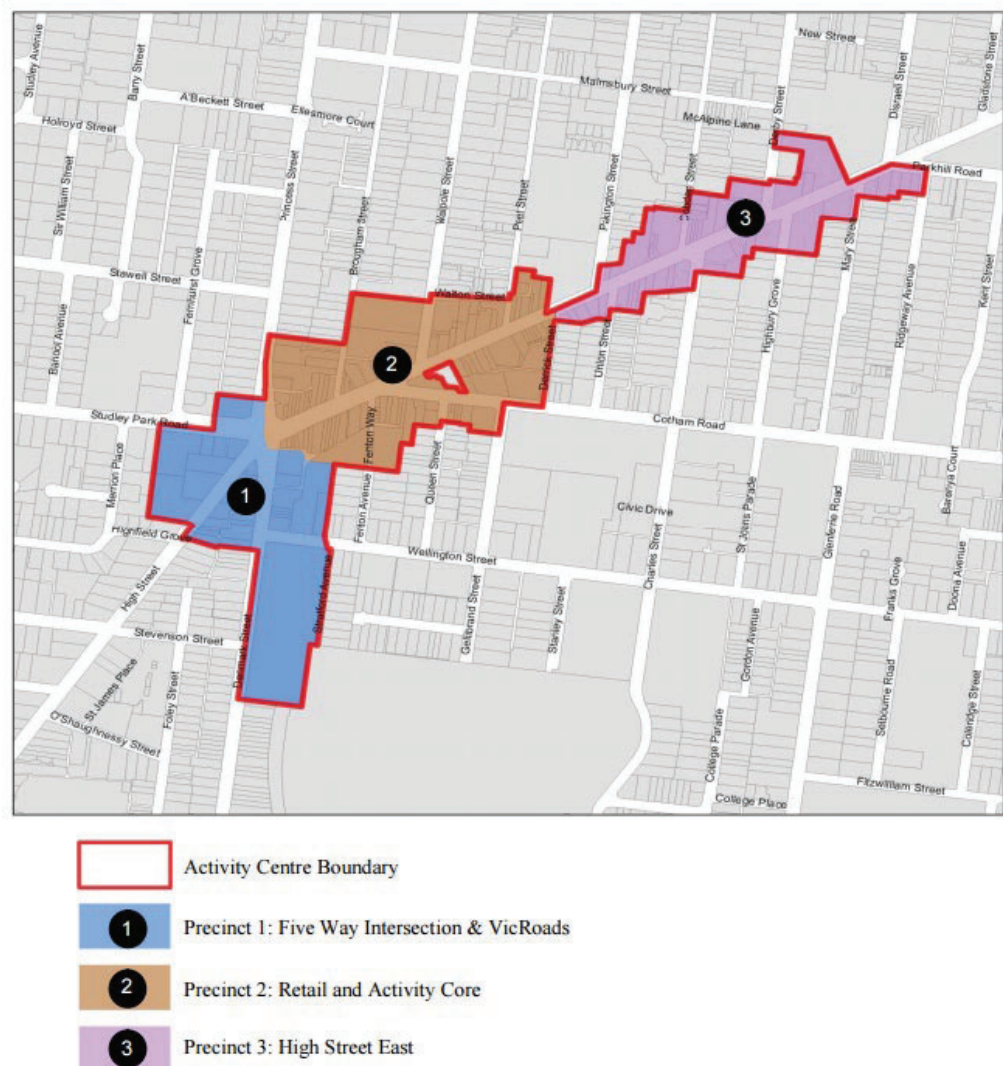
Support larger scale offices and larger format retail. [21.07-2 S6.1] [11.03-1 KJMAC strategies]

#### **Policy documents**

Consider as relevant:

- *Kew Junction Structure Plan* (City of Boroondara, 2009, updated 28 December 2011) [21.07-2 RD] [11.03-1 KJMAC policy docs]

### Kew Junction Major Activity Centre Structure Plan



Source: *Kew Junction Structure Plan* (City of Boroondara, 2011)

[21.07-2] - Map 5: Kew Junction Major Structure Plan [11.03-1 KJMAC policy maps]

## 11.03-01L Neighbourhood Centres, Local Centres, ~~and~~ Commercial Corridors

### Policy application

This policy applies to all land within the neighbourhood centres, local centres and commercial corridors identified in the *Activity centres network framework* map at Clause 02.04. [22.06] [11.03-1 NCCC - Policy application]

This policy does not apply to the:

- Camberwell Junction Activity Centre.
- Glenferrie Activity Centre.
- Kew Junction Activity Centre.
- West Hawthorn Area.
- Tooronga Village. [22.06] [11.03-1 NCCC - Policy application]

### Objectives

To support retail and office development in accordance with the framework for centres and commercial corridors. [21.02-2 O2] [11.03-1 NCCC objectives]

### Strategies

Facilitate mixed use development that supports the local community and ensures that neighbourhood centres, local centres and commercial corridors remain ~~vibrant~~, sustainable and multi-functional destinations. [21.02-2 S1.1] [11.03-1 NCCC strategies]

~~Recognise~~ Support development that promotes sustainability, improves functionality, accessibility and integration with the public realm, and addresses scale and identity through site responsive design. [21.02-2 S1.2] [11.03-1 NCCC strategies]

~~Require~~ Provide development to include a greater mix of uses including retail, office and residential as part of any development. [21.02-2 S2.1] [11.03-1 NCCC strategies]

~~Require~~ Direct non-retail activities (including community services) to ~~locate on~~ the periphery of the neighbourhood centres ~~and/or~~ upper levels of buildings. [21.02-2 S2.2] [11.03-1 NCCC strategies]

Avoid supermarket uses in the Commercial 2 Zone. [21.02-2 S2.3] [11.03-1 NCCC strategies]

~~Require~~ Locate retail and office development ~~to be located in~~ ~~nominated~~ neighbourhood centres, local centres and commercial corridors. [21.02-2 S2.4] [11.03-1 NCCC strategies]

Ensure new development is designed to ~~P~~ protect the amenity of residential areas adjoining neighbourhood centres, local centres and commercial corridors. [21.02-2 S2.5] [11.03-1 NCCC strategies]

Ensure ~~Improve~~ the scale of commercial development ~~to~~ reflects the centre's role and function within the City's hierarchy of centres. [21.02-2 S2.6] [11.03-1 NCCC strategies]

### Policy documents

Consider as relevant:

- *Balwyn Structure Plan* (City of Boroondara, 2011) [21.02-3 RD] [11.03-1 NCCC policy docs]

- *Neighbourhood Centres and Commercial Corridors Guidelines* (City of Boroondara, 2014) [\[21.02-3 RD\]](#) [\[22.06-4 RD\]](#) [\[11.03-1 NCCC policy docs\]](#)

## 12.01-1L Protection of biodiversity - Boroondara

### Strategies

Protect and restore remnant vegetation and existing ecologically significant sites for habitat and ecological values. [21.03-2 S4.1] [12.01-1 Protection of biodiversity - Strategies]

Support extending revegetation to improve connectivity along and between identified biodiversity corridors. [21.03-2 S4.2] [12.01-1 Protection of biodiversity - Strategies]

Improve habitat values along waterways with supporting revegetation of the riparian corridors and increases in corridor width. [21.03-2 S4.4] [12.01-1 Protection of biodiversity - Strategies]

Support the enhancement of biodiversity links between public parks and reserves through local nature strips and private residential gardens. [21.03-2 S4.5] [12.01-1 Protection of biodiversity - Strategies]

Retain significant trees and canopy trees. [21.03-2 S4.6] [12.01-1 Protection of biodiversity - Strategies]

Provide sufficient space in front and rear gardens to accommodate large canopy trees. [21.03-2 S4.7] [12.01-1 Protection of biodiversity - Strategies]

Support the use of indigenous planting in development, through a landscape plan. [21.03-2 S5.2] [12.01-1 Protection of biodiversity - Strategies]

### Policy guidelines

Consider as relevant:

- ~~Require development to provide~~ Providing e-at least one canopy tree in backyard and front yard areas. [21.03-2 S5.3] [12.01-1 Protection of biodiversity - Strategies]

### Policy documents

Consider as relevant:

- *Boroondara Open Space Strategy* (City of Boroondara, 2013) [21.03-6 RD] [Policy documents - 12.01-1 Protection of biodiversity, 12.03-1L Yarra River protection, 13.03-1 Floodplain management, 15.02-1 - Energy and resource efficiency, 19.02-6 Open Space]
- *Boroondara Urban Biodiversity Strategy 2013-2023* (City of Boroondara, 2013) [21.03-6 RD] [Policy documents - 12.01-1 Protection of biodiversity, 12.03-1L Yarra River protection, 13.03-1 Floodplain management, 15.02-1 - Energy and resource efficiency, 19.02-6 Open Space]

## 12.03-1L Yarra River protection - Boroondara

### Objectives

To protect the Yarra River Corridor from obtrusive built form. [21.03-3 K1] [12.03-1L Yarra River protection - Objectives]

### Strategies

Maintain canopy trees and native understory vegetation, as appropriate. [21.03-3 S6.1] [12.03-1L Yarra River protection - Strategies]

~~Require suitable~~ Provide replacement planting of established ~~(2-metre minimum height)~~ trees and understory vegetation ~~where these cannot be retained, where appropriate.~~ [21.03-3 S6.2] split [12.03-1L Yarra River protection - Strategies]

~~Use~~ ~~tilise~~ construction materials that are visually unobtrusive and blend with the natural landscape. ~~Maintain visually unobtrusive built form (including construction materials) within the landscape.~~ [21.03-3 S6.3] [12.03-1L Yarra River protection - Strategies]

### Policy guidelines

Consider as relevant:

- Providing trees that have a minimum height of 2 metres at planting. [21.03-3 S6.2] split [12.03-1L Yarra River protection - Policy guideline]

## 13.07-1L Discretionary Uses and Development in Residential Areas

### Policy application

This policy applies to all Section 2 uses, and buildings and works associated with a Section 2 use in any residential zone, except for [residentially zoned](#) land within:

- Design and Development Overlay Schedule 12 (West Hawthorn Area)
- Design and Development Overlay Schedule 14 (Kew Junction Activity Centre)
- Design and Development Overlay Schedule 15 (Glenferrie Activity Centre)
- Design and Development Overlay Schedule 16 (Neighbourhood Centres)
- Design and Development Overlay Schedule 17 (Commercial Corridors)
- Design and Development Overlay Schedule 23 (Maling Road Built Form Design Guidelines) [\[22.02\]](#) [\[13.07-1L Discretionary uses and development in residential areas - Policy application\]](#)

### Discretionary uses in residential areas objectives

To minimise adverse amenity impacts from non-residential uses on surrounding residential properties. [\[22.02-2 O\]](#) [\[13.07-1L Discretionary uses and development in residential areas - Objectives\]](#)

To ensure that development associated with discretionary uses respects the established neighbourhood character and contributes to achieving the area's preferred character ~~as outlined in the Neighbourhood Character Precinct Statements (City of Boroondara, 2013).~~ [\[22.02-2 O\]](#) [\[13.07.1 Land use compatibility - Objectives\]](#)

### Discretionary uses in residential areas strategies

Avoid the creation of clusters of non-residential activity in residential areas, other than as described in this policy. [\[22.02-3 P\]](#) [\[13.07-1L Discretionary uses and development in residential areas - Strategies\]](#)

~~Consider~~ [Support](#) clustering of medical and associated uses along main roads (Road Zone) if adjoining other medical facilities. [\[22.02-3 P\]](#) [\[13.07-1L Discretionary uses and development in residential areas - Strategies\]](#)

Encourage ~~new~~ non-residential uses to locate on sites previously used or developed for non-residential purposes as opposed to sites most recently used [and developed](#) for residential purposes. [\[22.02-3 P\]](#) [\[13.07-1L Discretionary uses and development in residential areas - Strategies\]](#)

Encourage non-residential uses to locate on main roads (Road Zone) [and on main roads in residential areas.](#) [\[22.02-3 P\]](#) [\[21.05-3 S3.1\]](#) [\[13.07-1L Discretionary uses and development in residential areas - Strategies\]](#)

Encourage non-residential uses to locate on the periphery of existing commercial or shopping centres. [\[22.02-3 P\]](#) [\[13.07-1L Discretionary uses and development in residential areas - Strategies\]](#)

Discourage non-residential uses that generate high levels of noise from locating in attached or semi-detached buildings. [\[22.02-3 P\]](#) [\[13.07-1L Discretionary uses and development in residential areas - Strategies\]](#)

Encourage non-residential uses to re-use existing dwellings where possible to maintain the preferred neighbourhood character. [22.02-3 LD] [13.07-1L Discretionary uses and development in residential areas - Strategies]

~~Ensure~~Design new buildings and alterations to existing buildings- development to respect and contribute positively to the preferred character ~~statement listed in the relevant Neighbourhood Character Precinct Statement~~ and integrate with the streetscape and surrounding area in terms of height, setbacks and design detail. [22.02-3 LD] [13.07-1L Discretionary uses and development in residential areas - Strategies]

~~Ensure~~Design that the scale of built form around the perimeter of 'super-sized lots' located in the General Residential Zone 4 so that their scale is consistent with the prevailing streetscape scale and the scale of adjacent development. [22.02-3 LD] [13.07-1L Discretionary uses and development in residential areas - Strategies]

~~Ensure~~Screen waste storage areas ~~are screened~~ from view from the public realm. [22.02-3 LD] [13.07-1L Discretionary uses and development in residential areas - Strategies]

~~Ensure~~Site waste storage areas ~~are located~~ away from adjoining private open space and habitable room windows of dwellings. [22.02-3 LD] [13.07-1L Discretionary uses and development in residential areas - Strategies]

~~Ensure~~Site waste storage areas ~~are located~~ away from adjoining public open space. [22.02-3 LD] [13.07-1L Discretionary uses and development in residential areas - Strategies]

~~Ensure~~Site car parking areas ~~are sited~~ to minimise their impact on the amenity of adjoining residential properties. [22.02-3 LD] [13.07-1L Discretionary uses and development in residential areas - Strategies]

~~Ensure sites are~~Landscaped sites to integrate with the landscape character of the streetscape and to minimise the effect of the development on adjoining and nearby residential properties. [22.02-3 L] [13.07-1L Discretionary uses and development in residential areas - Strategies]

~~Ensure~~Provide landscaping ~~is provided~~ along boundaries abutting residential properties. [22.02-3 L] [13.07-1L Discretionary uses and development in residential areas - Strategies]

Design non-residential uses to minimise traffic volumes and movements that will detrimentally impact ~~Minimise traffic movements and congestion in~~ residential streets. [22.02-3 TCP] [13.07-1L Discretionary uses and development in residential areas - Strategies]

Encourage car parking to be located to the side or rear of buildings instead of within front setbacks. [22.02-3 TCP] [13.07-1L Discretionary uses and development in residential areas - Strategies]

Minimise adverse impacts on residential amenity, including noise, emissions, odours, dust, ~~and~~ light spillage, deliveries, loading, waste collection and vehicle access. [22.02-3 RA] [13.07-1L Discretionary uses and development in residential areas - Objectives]

Discourage external amplified music that would cause a nuisance to surrounding residential properties. [22.02-3 RA] [13.07-1L Discretionary uses and development in residential areas - Strategies]

~~Incorporate~~ ~~Encourage the provision of~~ noise attenuation measures and barriers along side or rear boundaries where abutting residential properties. [22.02-3 RA] [13.07-1L Discretionary uses and development in residential areas - Strategies]

Support non-residential uses only where the use cannot be located in a nearby commercial zone or centre. [22.02-5 AR] [13.07-1L Discretionary uses and development in residential areas - Strategies]

Support non-residential uses only if there is a demonstrable need for the proposed use in the location. [22.02-5 AR] [13.07-1L Discretionary uses and development in residential areas - Strategies]

### Discretionary uses in residential areas policy guidelines

Consider as relevant:

- Discouraging non-residential development with an overall height above 9 metres in the Neighbourhood Residential Zone 1 and 3, above ~~9 metres in the General Residential Zone 1, above 10.5~~ 11 metres in the General Residential Zone 2 and 3, and above 13.5 metres in the Residential Growth Zone. [22.02-3 LD] [13.07-1L Discretionary uses and development in residential areas - Strategies]
- Limiting the number of vehicle crossovers to one, unless more than one access point is required for the safe, convenient and efficient movements of vehicles. [22.02-3 TCP] [13.07-1L Discretionary uses and development in residential areas - Strategies]
- ~~Ensure~~ Designing car parking and access ways ~~are designed~~ to allow entry and exit from the site in a forwards direction where access ways are more than 10 metres long. [22.02-3 TCP] [13.07-1L Discretionary uses and development in residential areas - Strategies]
- ~~Ensure~~ Limiting that deliveries and unloading ~~occurs to~~ between 7am and 8pm on weekdays, and 8am and 5pm on Saturdays and Sundays. [22.02-3 TCP] [13.07-1L Discretionary uses and development in residential areas - Strategies]
- ~~Ensure~~ Limiting private waste collection ~~to occurs~~ between 7am and 8pm Monday to Friday only. [22.02-3 RA] [13.07-1L Discretionary uses and development in residential areas - Strategies]
- ~~Ensure new buildings or extensions to existing buildings~~ Design development to comply with the following siting and amenity standards of ResCode as specified at Clause 54 or in the schedule to the relevant residential zone:
  - Standard A3 (Street setback)
  - Standard A10 (Side and rear setbacks)
  - Standard A12 (Daylight to existing windows)
  - Standard A13 (North facing windows)
  - Standard A14 (Overshadowing open space) [22.02-3 RA] [13.07-1L Discretionary uses and development in residential areas - Strategies]
- Locating, siting and operating ~~A the specified~~ discretionary uses ~~should to~~ meet the following criteria: ~~performance criteria listed in Table 1, unless an alternative design and management response is provided which will result in a better outcome.~~ [22.02-4 PC] [13.07-1L Discretionary uses and development in residential areas - Strategies]

Table 4- Performance criteria for discretionary uses

Land use	Performance Location, siting and operation criteria
Car wash	<ul style="list-style-type: none"> <li>• Preferably located on a corner site.</li> <li>• All vehicles able to enter and exit the site in forward direction.</li> <li>• Hours of operation where adjoining a residential property: 7am - 9pm.</li> </ul>
Child care centre	<ul style="list-style-type: none"> <li>• Drop off and pick up areas to be provided on site.</li> <li>• Hours of operation: 6.30am to 7.30pm.</li> </ul>

Community market	<ul style="list-style-type: none"> <li>Hours of operation: 7am to 5pm, 1 day a week.</li> </ul>
Convenience restaurant, food and drink premises (café), restaurant, take away food premises	<ul style="list-style-type: none"> <li>Preferably located on a corner site.</li> <li>Hours of operation where adjoining a residential property: 7am to 10pm Sunday to Thursday, 7am to 11pm Friday and Saturday.</li> </ul>
Convenience shop	<ul style="list-style-type: none"> <li>Preferably located on a corner site.</li> <li>Hours of operation where adjoining a residential property: 6am to 11pm Sunday to Thursday, 6am to 12am Friday and Saturday.</li> </ul>
Display homes	<ul style="list-style-type: none"> <li><del>The length of</del> Limit the time that the building may be used for display purposes <del>is limited</del> to 3 years.</li> <li>Opening hours: 10am to 7pm Monday to Friday, 10am to 5pm Saturday and Sunday.</li> </ul>
Education centres	<ul style="list-style-type: none"> <li><del>Ensure the Development Plan Overlay is applied to land prior to an application being made for the use and development of land as an education centre.</del></li> <li><del>Ensure</del> Limit that expansion of existing facilities <del>is limited</del> to contiguous land.</li> <li>Drop off and pick up areas provided on site.</li> </ul>
Function centre	<ul style="list-style-type: none"> <li>Hours of operation where adjoining a residential property: Friday and Saturday 10am to 12am, Sunday to Thursday 10am to 10pm.</li> <li>Drop off and pick up areas to be provided on site.</li> </ul>
Hospital	<ul style="list-style-type: none"> <li><del>Provision of a master plan prepared in consultation with Council and the community.</del></li> <li>Drop off and pick up areas provided on site.</li> </ul>
Medical centre	<ul style="list-style-type: none"> <li>Hours of operation: 7.30am to 7pm Monday to Friday, 8am to 5pm Saturday and Sunday.</li> </ul>
Place of assembly	<ul style="list-style-type: none"> <li>Hours of operation where adjoining a residential property: 8am to 10pm Sunday to Thursday, 8am to 11pm Friday and Saturday.</li> </ul>
Plant nursery	<ul style="list-style-type: none"> <li>Preferably located on a corner site.</li> <li>All vehicles able to enter and exit the site in forward direction.</li> <li>Hours for loading and unloading stock in outdoor areas (other than for customers): 9am to 6pm. No machinery should be used to move stock outside these times.</li> </ul>
Residential village	<ul style="list-style-type: none"> <li>Locate A ambulance and bus bays <del>to the side or rear of building instead of within the front setback</del> <del>discreetly located</del>.</li> </ul>
Service station	<ul style="list-style-type: none"> <li>Preferably located on a corner site.</li> <li>All vehicles able to enter and exit the site in forward direction.</li> <li>Hours of operation where adjoining a residential property: 6am to 11pm Sunday to Thursday, 6am to 12am Friday and Saturday.</li> </ul>
Veterinary clinic	<ul style="list-style-type: none"> <li>Locate B boarding facilities <del>should be located</del> in a detached building on the site that incorporates adequate noise attenuation measures <del>to minimise detrimental noise impacts to adjoining properties</del>.</li> <li>Hours of operation: 7.30am to 7pm Monday to Friday, 8am to 5pm Saturday and Sunday.</li> </ul>

[22.02-4] – Table 1: Performance criteria for discretionary uses [13.07-1L Discretionary uses and development in residential areas - Strategies]

### Policy documents

Consider as relevant:

- *Boroondara Access and Inclusion Plan 2013-17* (City of Boroondara, 2013 ~~or as amended and adopted by Council from time to time~~) [21.05-4 RD] [13.07-1L Discretionary uses and development in residential areas and 16.01-3 Housing diversity - Policy documents]

## 15.01-1L Neighbourhood centres and commercial corridors built form

### Policy application

This policy applies to all land within the neighbourhood centres and commercial corridors identified in Map 1 at Clause 11.03-01L. [22.06] [15.01-1L NCCC Built form - Policy application]

This policy does not apply to the:

- Camberwell Junction Activity Centre.
- Glenferrie Activity Centre.
- Kew Junction Activity Centre.
- West Hawthorn Area.
- Tooronga Village. [22.06] [15.01-1L NCCC Built form - Policy application]

### Objectives

To achieve excellence in design and high quality, contemporary architecture that efficiently utilises the site, enhances the character of the centre or corridor and ~~enhances~~ actively engages with the public realm. [22.06-2 O1] [15.01-1L NCCC built form - objectives]

To ensure development is designed to provide for the ~~residential~~ amenity of future ~~residents~~ occupants of the development and does not detrimentally impact of the amenity of adjoining residential properties. [22.06-2 O4] [22.06-2 O5] [15.01-1L NCCC built form - objectives]

To ensure the ~~functionality~~, amenity, and character ~~and sense of openness~~ of service streets and laneways ~~are~~ protected and enhanced. [22.06-2 O6] [15.01-1L NCCC built form - objectives]

### Strategies

#### Facade articulation and detailing strategies

Facilitate ~~a high level of~~ façade articulation and design treatments that:

- Maintain the fine grain shop front patterns of existing retail and commercial premises [22.06-2 FAD] [15.01-1L NCCC built form - strategies]
- Distinguish recessed upper level built form from the main building façade. [22.06-2 FAD] [15.01-1L NCCC built form - strategies]
- Provide variation to surface alignment and materials to create visual interest. [22.06-2 FAD] [15.01-1L NCCC built form - strategies]

~~Require~~ Provide active ground level frontages to facilitate interaction and a vibrant engagement at street level. [22.06-2 FAD] [15.01-1L NCCC built form - strategies]

Provide architectural detailing that accentuates prominent corners at key intersections or other places of community significance. [22.06-2 FAD] [15.01-1L NCCC built form - strategies]

Ensure that the combined effect of the height, setbacks and design treatment of new buildings do not dominate a heritage place on or adjoining the site. [22.06-2 FAD] [15.01-1L NCCC built form - strategies]

Provide external lighting that enhances the architectural features of the building and complements lighting in the public domain without causing unreasonable off-site amenity impacts. [22.06-2 FAD] [15.01-1L NCCC built form - strategies]

Avoid blank side walls and ~~require~~ design visible faces of buildings to be articulated and visually interesting with a mixture of materials and finishes. [22.06-2 FAD] [15.01-1L NCCC built form - strategies]

### Integration with the primary and side street frontage, and public realm strategies

Allow the upper levels of buildings to cantilever over a ground floor setback if the projection extends no further than the property line, is cantilevered (with no columns), ~~and maintains a minimum clearance of 3.5 metres above a footpath or 4.5 metres above a vehicle accessway (or otherwise agreed by Council engineers).~~ [22.06-2 IPSSF] split [15.01-1L NCCC built form - strategies, policy guidelines]

~~Require~~ Site and design ramps or steps to be contained within the building or property boundary where they are necessary. [22.06-2 IPSSF] [15.01-1L NCCC built form - strategies]

Support ground floor dwelling entries that are distinct and subordinate to the ground floor retail/commercial frontage. [22.06-2 IPSSF] [15.01-1L NCCC built form - strategies]

Avoid disrupting the retail/commercial frontage of key retail environments by ~~requiring~~ providing secondary pedestrian access to upper level building spaces (e.g. to shop-top dwellings) ~~to be provided~~ from side streets or rear laneways. [22.06-2 IPSSF] [15.01-1L NCCC strategies]

Facilitate ground floor residential entries on corner sites, to be located on the side street rather than the primary retail/commercial frontage. [22.06-2 IPSSF] [15.01-1L NCCC strategies]

~~Ensure that on large sites, the length of any part of the~~ Design ground floor frontages without windows ~~is not greater than 10 metres, and such walls are to be~~ well articulated with ~~high quality~~ materials and finishes ~~that are durable, do not stain easily, weather well over time and are resilient to wear and tear.~~ [22.06-2 IPSSF] [15.01-1L NCCC built form - strategy]

~~Create~~ Design residential premises at upper levels ~~to face streets and laneways that address the street.~~ [22.06-2 IPSSF] [15.01-1L NCCC strategies]

Avoid service spaces (storerooms, toilets, lifts, garages, ~~plants and equipment~~) and windowless activities (e.g. cinemas) from being located at the ground floor along street frontages. [22.06-2 IPSSF] [15.01-1L NCCC built form - strategies]

~~Require~~ Provide street setbacks ~~of for~~ developments ~~to that~~ complement the street setbacks of a heritage place on or adjoining the site. [22.06-2 IPSSF] [15.01-1L NCCC built form - strategies]

### Integration with the primary and side street frontage, and public realm policy guidelines

Consider as relevant:

- ~~m~~ Maintainings a minimum clearance of 3.5 metres above a footpath or 4.5 metres above a vehicle accessway ~~for any cantilevered element (or otherwise agreed by Council engineers).~~ [22.06-2 IPSSF] split
- ~~Require~~ Ensuring the minimum extent of transparent glazed windows or doors along ground floor frontages onto a street (calculated on a per building basis) ~~to be~~ 75% in the Commercial 1 Zone. [22.06-2 IPSSF] [15.01-1L NCCC built form - PG]
- ~~Ensure~~ ~~that on large sites,~~ Limiting the length of any part of the ground floor frontage without windows ~~is not greater than to~~ 10 metres, ~~and such walls are well articulated with high quality materials and finishes.~~ [22.06-2 IPSSF] [15.01-1L NCCC built form - PG]

### Weather protection to footpaths strategies

Support the incorporation of weather protection for pedestrians along street frontages in the form of verandahs, awnings or canopies over the footpath, ~~maintaining a minimum clearance of 3.5 metres above the footpath level and 0.75 metres from the back of kerb (or otherwise agreed by Council engineers).~~ [22.06-2 WPF] split [15.01-1L NCCC built form - strategies]

~~Require~~Design new verandahs to achieve continuous unbroken pedestrian weather protection. [22.06-2 WPF] [15.01-1L NCCC built form - strategies]

~~Require~~Design verandahs ~~to be integrated with the design as integral parts~~ of the building and ~~design them to provide~~ architectural features ~~and/or materials~~ that complement the ~~façade and~~ streetscape. [22.06-2 WPF] [15.01-1L NCCC built form - strategies]

~~Require~~Cantilever verandahs ~~to be cantilevered to so that they~~ avoid obstructive post/columns or perceived privatisation of the public domain. [22.06-2 WPF] [15.01-1L NCCC built form - strategies]

Ensure that on sloping sites, verandas step down to follow the slope of the street and ~~special consideration is given to the detailed design of the junctions~~ ~~are designed to provide continuous weather protection without gaps in coverage~~ at the level changes. [22.06-2 WPF] [15.01-1L NCCC built form - strategies]

### Weather protection to footpaths policy guidelines

Consider as relevant:

- ~~m~~Maintaining a minimum clearance of 3.5 metres above the footpath level and 0.75 metres from the back of kerb ~~for any verandah, awning or canopy. (or otherwise agreed by Council engineers)~~ [22.06-2 WPF] [15.01-1L NCCC built form - strategies, PG]

### Laneways strategies

Avoid ground level setbacks along ~~service~~laneways, unless the same setback can be provided on adjoining properties to create a consistently wider, accessible and attractive ~~service~~laneway. [22.06-2 GLS] [15.01-1L NCCC built form - strategies]

~~Require~~Continue the surface materials of adjoining laneways ~~surface materials and interface treatments to be used in the design of any ground level setbacks to the laneway so they read as parts of the public realm of adjoining residential areas.~~ [22.06-2 GLS] [15.01-1L NCCC built form - strategies]

Avoid unenclosed ~~ground level~~ setbacks for rubbish and recycling bins, loading bays and service/utility areas fronting onto ~~service~~laneways. [22.06-2 GLS] split [15.01-1L NCCC built form - strategies]

~~Conceal~~Waste and recycling facilities ~~should be concealed~~ within secure dedicated enclosures that are integrated into the design of the building. [22.06-2 GLS] split [15.01-1L NCCC built form - strategies]

Minimise buildings and works encroaching into ~~service~~laneways. [22.06-2 GLS] [15.01-1L NCCC built form - strategies]

### Upper level setbacks

Maintain and enhance the intimate environment of service lanes by ~~setting requiring higher~~ built forms ~~at upper levels to be set~~ back from the service lane. [22.06-2 ULS] [15.01-1L NCCC built form - strategies]

Design development to reduce the visual bulk towards laneways. [22.06-3 DG] [15.01-1L NCCC built form - strategies]

### Abutting residential zones strategies

Support development that contributes to an improved interface between the neighbourhood centres and the established residential areas through ~~providing the provision of for a~~

recessed and articulated development and an appropriate scale. [22.06-2 ARZ] [15.01-1L NCCC built form - strategies]

Avoid windows and balconies overlooking private open space or habitable rooms on the opposite side of the service lane. [22.06-2 ARZ] [15.01-1L NCCC built form - strategies]

### **Abutting residential zones policy guidelines**

Consider as relevant:

- Minimising overshadowing of photovoltaic panels or solar hot water collectors located on the roof top of adjoining dwellings within a Residential Zone, between 9am and 3pm at the September equinox. [22.06-2 OO] [15.01-1L NCCC strategies]

### **Vehicular access to sites strategy**

Provide all vehicle access from service lanes if a site abuts a service lane and avoid the creation of driveway crossovers from other streets unless: [22.06-2 VAS] [15.01-1L NCCC strategies]

- The service lane is too narrow for vehicular entry and cannot be widened as part of the development proposal, or [22.06-2 VAS] [15.01-1L NCCC strategies]
- The traffic volume generated by the development would exceed the capacity of the service lane, as determined by a qualified independent traffic engineer and Council's engineers. [22.06-2 VAS] [15.01-1L NCCC strategies]

~~Require development to provide~~ Provide car parking in basements where feasible, and to the rear of properties where laneway access is available. [22.06-2 VAS] [15.01-1L NCCC strategies]

### **Pedestrian entries from service lanes strategies**

Avoid pedestrian access from service lanes where: [22.06-2 PESL] [15.01-1L NCCC built form - strategies, combined]

- The pedestrian access interferes with the servicing functions of the lane for other properties. [22.06-2 PESL] [15.01-1L NCCC built form - strategies]
- Bluestone pitches or other uneven pavements of the service lane prevent access to the entry by people with limited mobility. [22.06-2 PESL] [15.01-1L NCCC built form - strategies]
- There is no public lighting to the service lane between the street and the proposed entry, and the new development cannot provide for new lighting along this length. [22.06-2 PESL] [15.01-1L NCCC built form - strategies]

Support secondary pedestrian entries along service lanes where safe, and practical ~~and appropriate~~, and where a service lane abuts car parking or public open space, to increase activity and connectivity. [22.06-2 PESL] [15.01-1L NCCC built form - strategies]

### **Links and extensions of service lanes strategy**

~~Require~~ Design development to provide setbacks ~~to that allow for the removal of~~ laneway dead ends and facilitate vehicular through-links. The alignment, width and paving of the service lane should be continued through any such lane extensions. [22.06-2 LESL] [15.01-1L NCCC built form - strategies]

### **Frontages onto public open space strategies**

Support developments using any lane or other public right-of-way located between the subject site and the adjoining public open space as a second street frontage. [22.06-2 FPOS] [15.01-1L NCCC built form - strategies]

Allow the use of an existing public open space pathway along the shared boundary for pedestrian access to entries of adjoining properties if: [22.06-2 FPOS] [15.01-1L NCCC built form - strategies]

- Doors and gates do not swing open into the path. [22.06-2 FPOS] [15.01-1L NCCC built form - strategies]
- The path width is able to accommodate the pedestrian and bicycle volumes that may be generated by the development. [22.06-2 FPOS] [15.01-1L NCCC built form - strategies]

#### **Shared side and rear boundaries strategies**

Encourage the following design outcomes when the subject site does not abut or adjoin a Residential Zone: [22.06-2 SSRB] [15.01-1L NCCC built form - strategies]

- Zero lot lines along shared side and rear boundaries for walls without habitable room windows unless the adjacent property includes dwellings with their primary or secondary outlook orientated towards the subject site. [22.06-2 SSRB] [15.01-1L NCCC built form - strategies]
- Where blank side walls will be visible from the public realm, visual interest should be provided through the use of varied materials or finishes. [22.06-2 SSRB] [15.01-1L NCCC built form - strategies]

#### **Overshadowing and overlooking strategy**

Minimise the impacts of overshadowing and overlooking on the amenity of adjoining residential properties and habitable room windows. [22.06-2 OO] [15.01-1L NCCC strategies]

#### **Policy documents**

Consider as relevant:

- *Neighbourhood Centres and Commercial Corridors Guidelines* (City of Boroondara, 2014) [21.0-4-6 RD3] [15.01-1L NCCC Policy Documents]

## 15.01-1L Signs

### Policy application

This policy applies to all applications for signs, other than in a Heritage Overlay. [22.01]  
[15.01-1 Signs - policy application]

### Objectives

To ensure signage is sensitively integrated into use and development and streetscapes. [21.0-4-4 O6] [15.01-1L Signs - Objectives]

To ensure the extent, design and location of signage does not result in unreasonable character or amenity impacts on adjoining properties or public open space, including through its illumination. [22.01-2 O] [15.01-1L Signs - objectives]

To ensure control the number of signs to reflect the nature and intensity of the land use of the area. [22.01-2 O] [15.01-1L Signs - objectives]

### General Strategies

~~Require~~ Remove unnecessary or inappropriately located signs ~~to be removed~~ when a new sign is installed. [21.0-4-4 AS S6.4] [15.01-1L Signs - Strategies]

Ensure the type and number of signs reflects the ~~contribute to the level of activity and strategic directions~~ centre's role and function within the City's hierarchy of activity centres in each of the activity centres, neighbourhood centres and commercial corridors as identified in the Strategic Framework Plan. [22.01-3.1 G] [15.01-1L Signs - strategies]

Limit signage to what is necessary to identify the use or premises and present as an orderly display. [22.01-3.1 G] [15.01-1L Signs - strategies]

Discourage V-board signs erected on the verandah or awning in all centres. [22.01-3.1 G] [15.01-1L Signs - strategies]

Discourage signs above verandah level, unless on a building feature ~~which~~ that has been designed to accommodate such signs. [22.01-3.1 G] [15.01-1L Signs - strategies]

Discourage large supporting frameworks for signs and illumination. [22.01-3.1 C] [15.01-1L Signs - strategies]

Ensure signage on a side wall does not dominate a building or obscure views of signs on adjacent sites. [22.01-3.1 C] [15.01-1L Signs - strategies]

Ensure wall signs do not cover architectural features or detailing of a building and are ~~be~~ sized in proportion with parapets, panels, windows and wall areas. [22.01-3.1 C] [15.01-1L Signs - strategies]

Confine small promotion signs to the advertising of products or services provided from the premises in an orderly display. [22.01-3.1 C] [15.01-1L Signs - strategies]

Support non-illuminated, innovative signs (including mural and model type signs), ~~which~~ that enhance the shopfront presentation and promotion, above verandah level, where the signage is in scale with the building and presents an orderly display in the streetscape. [22.01-3.1 C] [15.01-1L Signs - strategies]

~~Ensure~~ Locate signs so that they do not hinder a view to ground level display windows. [22.01-3.1 C] [15.01-1L Signs - strategies]

Ensure signs are ~~integrated with, and~~ positioned and designed to fit within, any spaces created by architectural elements on the host building. ~~(see Figure 1 below).~~ [22.01-3.1 C F2] [15.01-1L Signs - strategies]

Position signs so that they are not above a side wall or where the sign could obscure architectural features of the host building. [22.01-3.1 F2] [15.01-1L Signs - strategies]

~~Minimise the number of signs~~ Limit signage to one or two signs when needed to convey multiple messages and multiple occupancies. [22.01-3.1 CL] [15.01-1L Signs - strategies]

Ensure illuminated signs do not cause light spill or glare onto residential areas and public open space, ~~and illumination ceases beyond 10pm.~~ [22.01-3.1 A] [15.01-1L Signs - strategies]

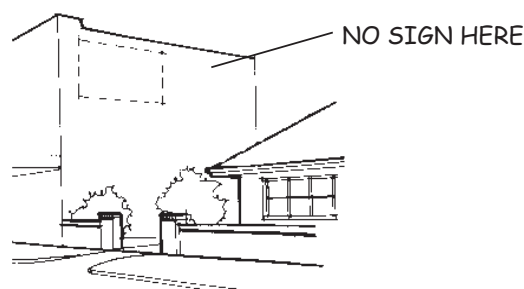
Ensure signs are not installed on the upper level façade where no, or limited numbers, of signs are in this location. [22.01-3.1 ULF] [15.01-1L Signs - strategies]

Ensure ~~if on the parapet,~~ signs on the parapet are positioned in the same location as on adjoining, or nearby shops of the same or similar height ~~(see Figure 5 below).~~ [22.01-3.1 ULF F6] [15.01-1L Signs - strategies]

### General policy guidelines

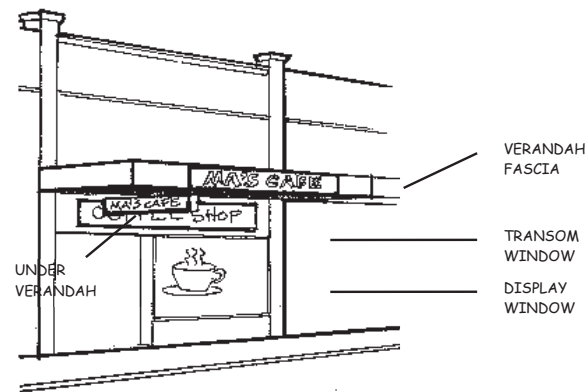
Consider as relevant:

- Limiting signage to one or two signs when needed to convey multiple messages and multiple occupancies. [22.01-3.1 CL] [15.01-1L Signs - strategies]
- ~~Ceasing~~Ensure illumination of signs ~~do not cause light spill or glare onto residential areas and public open space, and illumination ceases beyond 10pm~~ where facing a residential area or open space. [22.01-3.1 A] [15.01-1L Signs - strategies]
- ~~Ensure~~Limiting permanent signs on display windows of retail premises so they do not cover more than 25% of the display window. [22.01-3.1 GLF] [15.01-1L Signs - strategies]
- Avoid locating signage on walls facing residential areas or public open space (see Figure 1 below). [22.01-3.1 F3] [15.01-1L Signs - General policy guideline]



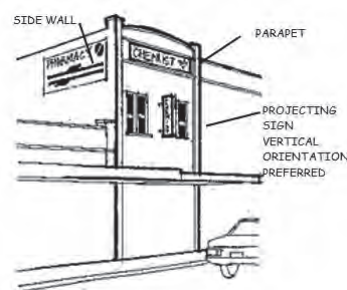
**Figure 1** - Location of signs on walls facing residential areas [22.01-3.1 F3] [15.01-1L Signs - General policy guideline]

- Locating signage on the ground level façade in keeping with Figure 2 below, where appropriate on the host building. [22.01-3.1 GLF F4] [15.01-1L Signs - General policy guideline]



**Figure 2 - Location of ground level signs** [22.01-3.1 F4] [15.01-1L Signs - General policy guideline]

- Locating signs on the upper level façade to match Figure 3 below, where appropriate on the host building. [22.01-3.1 ULF F5] [15.01-1L Signs - General policy guideline]



**Figure 3 - Location of upper level signs** [22.01-3.1 F5] [15.01-1L Signs - General policy guideline]

### Camberwell Junction, Kew Junction and Glenferrie Activity Centres signage strategies

Encourage illuminated signs (particularly non-flashing, neon tubular art signs) and electronic signs ~~which~~ that add vitality to the centre ~~and~~ or create a safer and brighter environment at night, at ground level, unless the premises faces a residential area ~~or~~ public open space, ~~or the sign will detrimentally impact upon the safe and efficient function of the road network.~~ [22.01-3.2 CJ] [15.01-1L Signs - strategies]

Ensure sky signs, electronic signs, high wall signs and projecting off-wall signs on upper façades respect the architecture of the building and surrounding neighbourhood character and do not result in amenity impacts to adjoining residential properties or public open space, ~~or detrimentally impact upon the safe and efficient function of the road network.~~ [22.01-3.2 CJ] [15.01-1L Signs - strategies]

Discourage reflective signs, flashing lights and bunting. [22.01-3.2 CJ] [15.01-1L Signs - strategies]

Support wall signs being externally illuminated (floodlit), provided light fittings are unobtrusive. [22.01-3.2 CJ] [15.01-1L Signs - strategies]

Ensure projecting signs above the verandah are vertical in proportion (i.e. their height is greater than their width) and located between the window head and the window sill on two-storey buildings. [22.01-3.2 CJ] [15.01-1L Signs - strategies]

Locate animated signs associated with creative neon tube signs or continuous message signs as part of window displays. [22.01-3.2 CJ] [15.01-1L Signs - strategies]

Limit the use of neon tubing to define the outline of a building or one building element in one colour (appropriate to the area). [22.01-3.2 CJ] [15.01-1L Signs - strategies]

Ensure sky signs are architecturally integrated with the host building. [22.01-3.2 CJ] [15.01-1L Signs - strategies]

### **Camberwell Junction, Kew Junction and Glenferrie Activity Centres signage policy guidelines**

Consider as relevant:

- ~~Ensure~~Limiting the area creative neon script or metal work signs occupy to a rectangle less than 10 square metres ~~in area and are located within the appropriate sign locations on buildings.~~ [22.01-3.2 CJ] [15.01-1L Signs - policy guidelines]

### **Neighbourhood centres signage strategies**

Discourage animated signs, electronic signs, reflective signs, flashing or running lights, sky signs, panel signs, major promotion signs, high wall signs, bunting and banner signs in neighbourhood centres. [22.01-3.2 NC] [15.01-1L Signs - strategies]

### **Commercial corridors signage strategies**

Encourage the use of a directory board ~~or a maximum of two signs~~ to identify the name of the estates and their occupants. [22.01-3.2 CC] [15.01-1L Signs - strategies]

Ensure signs for units of a multi-occupancy building are of a uniform shape, size and presentation and displayed in similar locations. ~~There should only be one sign to each unit or occupancy.~~ [22.01-3.2 CC] [15.01-1L Signs - strategies]

Support the provision of projecting signs in multi-occupancy buildings where they are. ~~Prefer a vertically orientated sign to a rather than horizontal sign.~~ [22.01-3.2 CC] [15.01-1L Signs - strategies]

### **Commercial corridors signage policy guidelines**

Consider as relevant:

- ~~Encourage a directory board or~~Allowing a maximum of two signs to identify the name of the estates and their occupants where necessary. [22.01-3.2 CC] [15.01-1L Signs - policy guidelines]
- Limiting projecting signs on multi-occupancy buildings to one per occupancy. [22.01-3.2 CC] [15.01-1L Signs - policy guidelines]
- Limiting projecting signs to one per occupancy. [22.01-3.2 CC] [15.01-1L Signs - policy guidelines]

### **Residential and other non-commercial areas signage strategies**

Ensure signs do not dominate the street ~~(see Figure 6 below).~~ [22.01-3.2 RNCA F7] [15.01-1L Signs - strategies]

Ensure signs are located within the boundary of the site, single faced and parallel or at right angles to the street. [22.01-3.2 RNCA] [15.01-1L Signs - strategies]

Discourage above verandah signs, flashing or running lights and reflective signs. [22.01-3.2 RNCA] [15.01-1L Signs - strategies]

### Residential and other non-commercial areas signage policy guidelines

Consider as relevant:

- ~~Ensure~~Ensuring freestanding signs for medical centres and similar non-residential uses are low profile with a maximum height of 2 metres if located adjacent to a Road Zone, Category 1 or otherwise 1.5 metres if in a residential zone. [22.01-3.2 RNCA] [15.01-1L Signs - policy guidelines]
- Allowing only one identification sign per street frontage. [22.01-3.2 RNCA] [15.01-1L Signs - policy guidelines]

### Major promotion and promotion panel signs strategies

Encourage major promotion, promotion and panel signs within activity centres on land adjacent to a Road Zone, Category 1 where they are consistent with the character of the centre. [22.01-3.3 MPPPS] [15.01-1L Signs - strategies]

Avoid major promotion, promotion or panel signs being displayed on, above, or across a Road Zone, Category 1. [22.01-3.3 MPPPS] [15.01-1L Signs - strategies]

Minimise the projection of promotion, major promotion or panel signs into a local road reserve. [22.01-3.3 MPPPS] [15.01-1L Signs - strategies]

Ensure signs complement the architectural lines of the building and the wall and do not dominate a building or a wall ~~(see Figure 7 below)~~. [22.01-3.3 MPPPS F\*] [15.01-1L Signs - strategies]

### Major promotion and promotion panel signs policy guidelines

Consider as relevant:

- Limiting promotion, major promotion or panel signs to one per wall, per premises where located adjacent to a Road Zone, Category 1 in an activity centre, neighbourhood centre or commercial corridor (see Figure 8-4 below). [22.01-3.3 F9] [15.01-1L Signs - MPPPS policy guidelines]



Figure 4 - Location of major promotion signs [22.01-3.3 F9] [15.01-1L Signs - MPPPS policy guidelines]

### **Illuminated signage (includes floodlit signs) strategies**

Restrict illuminated signage to the following locations (see Figure 9 below): [22.01-3.3 IS] [15.01-1L Signs - strategies]

- Suspended under the verandah or cantilevered over the footpath at standard awning level (internally illuminated). [22.01-3.3 IS] [15.01-1L Signs - strategies]
- On the display window (generally neon type). [22.01-3.3 IS] [15.01-1L Signs - strategies]
- On the parapet or upper façade (externally illuminated or floodlit). [22.01-3.3 IS] [15.01-1L Signs - strategies]

Discourage illuminated signage on the upper façade of buildings with significant architectural or heritage features, unless with floodlighting. This should generally only be supported in Camberwell Junction, Kew Junction and Glenferrie Major Activity Centres. [22.01-3.3 AISL] [15.01-1L Signs - strategies]

### **Freestanding signs strategies**

Discourage freestanding signs (including pole signs) unless the pole, freestanding or pylon sign is located within the setback area and the number of pole signs is limited to one per frontage. [22.01-3.3 FS] [15.01-1L Signs - strategies]

Discourage pylon signs (freeway signs). [22.01-3.3 FS] [15.01-1L Signs - strategies]

Limit further freestanding signs to directional signs at a height easily read by motorists, located within the site boundaries (see Figure 10 below). [22.01-3.3 FS] [15.01-1L Signs - strategies]

### **Stand-alone retail premises strategies**

Locate signage on the main building or canopy. [22.01-3.3 SARP] [15.01-1L Signs - strategies]

Confine signs to non-residential street frontages. [22.01-3.3 SARP] [15.01-1L Signs - strategies]

Discourage bunting signs, above verandah signs, sky signs, reflective signs and flashing lights in favour of clear, concise signs on the wall or canopy of the building or a pole sign. [22.01-3.3 SARP] [15.01-1L Signs - strategies]

Discourage promotion, major promotion and panel signs on stand-alone premises. [22.01-3.3 SARP] [15.01-1L Signs - strategies]

### **Stand-alone retail premises policy guidelines**

Consider as relevant:

- Limiting pole, freestanding or pylon signs to one per frontage. [22.01-3.3 SARP] [15.01-1L Signs - SARP policy guidelines]

## 15.01-1L Urban design and built form outcomes

### Objectives

To achieve high quality urban design and built form outcomes which enhance streetscapes, maintain amenity and cater to a diversity of user needs. [21.04-1 O1] [15.01-1 Urban design and built form outcomes - Objectives]

### Strategies

Facilitate development that ~~respects and positively responds to the physical characteristics of the site and~~ sensitively manages its various interfaces. [21.0-4-1 S1.1] [15.01-1 Urban design and built form outcomes - Strategies]

~~Design Support~~ buildings ~~design and their~~ internal layout ~~of new buildings to achieve high quality~~ maximise passive surveillance, engagement and safety within the public realm. [21.0-4-1 S1.2] [15.01-1 Urban design and built form outcomes - Strategies]

~~Require~~Provide continuity of weather protection canopies within activity centres and adjacent to commercial premises to ~~provide shade that supports ensure sheltered and the comfortable~~ of pedestrians environments. [21.06-2 S2.4] [15.01-1 Urban design and built form outcomes - Strategies] ~~18.02-1 Sustainable personal transport - Strategies]~~

~~Require~~Design development to be responsive to existing streetscape patterns and themes. [21.0-4-1 S1.3] [15.01-1 Urban design - Strategies]

~~Require development to treat~~Provide landscaping as an integral part of the overall design of development. [21.0-4-1 S1.4] [15.01-1 Urban design and built form outcomes - Strategies]

Design development to contribute positively to ~~Maintain the City's~~ streets and laneways as high quality public spaces including their amenity and appearance. [21.0-4-1 S1.5] [15.01-1 Urban design and built form outcomes - Strategies]

~~Require~~Site and design visible service areas (and other utility requirements) of buildings to face the private domain where possible or ~~be treated as an integral part of the overall design and~~ to be fully screened from the public realm. [21.0-4-1 S1.6] [15.01-1 Urban design and built form outcomes - Strategies]

~~Provide~~Design development so that is accessible for people with all abilities. [21.0-4-1 S1.7] [15.01-1 Urban design and built form outcomes - Strategies]

### Policy documents

Consider as relevant:

- *Balwyn Access Plan* (City of Boroondara, June 2013) [21.0-4-6 RD1] [15.01-1 Urban design and built form outcomes - Policy Documents]
- *Neighbourhood Centres and Commercial Corridors Guidelines* (City of Boroondara, 2014) [21.0-4-6 RD3] [15.01-1 Urban design and built form outcomes - Policy Documents]
- *West Hawthorn Urban Design Framework* (David Lock Associates, 2006) [21.0-4-6 RD7] [15.01-1 Urban design and built form outcomes - Policy Documents]

**15.01-5L Neighbourhood character - Boroondara****Policy application**

This policy applies to ~~applications for buildings and works and subdivision development that require a planning permit under~~ the Neighbourhood Residential, General Residential and Residential Growth zones, and the variations or removal of a covenant or restriction on title ~~in those zones~~, except for land within: [22.05 PA] [15.01-5 Neighbourhood character - Policy application]

- Design and Development Overlay Schedule 1 (Willsmere Design and Development Area) [22.05 PA] [15.01-5 Neighbourhood character - Policy application]
- Design and Development Overlay Schedule 2 (Willsmere Historical Building Design and Development Area) [22.05 PA] [15.01-5 Neighbourhood character - Policy application]
- Design and Development Overlay Schedule 12 (West Hawthorn Area) [22.05 PA] [15.01-5 Neighbourhood character - Policy application]
- Design and Development Overlay Schedule 14 (Kew Junction Activity Centre) [22.05 PA] [15.01-5 Neighbourhood character - Policy application]
- Design and Development Overlay Schedule 15 (Glenferrie Activity Centre) [22.05 PA] [15.01-5 Neighbourhood character - Policy application]
- Design and Development Overlay Schedule 16 (Neighbourhood Centres) [22.05 PA] [15.01-5 Neighbourhood character - Policy application]
- Design and Development Overlay Schedule 17 (Commercial Corridors) [22.05 PA] [15.01-5 Neighbourhood character - Policy application]
- Design and Development Overlay Schedule 23 (Maling Road Built Form Design Guidelines) [22.05 PA] [15.01-5 Neighbourhood character - Policy application]
- Development Plan Overlay Schedule 3 (Kew Residential Services). [22.05 PA] [15.01-5 Neighbourhood character - Policy application]

This policy does not apply to land zoned GRZ4 located within activity centre, neighbourhood centre or commercial corridor boundaries. [22.05-7 GRZS4] [15.01-5 Neighbourhood character - policy application]

This policy does not apply to ~~an planning permit~~ application if approval is solely required under any of the following overlays:

- Environmental Significance Overlay [22.05 PA] [15.01-5 Neighbourhood character - Policy application]
- Vegetation Protection Overlay [22.05 PA] [15.01-5 Neighbourhood character - Policy application]
- Significant Landscape Overlay [22.05 PA] [15.01-5 Neighbourhood character - Policy application]
- Heritage Overlay [22.05 PA] [15.01-5 Neighbourhood character - Policy application]
- Design and Development Overlay Schedule 31 (Yarra (Birrarung) River Protection Corridor) [22.05 PA] [15.01-5 Neighbourhood character - Policy application]

- Land Subject to Inundation Overlay [22.05 PA] [15.01-5 Neighbourhood character - Policy application]
- Special Building Overlay [22.05 PA] [15.01-5 Neighbourhood character - Policy application]
- Public Acquisition Overlay [22.05 PA] [15.01-5 Neighbourhood character - Policy application]
- City Link Project Overlay. [22.05 PA] [15.01-5 Neighbourhood character - Policy application]

### Objectives

To ensure ~~new~~ development retains and enhances the key character attributes that contribute to a precinct's preferred character. [22.05-2 O] [15.01-5 Neighbourhood character - Objectives]

### General strategies

Maintain the City's valued residential **visual** amenity including landscaped settings and leafy streets. [21.0-4-2 S2.1] [15.01-5 Neighbourhood Character - General Strategies]

~~To prevent~~ Avoid the loss of mature trees and gardens, and ~~ensure new~~ development ~~that does not~~ provides adequate space for new vegetation, particularly canopy trees. [21.0-4-2 NC KI] [15.01-5 Neighbourhood Character - General Objectives]

Ensure in all areas except General Residential Zone Schedule 4 that development **respects, responds to and** makes a positive contribution to ~~realising a~~ the precinct's preferred character, ~~as described in the relevant Neighbourhood Character Precinct Statement.~~ [21.05-2 S2.1] [22.05-3 P] [15.01-5 Neighbourhood character - General Strategies]

### General policy guidelines

Consider as relevant:

Where sites are also affected by a Heritage Overlay designing development to meet ~~Ensure where conflicts arise between the Neighbourhood Character Precinct Statements (City of Boroondara, 2013) and the Heritage Overlay and Council's Heritage Policy, heritage policies~~ policy at 15.03-1L and requirements at 43.01 in preference to the preferred neighbourhood character ~~take precedence~~ in relation to the following ~~matters~~:

- The siting, form and extent of visibility of extensions constructed to 'significant' and 'contributory' graded buildings. [22.05-12 SAHO] [15.01-5 Neighbourhood character - General Strategies]
- The siting of car parking facilities. [22.05-12 SAHO] [15.01-5 Neighbourhood character - General Strategies]
- The height of front fences. [22.05-12 SAHO] [15.01-5 Neighbourhood character - General Strategies]

### Neighbourhood Residential Zone Schedule 3

#### Objectives

To ~~P~~provide for development that maintains the spacious character including the consistent spine of backyards and low site coverage. [22.05-4 NRZS3] [15.01-5 Neighbourhood character -NRZ3 Objectives]

To ensure development responds to the smaller lot sizes, narrower side setbacks, smaller front and rear gardens and higher site coverage of some inner urban areas. [22.05-4 NRZS3] [15.01-5 Neighbourhood character - NRZ3 Objectives]

### Strategies

~~Set~~ ~~Ensure~~ development ~~is set~~ back from the front, side and rear boundaries, consistent with the preferred character of the precinct. [22.05-4 P2] [15.01-5 Neighbourhood character - NRZ3 strategies]

~~Site~~ ~~Ensure second dwellings and additions to existing dwellings are new~~ development ~~sited~~ to retain an area of open space to the rear of the dwelling that is capable of accommodating canopy trees. [22.05-4 P3] [15.01-5 Neighbourhood character - NRZ3 strategies]

Avoid attached dwellings set one behind the other that provide no visual separation between built forms. [22.05-4 P4] [15.01-5 Neighbourhood character - NRZ3 strategies]

~~Design~~ ~~Ensure that~~ upper storeys of dwellings at the rear of lots ~~to be~~ ~~are~~ recessive and have a reduced footprint to the ground floor. [22.05-4 P5] [15.01-5 Neighbourhood character - NRZ3 strategies]

## Neighbourhood Residential Zone Schedule 1 and General Residential Zone Schedule 1

### Objectives

To provide for development ~~of up to 2 storeys~~ that respects the suburban, detached character. [22.05-5 PCO] [15.01-5 Neighbourhood character - GRZ1 objectives]

To enhance the precincts' sense of greenery and open feel. [22.05-5 PCO] [15.01-5 Neighbourhood character - GRZ1 objectives]

### Strategies

~~Ensure~~ ~~Set~~ development ~~is set~~ back from front, side and rear boundaries to maintain a sense of separation between buildings. [22.05-5 P1] [15.01-5 Neighbourhood character - GRZ1 strategies]

Encourage developments ~~and additions~~ to retain space for canopy trees in front and rear gardens. [22.05-5 P2] [15.01-5 Neighbourhood character - GRZ1 strategies]

~~Ensure~~ ~~Provide~~ private open space for each dwelling ~~is provided~~ at ground level. [22.05-5 P3] [15.01-5 Neighbourhood character - GRZ1 strategies]

~~Ensure developments are a~~ ~~Articulated~~ ~~development~~ to reduce visual bulk impacts on adjoining properties. [22.05-5 P4] [15.01-5 Neighbourhood character - GRZ1 strategies]

~~Encourage~~ ~~Design~~ multi-dwelling developments to read as a single detached dwelling from the street. [22.05-5 P5] [15.01-5 Neighbourhood character - GRZ1 strategies]

Avoid ~~unarticulated~~ continuous building mass for the length of a property by providing upper level separation between dwellings ~~and varying surface alignment and materials within continuous wall planes~~. [22.05-5 P6] [15.01-5 Neighbourhood character - GRZ1 strategies]

Discourage apartment style developments, unless ~~it can be demonstrated that~~ they are part of the character of the immediate area. [22.05-5 P7] [15.01-5 Neighbourhood character - GRZ1 strategies]

### Policy guidelines

Consider as relevant:

- ~~To provide for~~ Encouraging development of up to 2 storeys ~~that respects the suburban, detached character.~~ [22.05-5 PCO] split [15.01-5 Neighbourhood character - GRZ1 objectives]

## General Residential Zone Schedule 2 and 3

### Objective

To facilitate development ~~up to three storeys in height~~ that integrates with and complements the varied scale and type of development in the precinct. [22.05-6 GRZS23] [15.01-5 Neighbourhood character - GRZ23 objectives]

### Strategies

~~Ensure that~~ Design building facades ~~are no more than 2 storeys high to the street frontage, unless it can be demonstrated that higher front facades are a~~ to be consistent with those that are characteristic of the streetscape. [22.05-6 P1] split [15.01-5 Neighbourhood character - GRZ23 strategies]

~~Ensure~~ Set development ~~is set~~ back from the front, side and rear boundaries, consistent with the preferred character of the precinct. [22.05-6 P2] [15.01-5 Neighbourhood character - GRZ23 strategies]

Provide a transition in building scale and setbacks to residential properties located within the Neighbourhood Residential Zone 3 and public open space areas. [22.05-6 P3] [15.01-5 Neighbourhood character - GRZ23 strategies]

~~Ensure~~ Design and site development adjacent to a property in an individual Heritage Overlay fronting onto the same street so that it provides for a transition in scale and does not detrimentally impact the heritage significance of the place. [22.05-6 P4] [15.01-5 Neighbourhood character - GRZ23 strategies]

### Policy guidelines

Consider as relevant:

- To facilitate development up to three storeys ~~in height that integrates with and complements the varied scale and type of development in the precinct.~~ [22.05-6 GRZS23] [15.01-5 Neighbourhood character - GRZ3 policy guideline]
- Ensuring that building facades are no more than 2 storeys high to the street frontage, unless ~~it can be demonstrated that~~ higher front facades are a consistent characteristic of the streetscape. [22.05-6 P1] split [15.01-5 Neighbourhood character - GRZ23 policy guideline]

## General Residential Zone Schedule 4

### Objective

To allow for development to occur at greater height and density than the surrounding area without detrimentally impacting on the preferred character of the precinct. [22.05-7 PCO] [15.01-5 Neighbourhood character - GRZ4 objectives]

## Strategies

Ensure development around the perimeter of 'super-sized lots' is consistent with and reinforces the precinct's preferred character. [22.05-7 P1] [15.01-5 Neighbourhood character - GRZ4 strategies]

Support increased building heights within a site where ~~it can be demonstrated that~~ the increased height will not adversely impact the precinct's preferred character. [22.05-7 P2] [15.01-5 Neighbourhood character - GRZ4 strategies]

~~Ensure the provision~~ Provide of landscaped setbacks around the perimeter of the site. [22.05-7 P3] [15.01-5 Neighbourhood character - GRZ4 strategies]

## Residential Growth Zone Schedule 1

### Objective

To facilitate a diversity of housing types. [22.05-9 PCO] [15.01-5 Neighbourhood character - RGZ1 objectives]

## Residential Growth Zone Schedule 1

### Strategies

~~Ensure development is~~ Set development back from front, side and rear boundaries consistent with the preferred character of the precinct. [22.05-9 P2] [15.01-5 Neighbourhood character - RGZ1 strategies]

Provide a transition in building scale and setbacks to residential properties located within the Neighbourhood Residential Zone Schedule 3 or public open space areas. [22.05-9 P3] [15.01-5 Neighbourhood character - RGZ1 strategies]

~~Ensure~~ Design and site development adjacent to a property in an individual Heritage Overlay fronting onto the same street to provides a transition in scale and ~~does~~ not detrimentally impact the heritage significance of the place. [22.05-9 P4] [15.01-5 Neighbourhood character - RGZ1 strategies]

### Policy guidelines

Consider as relevant:

- Ensuring that buildings are composed of facades that are no more than 3 storeys high to the street. [22.05-9 P1] [15.01-5 Neighbourhood character - RGZ1 strategies]

### Variation or removal of a covenant or a restriction on title objective

To ensure the variation or removal of a covenant does not adversely impact a precinct's preferred character. [22.05-10 O] [15.01-5 Neighbourhood character - Objectives]

### Variation or removal of a covenant or a restriction on title strategies

Discourage the removal of single dwelling covenants ~~in accordance with Council's Single Dwelling Covenant Policy (City of Boroondara, December 2019).~~ [22.05-10 P1] [15.01-5 Neighbourhood character - Strategies]

Ensure the removal or variation of a restriction does not facilitate development that will adversely impact the precinct's preferred character including but not limited to building materials and dwelling setbacks. [22.05-10 P1] [15.01-5 Neighbourhood character - Strategies]

### Subdivision objective

To ensure residential subdivision reinforces the precinct's preferred character. [22.05-11 O] [15.01-5 Neighbourhood character - Subdivision objectives]

### Subdivision strategies

~~Minimise proposals for~~ Discourage subdivisions without approved buildings ~~in all residential zones~~ that create lots smaller than those in the surrounding area. [21.0-4-2 S2.2] [15.01-5 Neighbourhood Character - Subdivision Strategies]

If ~~an application for~~ subdivision proposes the creation of lots that do not contain an existing or approved dwelling: [22.05-11 P1] [15.01-5 Neighbourhood character - Subdivision Strategies]

- Ensure subdivision is consistent with the prevailing pattern of subdivision within the street and surrounding precinct. [22.05-11 P2] [15.01-5 Neighbourhood character - Subdivision Strategies]
- Ensure that appropriate siting and context, including space for canopy tree planting within front and rear setbacks, are maintained where this forms part of the preferred character of the precinct. [22.05-11 P3] [15.01-5 Neighbourhood character - Subdivision Strategies]
- Discourage the subdivision of lots where this would result in frontage widths that would be inconsistent with the prevailing frontage widths in the streetscape. [22.05-11 P4] [15.01-5 Neighbourhood character - Subdivision Strategies]

Ensure subdivisions that propose the creation of lots not containing an existing or approved dwelling, the location and size of future dwellings will maintain and enhance the identified elements that make a positive contribution to the preferred character of the precinct, including: [22.05-11 P] [15.01-5 Neighbourhood character - Subdivision strategy, reworded]

- Setbacks from existing and proposed boundaries
- Setbacks from existing vegetation, including the tree protection zone for trees to be retained.
- Site coverage
- Location of car parking and car access (including on-street parking)
- Location and dimensions of secluded private open space.

Ensure that future development of lots not containing an existing or approved dwelling can ~~Maintain~~ provide adequate: [22.05-11 P] [15.01-5 Neighbourhood character - Subdivision strategy, reworded]

- natural daylight to neighbouring habitable windows.
- solar access for proposed private open spaces.

Locate vehicle crossovers to provide adequate distance from street trees/poles/hydrants in accordance with any approval issued by Council's Engineering Department. [22.05-11 P] [15.01-5 Neighbourhood character - Subdivision strategy, reworded]

Ensure that future development of lots not containing an existing or approved dwelling:

- allows for the retention of existing canopy trees where the total circumference of all stems measured at 1.5 metres from the ground equals or is greater than 1.1 metres. [22.05-11 P] [15.01-5 Neighbourhood character - Subdivision strategy, reworded]

- Protects trees within 3 metres on neighbouring properties [22.05-11 P] [15.01-5 Neighbourhood character - Subdivision strategy, reworded]

### Subdivision policy guidelines

Consider as relevant:

- ~~Require that an application to~~Not supporting the subdivision of land unless it is be accompanied by an application for buildings and works, or follows the approval of buildings and works on the site. [22.05-11 P] [15.01-5 Neighbourhood character - policy guideline]

### Policy documents

Consider as relevant:

- *Neighbourhood Character Precinct Statements* (City of Boroondara, 2013 ~~or as amended and adopted by Council from time to time~~) [21.04-6 RD4] [22.05-13 RD] [15.01-5 Neighbourhood Character - Policy Documents]
- *Single Dwelling Covenant Policy* (City of Boroondara, December 2019) [22.05-13 RD] [15.01-5 Neighbourhood character - Policy documents]

## 15.02-1L Energy and resource efficiency - Boroondara

### Strategies

Promote building design that incorporates passive solar design principles including:

- Maximising northern orientation to internal and external living spaces and windows.
- Maximising access to natural light and ventilation. [21.0-4-3 SD S3.1] [15.02-1 Energy and resource efficiency - Strategies]

Encourage 'green' (i.e. vegetated) roofs and walls with a supporting maintenance program. [21.0-4-3 SD S3.2] [15.02-1 Energy and resource efficiency - Strategies]

Support energy efficient building design ~~and use of renewable energy systems.~~ [21.0-4-3 SD S3.3] [15.02-1 Energy and resource efficiency - Strategies]

Support adaptive re-use of buildings. [21.0-4-3 SD S3.4] [15.02-1 Energy and resource efficiency - Strategies]

Support the re-use and recycling of building materials, and use of recycled, locally sourced and sustainable building materials. [21.0-4-3 SD S3.5] [15.02-1 Energy and resource efficiency - Strategies]

Support appropriate waste storage and collection facilities being provided on-site for all types of waste streams. [21.0-4-3 SD S3.6] [15.02-1 Energy and resource efficiency - Strategies]

Facilitate a precinct wide energy supply that can be shared between developments, where appropriate. [21.0-4-3 SD S3.7] [15.02-1 Energy and resource efficiency - Strategies]

Support the use of light coloured and heat reflective surfaces to buildings and pavements. [21.03-5 S9.2] [15.02-1 - Energy and resource efficiency - Strategies]

~~Require~~Design development to provide private open space of sufficient dimensions to allow for the planting of canopy trees. [21.03-5 S9.3] [15.02-1 - Energy and resource efficiency - Strategies]

Protect trees in ~~the public and private realm~~ to maintain the tree canopy. [21.03-5 S9.4] [15.02-1 - Energy and resource efficiency - Strategies]

Support development ~~that is not located within walking distance of public open space to provide-incorporate~~ public open space ~~that , particularly where the open space can provide a respite from heat wave conditions.~~ [21.03-5 S9.6] [15.02-1 - Energy and resource efficiency - Strategies]

## 15.03-1L Heritage in Boroondara

### Policy application

This policy applies to land affected by ~~when considering planning permit applications under the Heritage Overlay or any application for the amendment of plans.~~ [22.03-3 P] [15.03-1 Heritage in Boroondara - Policy application]

### Objectives

To preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm. [22.03-2 O] [15.03-1 Heritage conservation - Objectives]

To facilitate sympathetic new buildings which extend the life of 'significant' heritage places. [22.03-2 O] [15.03-1 Heritage conservation - Objectives]

To retain and conserve 'contributory' places and fabric in the Heritage Overlay which are visible from the primary street frontage. [22.03-2 O] [15.03-1 Heritage in Boroondara - Objectives]

To facilitate sympathetic additions, alterations and new buildings to 'contributory' heritage places which are massed, detailed, finished and located to preserve the presentation of the place from the street. [22.03-2 O] [15.03-1 Heritage conservation - Objectives]

To ensure buildings and works to 'non-contributory' properties are sympathetic to the heritage values of the precinct and complement the precinct's heritage built fabric by being respectful of the scale, massing, rhythm and detailing. [22.03-2 O] [15.03-1 Heritage in Boroondara - Objectives]

### Identification of heritage places

Use the following definitions when identifying places of heritage significance:

- 'Significant' heritage places are places of State, municipal or local cultural heritage significance that are individually important in their own right. When in a precinct, they may also contribute to the cultural heritage significance of the precinct. 'Significant' graded places within a precinct are of the same cultural heritage value as places listed individually in the Schedule to the Heritage Overlay. [22.03-5 GGD] [15.03-1 Heritage in Boroondara - Identification Strategies]
- 'Contributory' heritage places are places that contribute to the cultural heritage significance of a precinct. They are not considered to be individually important places of State, municipal or local cultural heritage significance, however when combined with other 'significant' and/or 'contributory' heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct. [22.03-5 GGD] [15.03-1 Heritage in Boroondara - Identification Strategies]
- 'Non-contributory' places are places within a heritage precinct that have no identifiable cultural heritage significance related to the precinct. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places. [22.03-5 GGD] [15.03-1 Heritage in Boroondara - Identification Strategies]

### Significant heritage places strategies

Retain significant built fabric and not normally allow demolition. [22.03-3.2 D] [15.03-1 Heritage in Boroondara - S Strategies]

Permit partial demolition of significant built fabric for the purpose of additions and alterations only if the partial demolition, additions and alterations will not adversely affect the cultural heritage significance of the place and will assist the long term conservation of the building. [22.03-3.2 D] [15.03-1 Heritage in Boroondara - S Strategies]

~~Normally permit~~Support the demolition of non-original and non-contributory additions. ~~Where appropriate include a demolition management plan to ensure that the removal of non-original and non-contributory additions does not compromise significant built fabric.~~ [22.03-3.2 D] [15.03-1 Heritage in Boroondara - S Strategies]

Ensure alterations, including restoration or reconstruction works, maintain the ~~cultural heritage~~ significance and integrity of the heritage place. [22.03-3.2 CA] [15.03-1 Heritage in Boroondara - S Strategies]

Encourage reconstruction of features or finishes formerly removed, only ~~in instances~~ where historic evidence of original or earlier appearance can be found. [22.03-3.2 CA] [15.03-1 Heritage in Boroondara - S Strategies]

Ensure that ~~appropriate~~ materials and restoration techniques consistent with the historic period of the heritage place are used. [22.03-3.2 CA] [15.03-1 Heritage in Boroondara - S Strategies]

Discourage the painting of previously unpainted surfaces. This does not apply to non-original features. [22.03-3.2 CA] [15.03-1 Heritage in Boroondara - S Strategies]

Discourage the rendering of previously non-rendered surfaces. [22.03-3.2 CA] [15.03-1 Heritage in Boroondara - S Strategies]

Discourage painting in a manner that detracts from the understanding of the place, including painting in corporate colours, painting over and covering windows and the loss of contrast that provides for articulation of heritage features. [22.03-3.2 CA] [15.03-1 Heritage in Boroondara - S Strategies]

Discourage sandblasting of rendered, masonry or timber surfaces. [22.03-3.2 CA] [15.03-1 Heritage in Boroondara - S Strategies]

Discourage the introduction of architectural features, unless ~~it can be proved~~ there is evidence that they were originally present. [22.03-3.2 CA] [15.03-1 Heritage in Boroondara - S Strategies]

Ensure development does not alter fabric that contributes to the cultural heritage significance of any part of a 'significant' heritage place including elements that cannot be seen from the public realm. [22.03-3.2 ANB] [15.03-1 Heritage in Boroondara - S Strategies]

Ensure development does not obscure fabric that contributes to the cultural heritage significance of any part of a 'significant' heritage place that addresses the public realm. [22.03-3.2 ANB] [15.03-1 Heritage in Boroondara - S Strategies]

~~Require the use of~~ materials and surface finishes that are complementary to the fabric of the heritage place. [22.03-3.2 ANB] [15.03-1 Heritage in Boroondara - S Strategies]

Encourage the reuse of previously demolished building materials from the heritage place in the design and construction of new additions to buildings. [22.03-3.2 ANB] [15.03-1 Heritage in Boroondara - S Strategies]

~~Require~~Incorporate design details ~~which~~ that complement the design of the heritage place (including, ~~but not limited to~~ the type and form of windows, doors, architectural features and verandahs), that are:

- Interpretive, that honestly admit their modernity while relating to the heritage character of their surroundings, or [22.03-3.2 ANB] [15.03-1 Heritage in Boroondara - S Strategies] ~~Are a~~ replication of historic forms and detailing. [22.03-3.2 ANB] [15.03-1 Heritage in Boroondara - S Strategies]

- Located and massed in a manner ~~which~~ ~~that~~ does not detract from or dominate significant fabric of the heritage place (through ~~appropriate~~ siting and massing). This should be achieved utilising a combination of setbacks, heights and physical separation as appropriate. This does not apply to commercial buildings. [22.03-3.2 ANB] [15.03-1 Heritage in Boroondara - S Strategies]
- Located to the rear of the heritage place, where possible. [22.03-3.2 ANB] [15.03-1 Heritage in Boroondara - S Strategies]
- Sympathetic with heritage fabric of the place rather than any 'non-contributory' elements of the place. [22.03-3.2 ANB] [15.03-1 Heritage in Boroondara - S Strategies]

#### **'Contributory' heritage places strategies**

Retain contributory built fabric and not normally allow demolition. [22.03-3.3 D] [15.03-1 Heritage in Boroondara - C Strategies]

Permit partial demolition of 'contributory' heritage places for the purpose of additions and alterations only if the partial demolition, additions and alterations will not adversely affect the cultural heritage significance of the precinct and in particular ensure that the original built fabric which contributes to the heritage values of the precinct is retained. [22.03-3.3 D] [15.03-1 Heritage in Boroondara - C Strategies]

Discourage demolition that results in 'facadism' - where only the very front most parts of the heritage place are maintained but the integrity and massing of the place is lost either through demolition or obtrusive additions. [22.03-3.3 D] [15.03-1 Heritage in Boroondara - C Strategies]

Support demolition to remove non-original and non-contributory additions to 'contributory' heritage places. [22.03-3.3 D] [15.03-1 Heritage in Boroondara - C Strategies]

Ensure alterations, including restoration or reconstruction works, maintain the cultural heritage significance and integrity of the place. [22.03-3.3 CA] [15.03-1 Heritage in Boroondara - C Strategies]

Encourage reconstruction of features or finishes formerly removed only in instances where historic evidence of original or earlier appearance can be found. [22.03-3.3 CA] [15.03-1 Heritage in Boroondara - C Strategies]

Ensure that materials are sympathetic to the heritage place. [22.03-3.3 CA] [15.03-1 Heritage in Boroondara - C Strategies]

Discourage the painting of previously unpainted surfaces, particularly to the primary street frontage. This does not apply to non-original features. [22.03-3.3 CA] [15.03-1 Heritage in Boroondara - C Strategies]

Discourage the rendering of previously non-rendered surfaces. [22.03-3.3 CA] [15.03-1 Heritage in Boroondara - C Strategies]

Discourage painting in a manner that detracts from the understanding of the place, including painting in corporate colours, painting over and covering windows and the loss of contrast that provides for articulation of heritage features. [22.03-3.3 CA] [15.03-1 Heritage in Boroondara - C Strategies]

Discourage sandblasting of rendered, masonry or timber surfaces. [22.03-3.3 CA] [15.03-1 Heritage in Boroondara - C Strategies]

Discourage the introduction of architectural features, unless ~~it can be proved~~ ~~there is~~ ~~evidence~~ that they were originally present. [22.03-3.3 CA] [15.03-1 Heritage in Boroondara - C Strategies]

Ensure additions and new buildings do not alter or obscure fabric that contributes to the cultural heritage significance of a 'contributory' heritage place including changes to the

principal visible roof forms or principal façade. [22.03-3.3 ANB] [15.03-1 Heritage in Boroondara - C Strategies]

Ensure additions and new buildings do not unreasonably obscure 'contributory' or 'significant' fabric in the wider precinct. [22.03-3.3 ANB] [15.03-1 Heritage in Boroondara - C Strategies]

~~Require the use of~~ Use of materials and surface finishes that are complementary to the contributory fabric of the heritage place. [22.03-3.3 ANB] [15.03-1 Heritage in Boroondara - C Strategies]

Encourage the reuse of previously demolished building materials from the heritage place in the design and construction of new additions to buildings. [22.03-3.3 ANB] [15.03-1 Heritage in Boroondara - C Strategies]

~~Require the use of~~ Use of design details ~~which that~~ complement the design of the heritage place, (including, ~~but not limited to~~ the type and form of windows, doors, architectural features and verandahs). [22.03-3.3 ANB] [15.03-1 Heritage in Boroondara - C Strategies]

Ensure design details of new buildings and works are ~~either~~: [22.03-3.3 ANB] [15.03-1 Heritage in Boroondara - C Strategies]

- Interpretive, that honestly admit their modernity while relating to the heritage character of their surroundings. ~~or~~ [22.03-3.3 ANB] [15.03-1 Heritage in Boroondara - C Strategies]
- A replication of historic forms and detailing. [22.03-3.3 ANB] [15.03-1 Heritage in Boroondara - C Strategies]

Ensure additions and new buildings (~~other than commercial buildings~~), ~~through appropriate siting and massing~~, are:

- ~~Located in manner which that~~ does not detract from or dominate the heritage place ~~and or the detract from~~ heritage values of the precinct.
- ~~This should be achieved~~ Designed and sited to respect the significance of the heritage place utilising a combination of setbacks and matching the height of the heritage place. ~~This does not apply to commercial buildings. Refer to Figures 1, 2 and 3 below for an example of a sightline and massing of an upper level addition behind the 'contributory' heritage place.~~ [22.03-3.3 ANB] split [15.03-1 Heritage in Boroondara - C Strategies]

~~Design Ensure~~ additions and new buildings ~~are to be~~ visually recessive and read as a secondary element to the heritage place. Where side setbacks are an important feature in a heritage precinct, ground level additions should have side setbacks that are the same or similar to those of the precinct. [22.03-3.3 ANB] [15.03-1 Heritage in Boroondara - C Strategies]

~~Locate Ensure~~ additions and new buildings ~~are located~~ to the rear of the heritage place where possible. [22.03-3.3 ANB] [15.03-1 Heritage in Boroondara - C Strategies]

~~Design Ensure~~ additions and new buildings ~~are to be~~ sympathetic with the heritage fabric of the place and precinct rather than any 'non-contributory' elements of the place. [22.03-3.3 ANB] [15.03-1 Heritage in Boroondara - C Strategies]

### **'Contributory' heritage places policy guidelines**

Consider as relevant:

- Siting and massing ~~development to be behind and visually recessive to the heritage place as shown on~~ Figures 1, 2 and 3. [22.03-3.3 ANB] split

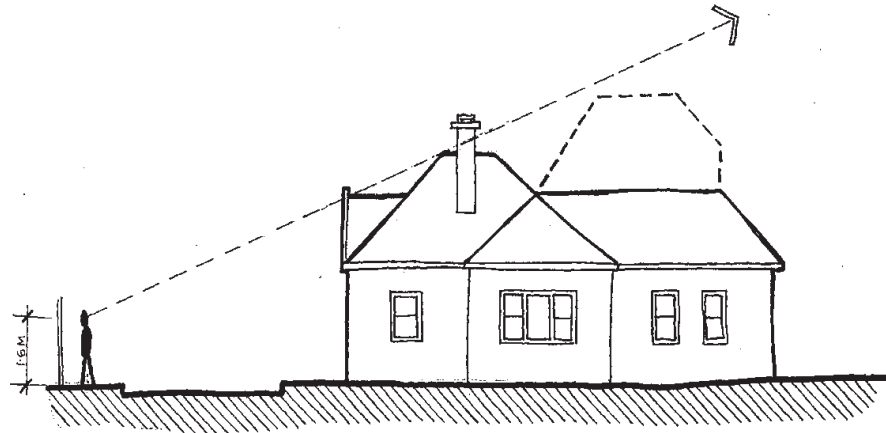


Figure 1: Sight line diagram [22.03-3.3 F1] [15.03-1 Heritage in Boroondara - C policy guidelines]

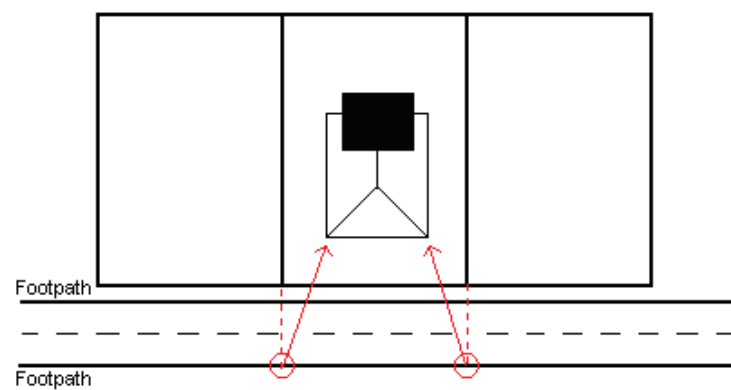
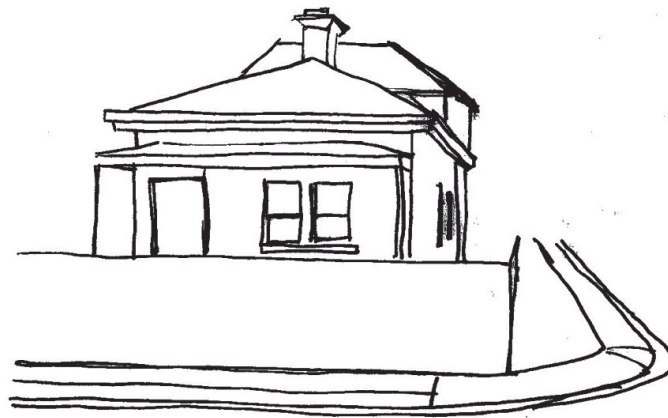


Figure 2: Oblique views diagram [22.03-3.3 F2] [15.03-1 Heritage in Boroondara - C policy guidelines]



**Figure 3: Three dimensional oblique view [22.03-3.3 F3] [15.03-1 Heritage in Boroondara - C policy guidelines]**

#### **‘Non-contributory’ heritage places strategies**

~~Normally permit~~Support the demolition of ‘non-contributory’ places. ~~However, the demolition or removal of ‘non-contributory’ places will not generally be approved until a replacement building or development is approved. An application for a new building or works should accompany a demolition application.~~ [22.03-3.4 D] split [15.03-1 Heritage in Boroondara - NC Strategies, application requirements]

Ensure replacement buildings, development, alterations and additions are sympathetic with heritage fabric of the place, rather than any ‘non-contributory’ elements of the place. [22.03-3.4 RBDAA] [15.03-1 Heritage in Boroondara - NC Strategies]

~~Encourage high quality design for replacement buildings, development, and alterations and additions by requiring proposals to confirm with the guidelines in Table 1.~~ [22.03-3.4 RBDAA] [15.03-1 Heritage conservation – NC Strategies]

~~Orient~~ Nnew buildings and additions/alterations to non-contributory places ~~should be oriented~~ in a similar manner to the siting of adjacent ‘significant’ or ‘contributory’ heritage places and to the heritage precinct as a whole. [22.03-4 Table 1] [15.03-1 Heritage in Boroondara - NC Strategies]

~~The p~~Position of a new building and ~~design~~ its façade height or an addition/alteration to the façade of a non-contributory place ~~so that it does~~should not dominate adjoining ‘significant’ or ‘contributory’ heritage places. The façade should neither exceed in height, nor be positioned forward of, the adjoining heritage place(s). [22.03-4 Table 1] [15.03-1 Heritage in Boroondara - NC Strategies]

~~Design new development so that the~~ The height of the façade ~~is consistent with the~~ should not be significantly lower than prevailing heights of ‘significant’ or ‘contributory’ heritage places in the precinct, especially where the precinct has a consistent façade height. [22.03-4 Table 1] [15.03-1 Heritage in Boroondara - NC Strategies]

~~Avoid front setbacks that are~~ The façade ~~should not be~~ substantially set back behind prevailing setbacks of ‘significant’ or ‘contributory’ heritage places in the heritage precinct, especially where the heritage precinct has a consistent front setback. [22.03-4 Table 1] [15.03-1 Heritage in Boroondara - NC Strategies]

~~Provide side setbacks consistent with the setback of~~ The proposals ~~should have side setbacks that reflect those of adjacent places, particularly those of~~ adjacent ‘significant’ or

'contributory' heritage places. [22.03-4 Table 1] [15.03-1 Heritage in Boroondara - NC Strategies]

~~Design The height and form of a~~ new buildings or an additions/ alterations ~~to a non-contributory place should so that the height and form~~ respect the height and form of adjacent and surrounding 'significant' or 'contributory' heritage places, as these places are viewed from the street. [22.03-4 Table 1] [15.03-1 Heritage in Boroondara - NC Strategies]

~~Where If located in~~ a heritage precinct or part of a heritage precinct ~~that~~ has a consistent building height and form, ~~ensure the completed~~ height of the new building or addition/alteration ~~to a 'non-contributory' place is should be~~ no higher than the roof ridgeline of the adjacent buildings when viewed from the street, but may include a higher, unobtrusive component to the rear. [22.03-4 Table 1] [15.03-1 Heritage in Boroondara - NC Strategies]

~~Where If located in~~ a heritage precinct or part of a heritage precinct ~~with~~ has a diverse building height and form, and ~~the site abuts adjacent to~~ a 'significant' or 'contributory' heritage place, ~~ensure the height and form of the new building or addition/alteration to a non-contributory place should be of a height and form that~~ respects both the adjacent 'significant' or 'contributory' heritage places and the prevailing height and form of 'significant' or 'contributory' places in the precinct, but may include a higher, unobtrusive component to the rear. [22.03-4 Table 1] [15.03-1 Heritage in Boroondara - NC Strategies]

~~Where If located in~~ a heritage precinct or part of a heritage precinct ~~with~~ has a diverse building height and form, but ~~the site does not adjacent abut to~~ a 'significant' or 'contributory' heritage place, ~~ensure the height and form new building or addition/alteration to a non-contributory place should be of a height and form that~~ respects the prevailing height and form of 'significant' and 'contributory' heritage places in the precinct. [22.03-4 Table 1] [15.03-1 Heritage in Boroondara - NC Strategies]

~~The Design~~ roof form and ~~the~~ window and door proportions of new buildings and additions/alterations to non-contributory places ~~to be should be~~ similar too or sit well with the prevailing forms in the heritage precinct. [22.03-4 Table 1] [15.03-1 Heritage in Boroondara - NC Strategies]

~~Design~~ New buildings and additions/alterations to ~~non-contributory places should~~ display the following design characteristics:

- ~~Articulate~~ ~~W~~external walls ~~elevations are to be articulated in a manner that is to be~~ complementary to the heritage precinct through their massing and form and the use of materials and finishes.
- ~~Utilise external~~ ~~M~~materials, textures and finishes ~~that are to~~ complement materials evident in the heritage precinct. [22.03-4 Table 1] [15.03-1 Heritage in Boroondara - NC Strategies]

### All places -fencing strategies

Retain original or early fences of 'significant' or 'contributory' heritage places. [22.03-3.5 F] [15.03-1 Heritage in Boroondara - Fence strategies]

Encourage the reconstruction of original fences where historical evidence exists of their form, or encourage the construction of new front fences in sympathy to the period and design of the 'significant' or 'contributory' heritage places. ~~Design should be consistent with The National Trust of Australia (Victoria) Technical Bulletin 8.1 Fences & Gates (1988).~~ [22.03-3.5 F] split [15.03-1 Heritage in Boroondara - Fence strategies]

Discourage the construction of high solid fences that block the view of the principal façade (or secondary façade for corner lots) of 'significant' or 'contributory' places from the street. [22.03-3.5 F] [15.03-1 Heritage in Boroondara - Fence strategies]

~~Design~~ ~~Ensure~~ fences ~~design~~ for 'non-contributory' places to complements the heritage significance of the precinct, including its height, visual permeability, spacing of elements, materials and finishes. [22.03-3.5 F] [15.03-1 Heritage in Boroondara - Fence strategies]

### All places - fencing policy guidelines

Consider as relevant:

- Designing fences to ~~should~~ be consistent with *The National Trust of Australia (Victoria) Technical Bulletin 8.1 Fences & Gates* (Richard Peterson, 1988). [22.03-3.5 F] split

### All places - landscape setting strategies

Retain or restore (where evidence can be found) original hard and soft landscape elements that contribute to the significance of the heritage place. [22.03-3.6 LS] [15.03-1 Heritage in Boroondara - Landscape strategies]

~~Design~~ hard and soft landscaping to not detract from the ~~Consider the~~ heritage values of the place. ~~in the design of hard and soft landscape treatments.~~ [22.03-3.6 LS] [15.03-1 Heritage in Boroondara - Landscape strategies]

### All places -vehicle accommodation, outbuildings and services strategies

Ensure vehicle accommodation and other services do not dominate heritage places. [22.03-3.7 VAOS] [15.03-1 Heritage in Boroondara - VAOS strategies]

Minimise new vehicle cross-overs for heritage places with narrow street frontage, where few or no crossovers exist or where rear laneway access is available. [22.03-3.7 VAOS] [15.03-1 Heritage in Boroondara - VAOS strategies]

Discourage the widening of vehicle crossovers, or the construction of large areas of paving or other hard surfaces in the front setback where this is not responsive to the heritage place, except in the interests of traffic safety. [22.03-3.7 VAOS] [15.03-1 Heritage in Boroondara - VAOS strategies]

Encourage the location of new carports, garages and outbuildings to the rear of the main building (excluding verandahs, porches, bay windows or similar projecting features) except where the character of the heritage place supports the location of carports, garages and outbuildings to the side of the heritage building behind the main front building line. [22.03-3.7 VAOS] [15.03-1 Heritage in Boroondara - VAOS strategies]

Encourage any new carports, garages and outbuildings that are visible from the street to use wall openings, roof forms and materials ~~which~~ ~~that~~ complement the main building or the characteristics of the heritage precinct. [22.03-3.7 VAOS] [15.03-1 Heritage in Boroondara - VAOS strategies]

Discourage the location of swimming pools in the front setback. [22.03-3.7 VAOS] [15.03-1 Heritage in Boroondara - VAOS strategies]

Support rain water tanks, hot water systems, air-conditioning units and other equipment in areas visible from the street only ~~if it can be shown that~~ ~~where~~ they will not detract from the heritage significance of the place. [22.03-3.7 VAOS] [15.03-1 Heritage in Boroondara - VAOS strategies]

~~Discourage~~ ~~Avoid~~ visible roof fixtures, such as solar panels, on the principal visible roof form. [22.03-3.7 VAOS] [15.03-1 Heritage in Boroondara - VAOS strategies]

Ensure visible roof fixtures are aligned with the profile of the roof and not mounted on protruding frames. [22.03-3.7 VAOS] [15.03-1 Heritage in Boroondara - VAOS strategies]

### All places -roads and laneways strategies

Ensure works within and adjacent to roads and laneways maintain the heritage significance of the road or laneway through the use of sympathetic materials and finishes. [22.03-3.8 RL] [15.03-1 Heritage in Boroondara - Roads and laneways strategies]

### All places - commercial buildings strategies

~~Ensure~~Set upper level additions ~~are sufficiently set~~ back from the front façade a sufficient distance to appear as a secondary element of the heritage place. [22.03-3.9 CB] [15.03-1 Heritage in Boroondara - CB strategies]

Encourage the retention, restoration or reconstruction of significant or contributory shopfronts ~~and/or~~ verandahs and any other feature to the public realm that has been removed. [22.03-3.9 CB] [15.03-1 Heritage in Boroondara - CB strategies]

Support the reinstatement of a timber or cast iron verandah based on historical models, where historical evidence of an early street verandah exists. ~~In cases where no evidence is available, a simple and understated design incorporating a traditional form and scale may be acceptable.~~[22.03-3.9 CB] split [15.03-1 Heritage in Boroondara - CB strategies]

Discourage the introduction of architectural features, where it is not known that these features were originally present, with the exception of street verandahs to commercial buildings, ~~as outlined in the above point.~~ [22.03-3.9 CB] [15.03-1 Heritage in Boroondara - CB strategies]

### All places - commercial buildings policy guidelines

Consider as relevant:

- In cases where no historical evidence of a verandah is available, allowing a simple and understated design incorporating a traditional form and scale ~~may be acceptable.~~ [22.03-3.9 CB] split

### All places -signage strategies

Ensure ~~new~~ signage on heritage buildings complements the historic character, minimises visual clutter and does not obscure or destroy any architectural features of cultural heritage significance. [22.03-3.10 AS] [15.03-1 Heritage in Boroondara - Signage strategies]

Discourage above verandah signs, sky signs, animated signs, reflective signs and electronic signs. [22.03-3.10 AS] [15.03-1 Heritage in Boroondara - Signage strategies]

Ensure alterations do not obscure or remove existing signage that is deemed to have heritage value. [22.03-3.10 AS] [15.03-1 Heritage in Boroondara - Signage strategies]

### All places -signage policy guidelines

Consider as relevant:

- Limiting internally illuminated signs to a maximum area of 1.5 square metres. [22.03-3.10 AS] [15.03-1 Heritage in Boroondara - Signage strategies]

### All places -subdivision strategies

Ensure that the subdivision in and around a heritage place does not adversely affect the cultural heritage significance of the place. [22.03-3.11 AS] [15.03-1 Heritage in Boroondara - Subdivision strategies]

Ensure that the building envelopes proposed for any resulting lots do not adversely affect the cultural heritage significance of the place. [22.03-3.11 AS] [15.03-1 Heritage in Boroondara - Subdivision strategies]

Ensure that the subdivision of heritage places results in a pattern of development that retains the existing pattern of development where such pattern contributes to the significance of the heritage place. [22.03-3.11 AS] [15.03-1 Heritage in Boroondara - Subdivision strategies]

Ensure that appropriate settings and contexts, including gardens and landscaping, for 'significant' or 'contributory' heritage places are maintained. [22.03-3.11 AS] [15.03-1 Heritage in Boroondara - Subdivision strategies]

### General policy guidelines

Consider as relevant:

- ~~Not including~~ ~~V~~vegetation and fences ~~are not considered to be as~~ permanent screening ~~and will not be taken into account~~ when determining if a proposed addition is visible from the street ~~for significant and contributory heritage places~~. [22.03-3.2 ANB] [22.03-3.3 ANB] [15.03-1 Heritage in Boroondara - C Strategies]
- ~~Whether~~Allowing the demolition of ~~the~~a heritage place ~~where the place~~ is structurally unsound and cannot reasonably be rectified. The poor condition of a heritage place should not in itself, be a reason for permitting demolition of a 'significant' ~~or contributory~~ heritage place or part thereof. [22.03-3.2 D] [22.03-3.3 D] [15.03-1 Heritage in Boroondara - S Strategies]

### Policy documents

Consider as relevant:

- *Assessment of Heritage Precincts in Kew* (City of Boroondara, April 2013) [22.03-7 RD1] [15.03-1 Heritage in Boroondara - Policy docs]
- *Assessment of the Burwood Road Heritage Precinct, Hawthorn* (City of Boroondara, August 2008, updated March 2012) [22.03-7 RD2] [15.03-1 Heritage in Boroondara - Policy docs]
- *Auburn Village Heritage Study* (City of Boroondara, 2005) [22.03-7 RD3] [15.03-1 Heritage in Boroondara - Policy docs]
- *Balwyn Road Residential Precinct, Canterbury: Stage 2 Heritage Precinct Review* (City of Boroondara, August 2006) [22.03-7 RD4] [15.03-1 Heritage in Boroondara - Policy docs]
- *Boroondara Heritage Property Database* [22.03-7 RD5] [15.03-1 Heritage in Boroondara - Policy docs]
- *Boroondara Schedule of Gradings Map* [22.03-7 RD6] [15.03-1 Heritage in Boroondara - Policy docs]
- *Camberwell Conservation Study* (City of Camberwell, 1991) [22.03-7 RD7] [15.03-1 Heritage in Boroondara - Policy docs]
- *Camberwell Junction Heritage Review* (City of Boroondara, 2008, updated 2013) [22.03-7 RD8] [15.03-1 Heritage in Boroondara - Policy docs]
- *Canterbury Hill Estate Precinct Citation* (2014) [22.03-7 RD9] [15.03-1 Heritage in Boroondara - Policy docs]

- *City Of Boroondara Municipal-Wide Heritage Gap Study Volume 1: Canterbury* (Context Pty Ltd, November 2018) [22.03-7 RD10] [15.03-1 Heritage in Boroondara - Policy docs]
- *City Of Boroondara Municipal-Wide Heritage Gap Study Volume 2: Camberwell* (Context Pty Ltd, December 2018) [22.03-7 RD11] [15.03-1 Heritage in Boroondara - Policy docs]
- *City of Kew Urban Conservation Study* (City of Kew, 1988) [22.03-7 RD12] [15.03-1 Heritage in Boroondara - Policy docs]
- *Creswick Estate Precinct Heritage Citation* (2016) [22.03-7 RD13] [15.03-1 Heritage in Boroondara - Policy docs]
- *Fairmount Park Estate Precinct Heritage Citation* (2016) [22.03-7 RD14] [15.03-1 Heritage in Boroondara - Policy docs]
- *Grange Avenue Residential Precinct Citation* (August 2014) [22.03-7 RD15] [15.03-1 Heritage in Boroondara - Policy docs]
- *Hawthorn Heritage Precincts Study* (City of Boroondara, April 2012) [22.03-7 RD16] [15.03-1 Heritage in Boroondara - Policy docs]
- *Hawthorn Heritage Study* (City of Hawthorn, 1993) [22.03-7 RD17] [15.03-1 Heritage in Boroondara - Policy docs]
- *Heritage Policy - Statements of Significance* (City of Boroondara, August 2016, or as amended and adopted by Council from time to time) [22.03-7 RD18] [15.03-1 Heritage in Boroondara - Policy docs]
- *Kew and Hawthorn Further Investigations - Assessment of Specific Sites* (February 2014) [22.03-7 RD19] [15.03-1 Heritage in Boroondara - Policy docs]
- *Kew Junction Commercial Heritage Study* (September 2013) [22.03-7 RD20] [15.03-1 Heritage in Boroondara - Policy docs]
- *Review of B-graded Buildings in Kew, Camberwell and Hawthorn* (City of Boroondara, January 2007, updated June 2007 and November 2009) Volumes 1, 2 and 3. [22.03-7 RD22] [15.03-1 Heritage in Boroondara - Policy docs]
- *Review of C\* Grade Buildings in the Former City of Hawthorn* (City of Boroondara, September 2006, updated June 2007 and November 2009) Volumes 1 and 2. [22.03-7 RD23] [15.03-1 Heritage in Boroondara - Policy docs]
- *Surrey Hills North Residential Precinct Citation* (2014, updated 2014) [22.03-7 RD24] [15.03-1 Heritage in Boroondara - Policy docs]
- *Surrey Hills and Canterbury Hill Estate Heritage Study* (2014, updated 2016) [22.03-7 RD25] [15.03-1 Heritage in Boroondara - Policy docs]
- *Technical Bulletin 8.1 Fences & Gates* (National Trust of Australia (Victoria), 1988) [22.03-7 RD21] [15.03-1 Heritage in Boroondara - Policy docs]
- *Thematic Environmental History* (City of Boroondara, 2012) [21.0-4-6 RD6] [15.03-1 Heritage in Boroondara - Policy Documents]
- *Union Road Commercial Precinct Citation* (City of Boroondara, 2011) [22.03-7 RD26] [15.03-1 Heritage in Boroondara - Policy docs]
- *Union Road Residential Precinct Citation* (City of Boroondara, 2011, updated 2014) [22.03-7 RD27] [15.03-1 Heritage in Boroondara - Policy docs]
- *The National Trust of Australia (Victoria) Technical Bulletin 8.1 Fences & Gates* (Richard Peterson, 1988) [22.03-3.5 F] [15.03-1 Heritage in Boroondara - Policy docs]

## 16.01-1L Housing - Boroondara

### Strategies

~~To provide a diverse range of housing types while that~~ protect~~ing~~ the preferred neighbourhood character and adjoining residential amenity. [21.05-2 O2] [02.03-5 Housing - SD, 16.01-1L Housing - Strategies]

Support increased housing density and diversity at the upper levels above commercial uses in major activity centres, neighbourhood shopping centres, local centres and the Burwood/Camberwell Road Commercial Corridor as identified on the 'Housing Framework Plan' at Clause 02.04. [21.05-1 T1] [16.01-1L Housing - Strategies]

Facilitate development outcomes in accordance with any adopted structure plan and/or Design and Development Overlay on residential zoned land within commercial centres. [21.05-1 T1] [16.01-1L Housing - Strategies]

Support increased housing density and diversity ~~in that provides the context of a transition between~~ from the Commercial 1 Zone to other residential zones in 'Main road apartment precincts' as identified in the Housing Framework Plan at Clause 02.04 ~~and the General Residential Zone, and in some cases, the Neighbourhood Residential Zone.~~ [21.05-1 T1] [16.01-1L Housing - Strategies]

Support moderate change consisting of detached dwellings, villas and townhouses as well as apartment buildings where appropriate along main roads in 'Suburban precincts without a consistent, open back yard' as identified in the Housing Framework Plan at Clause 02.04. [21.05-1 T1] [16.01-1L Housing - Strategies]

Support moderate change reflecting a mixture of detached dwellings, villas and townhouses as well as apartment buildings in the following precincts identified in the Housing Framework Plan at Clause 02.04: ~~-Contemporary townhouse and general inner urban precincts.~~ [21.05-1 T1] [16.01-1L Housing - Strategies]

- Contemporary townhouse / general inner urban
- Eclectic inner urban / eclectic suburban

Support moderate change consistent with preferred neighbourhood character in 'Main roads and transport corridors' as identified in the Housing Framework Plan ~~on land along main roads and transport corridors~~ at Clause 02.04. [21.05-1 T1] [16.01-1L Housing - Strategies]

Support minimal change and protection of preferred neighbourhood character in 'Minimal change' as identified in the Housing Framework Plan at Clause 02.04. [21.05-1 T1] [16.01-1L Housing - Strategies]

Support development at greater density and height than the surrounding area and precinct, while maintaining amenity and character on 'Super-sized' lots. [21.05-1 T1] [16.01-1L Housing - Strategies]

Facilitate high density residential development ~~while that recognises ing a~~ the commercial context in 'Mixed use areas' as identified in the Housing Framework Plan at Clause 02.04: ~~Former Hawthorn Tram Depot and land along the northern side of Toorak Road west of Tooronga Road.~~ [21.05-1 T1] [16.01-1L Housing - Strategies]

### Policy guidelines

Consider as relevant

- Facilitat~~ing~~e development that provides a mix of dwelling types and sizes including 1, 2 and 3+ bedroom dwellings. [21.05-2 S2.2] [16.01-1 Housing - Strategies]

**17.02-2L Out of centre use and development****Policy application**

This policy applies to any application for commercial use or development on land outside a commercial zone. [21.02-3 AR] [17.02-2L Out of centre use and development - policy application]

**Strategies**

Minimise out-of-centre use or development that undermines the operation and function of the activity centres network and the commercial corridors. [21.02-2 S2.7] [11.03-1 NCCC strategies]

Minimise impacts of out-of-centre use or development on use and development in the surrounding area, including potential impacts on local character and amenity. [21.02-3 AR]

Support out-of-centre development only if the use cannot be more suitably accommodated in an existing activity centre, neighbourhood centre, commercial corridor or an edge-of-centre location with a functional relationship to an activity centre. [21.02-3 AR] [17.02-2L Out of centre use and development - Strategies]

## 18.02-1L Sustainable personal transport - Boroondara

### Objectives

To support the creation of ~~more~~ pedestrian friendly street environments and ~~high quality~~ urban centres ~~that are not dominated by the car~~. [21.06-2 O2] [18.02-1 Sustainable personal transport - Objectives]

To ensure pedestrian and cyclist safety along the arterial road network. [21.06-2 KI] [18.02-1 Sustainable personal transport - Objectives]

To reduce gaps in the cycling network and remove physical barriers to cycling ~~in some areas~~. [21.06-2 KI] [18.02-1 Sustainable personal transport - Objectives]

To improve the bicycle network and the provision of end of trip facilities for cyclists. [21.06-2 O3] [18.02-1 Sustainable personal transport - Objectives]

### Strategies

Improve and prioritise the pedestrian environment to support walking trips within key destinations and transport nodes. [21.06-2 S2.1] [18.02-1 Sustainable personal transport - Strategies]

~~Implement better~~ Support pedestrian infrastructure and facilities ~~that to~~ improve safety and facilitate pedestrian movement. [21.06-2 S2.2] [18.02-1 Sustainable personal transport - Strategies]

Support development to make a positive contribution to pedestrian and cycling public realm amenity where development is located adjacent to a Priority Pedestrian Area, a Bicycle Priority Route and the Principal Bicycle Network ~~as identified in the Transport Framework Plan at Clause 02.04~~. [21.06-2 S2.3] [18.02-1 Sustainable personal transport - Strategies]

Ensure development maintains and enhances the safety around tram and bus stops. [21.06-2 KI] [18.02-1 Sustainable personal transport - Strategies]

Facilitate improvements to the regional cycling network. [21.06-2 S3.1] [18.02-1 Sustainable personal transport - Strategies]

Support developments to provide ~~secure and accessible~~ ~~high quality~~ bicycle parking and end-of-trip facilities ~~that meet the needs of users, particularly around train stations, activity centres, community, recreational and educational facilities~~. [21.06-2 S3.2] [18.02-1 Sustainable personal transport - Strategies]

Support development to provide linkages through private land where gaps exist in the cycling network ~~where and~~ sites are ~~sufficiently~~ large enough to accommodate linkages. [21.06-2 S3.3] [18.02-1 Sustainable personal transport - Strategies]

### Policy documents

Consider as relevant:

- *Balwyn Access Plan* (City of Boroondara, 2013) [21.06-8 RD1] [18.02-1 Sustainable personal transport, 18.02-3 Road System, 18.02-4 Car parking - Policy Docs]
- *Boroondara Bicycle Strategy* (Arup, 2008) [21.06-8 RD3] [18.02-1 Sustainable personal transport, 18.02-3 Road System, 18.02-4 Car parking - Policy Docs]
- *Boroondara Car Share Policy* (City of Boroondara, 2013) [21.06-8 RD4] [18.02-1 Sustainable personal transport, 18.02-3 Road System, 18.02-4 Car parking - Policy Docs]

- *Boroondara Integrated Transport Strategy* (Arup, 2006) [21.06-8 RD5] [18.02-1 Sustainable personal transport, 18.02-3 Road System, 18.02-4 Car parking - Policy Docs]
- *Boroondara Road Safety Strategy* (City of Boroondara, 2008) [21.06-8 RD6] [18.02-1 Sustainable personal transport, 18.02-3 Road System, 18.02-4 Car parking - Policy Docs]

**18.02-3L Road system - Boroondara****Objectives**

Minimise the impact of land use and development on the safe and efficient function of the road, public transport and bicycle networks for all users. [21.06-3 S4.1] [18.02-3 Road System - Objectives]

**Strategies**

Minimise the creation of new vehicle crossovers to street frontages. [21.06-3 S4.2] [18.02-3 Road System - Strategies]

Promote the use of rear laneways as access points to development to reduce the need for new cross overs onto existing roads and streets. [21.06-3 S4.3] [18.02-3 Road System - Strategies]

Ensure development provides ~~Require~~ appropriate mitigation measures to offset impacts of use and development upon transport networks including traffic calming infrastructure such as speed bumps, traffic islands and traffic lights. [21.06-3 S4.4] [18.02-3 Road System - Strategies]

**Policy documents**

Consider as relevant:

- *Balwyn Access Plan* (City of Boroondara, 2013) [21.06-8 RD1] [18.02-1 Sustainable personal transport, 18.02-3 Road System, 18.02-4 Car parking - Policy Docs]
- *Balwyn Parking Precinct Plan* (Ratio, 2013) [21.06-8 RD2] [18.02-1 Sustainable personal transport, 18.02-3 Road System, 18.02-4 Car parking - Policy Docs]
- *Boroondara Bicycle Strategy* (Arup, 2008) [21.06-8 RD3] [18.02-1 Sustainable personal transport, 18.02-3 Road System, 18.02-4 Car parking - Policy Docs]
- *Boroondara Car Share Policy* (City of Boroondara, 2013) [21.06-8 RD4] [18.02-1 Sustainable personal transport, 18.02-3 Road System, 18.02-4 Car parking - Policy Docs]
- *Boroondara Integrated Transport Strategy* (Arup, 2006) [21.06-8 RD5] [18.02-1 Sustainable personal transport, 18.02-3 Road System, 18.02-4 Car parking - Policy Docs]
- *Boroondara Road Safety Strategy* (City of Boroondara, 2008) [21.06-8 RD6] [18.02-1 Sustainable personal transport, 18.02-3 Road System, 18.02-4 Car parking - Policy Docs]
- *Parking Management Policy* (City of Boroondara, 2006) [21.06-8 RD7] [18.02-3 Road System, 18.02-4 Car parking - Policy Docs]

**18.02-4L Car parking - Boroondara****Objectives**

To ensure adequate user and visitor car parking is provided ~~in~~-with use and development.  
[\[21.06-1 O1\]](#) [\[18.02-4 Car parking - Objectives\]](#)

**Strategies**

~~Consider~~ [Support](#) parking reductions in development only where ~~it can be demonstrated that~~ sufficient car parking exists in the area and where there is a choice of transport modes available in the area. [\[21.06-1 S1.1\]](#) [\[18.02-4 Car parking - Strategies\]](#)

[Facilitate measures to](#) ~~improve~~ access to activity centres, [health and education facilities and community facilities](#) via alternative transport modes - such as car share, public transport, cycling and walking - to reduce the demand for car parking. [\[21.06-1 S1.3\]](#)  
[\[21.06-1 S1.2\]](#) [\[18.02-4 Car parking - Strategies\]](#)

**Policy documents**

Consider as relevant:

- *Balwyn Access Plan* (City of Boroondara, 2013) [\[21.06-8 RD1\]](#) [\[18.02-1 Sustainable personal transport, 18.02-3 Road System, 18.02-4 Car parking - Policy Docs\]](#)
- *Balwyn Parking Precinct Plan* (Ratio, 2013) [\[21.06-8 RD2\]](#) [\[18.02-1 Sustainable personal transport 18.02-3 Road System, 18.02-4 Car parking - Policy Docs\]](#)
- *Boroondara Bicycle Strategy* (Arup, 2008) [\[21.06-8 RD3\]](#) [\[18.02-1 Sustainable personal transport, 18.02-3 Road System, 18.02-4 Car parking - Policy Docs\]](#)
- *Boroondara Car Share Policy* (City of Boroondara, 2013) [\[21.06-8 RD4\]](#) [\[18.02-1 Sustainable personal transport, 18.02-3 Road System, 18.02-4 Car parking - Policy Docs\]](#)
- *Boroondara Integrated Transport Strategy* (Arup, 2006) [\[21.06-8 RD5\]](#) [\[18.02-1 Sustainable personal transport, 18.02-3 Road System, 18.02-4 Car parking - Policy Docs\]](#)
- *Boroondara Road Safety Strategy* (City of Boroondara, 2008) [\[21.06-8 RD6\]](#) [\[18.02-1 Sustainable personal transport 18.02-3 Road System, 18.02-4 Car parking - Policy Docs\]](#)
- *Parking Management Policy* (City of Boroondara, 2006) [\[21.06-8 RD7\]](#) [\[18.02-3 Road System, 18.02-4 Car parking - Policy Docs\]](#)

## 19.02-1L Health facilities - Boroondara

### Objectives

To accommodate the future development needs of health facilities, while limiting detrimental impacts on the neighbourhood character and amenity of surrounding residential areas. [21.06-4 O5] [19.02-1L - Health facilities - Strategies]

### Strategies

Encourage health facilities to locate in activity centres. [21.06-4 S5.1] [19.02-1L - Health facilities, 19.02-2L - Education facilities - Strategies]

Avoid health institutions establishing in the Commercial 2 Zone. [21.06-4 S5.2] [19.02-1L - Health facilities - Strategies]

Provide health facilities where there are minimal adverse amenity impacts on adjoining residential properties particularly in relation to noise, carparking and access and circulation. [21.06-4 S5.3] [19.02-1L - Health facilities - Strategies]

~~Require~~ Prepare a masterplan for the overall development of health facilities ~~to be prepared before prior to the further development of a health that facilities can occur.~~ [21.06-4 S5.4] [19.02-1L - Health facilities - Strategies]

~~Reduce~~ Avoid demolition of existing dwellings for health facilities. [21.06-4 S5.5] [19.02-1L - Health facilities - Strategies]

Avoid health facilities opening a new frontage to, or deriving access from, a local road. [21.06-4 S5.6] [19.02-1L - Health facilities - Strategies]

~~Reduce~~ Minimise the isolating on of existing residential properties as a result of ~~resulting from~~ the expansion of health facilities. [21.06-4 S5.7] [19.02-1L - Health facilities - Strategies]

Avoid health facilities encroaching into existing residential areas across a road from the main premises. [21.06-4 S5.8] [19.02-1L - Health facilities - Strategies]

Ensure staff and patient numbers of health facilities are only increased if measures to reduce car dependency are implemented in accordance with a Sustainable Transport Plan. [21.06-8 AR] [19.02-1 Health facilities - Strategies]

## 19.02-2L Education facilities - Boroondara

### Objectives

To accommodate the future development needs of education facilities, while limiting detrimental impacts on the neighbourhood character and amenity of surrounding residential areas. [21.06-4 O5] [At both 19.02-1 and 2 - Repeat/edit for education and health - Objectives]

### Strategies

Encourage education facilities to locate in activity centres. [21.06-4 S5.1] [19.02-2L - Education facilities - Strategies]

Avoid educational institutions establishing in the Commercial 2 Zone. [21.06-4 S5.2] [19.02-2L - Education facilities - Strategies]

Provide education facilities where there are minimal adverse amenity impacts on adjoining residential properties particularly in relation to noise, car parking and access and circulation. [21.06-4 S5.3] [19.02-2L - Education facilities - Strategies]

~~Require~~ Prepare a masterplan for the overall development of education facilities prior to the further development of an education facility. [21.06-4 S5.4] [19.02-2L - Education facilities - Strategies]

~~Reduce~~ Avoid demolition of existing dwellings for education facilities. [21.06-4 S5.5] [19.02-2L - Education facilities - Strategies]

Avoid education facilities opening a new frontage to, or deriving access from, a local road. [21.06-4 S5.6] [19.02-2L - Education facilities - Strategies]

~~Reduce~~ Minimise the isolating effect of existing residential properties as a result of resulting from the expansion of education facilities. [21.06-4 S5.7] [19.02-2L - Education facilities - Strategies]

Avoid education facilities encroaching into existing residential areas across a road from the main premises. [21.06-4 S5.8] [19.02-2L - Education facilities - Strategies]

Ensure teacher and student numbers of education facilities are only increased if measures to reduce car dependency are implemented in accordance with a Sustainable Transport Plan. [21.06-8 AR] [19.02-1 Education facilities - Strategies]

~~Apply~~ Ensure the Development Plan Overlay is applied to land prior to an application being made for the use and development of land as an education facility centre. [22.02-4 PC] [19.02-2L - Education facilities - Strategies]

**19.02-4L Community facilities****Objectives**

To ensure all members of the community have appropriate and equitable access to community facilities. [21.06-5 KI] [19.02-4 Social and cultural infrastructure - Community facilities objectives]

To encourage multi-functional, rather than single purpose, community facilities. [21.06-5 KI] [19.02-4 Social and cultural infrastructure - Community facilities objectives]

To manage off-site amenity impacts of community facilities. [21.06-5 KI] [19.02-4 Social and cultural infrastructure - Community facilities objectives]

**Strategies**

Support ~~well-located~~ community facilities **that are located** to maximise multi-purpose trips by users. [21.06-5 S6.1] [19.02-4 Social and cultural infrastructure - Community facilities strategies]

Support the sharing of community facilities, including local primary, secondary and tertiary education institutions. [21.06-5 S6.2] [19.02-4 Social and cultural infrastructure - Community facilities strategies]

Minimise detrimental impacts from community facilities **from carparking, noise, traffic and building design** on the amenity of adjoining residential areas. [21.06-5 S7.1] [19.02-4 Social and cultural infrastructure - Community facilities strategies]

## 19.02-4L Sport and recreation facilities

### Objectives

To ensure a broad range of ~~high quality and~~ highly accessible recreation and leisure facilities are provided ~~that meet the needs of the community~~, while being sensitive to adjoining amenity. [21.06-6 O8] [19.02-4 Social and cultural infrastructure - Sport and Rec Objectives]

### Strategies

Support shared community use of sport and recreation facilities in educational institutions. [21.06-6 S8.1] [19.02-4 Social and cultural infrastructure - Sport and Rec Strategies]

~~To~~ Encourage multi-functional facilities that accommodate a broader range of activities. [21.06-6 KI] [19.02-4 Social and cultural infrastructure - Sport and Rec Objectives]

Minimise the detrimental impact of recreational and leisure uses on residential and other sensitive uses. [21.06-6 S8.2] [19.02-4 Social and cultural infrastructure - Sport and Rec Strategies]

Support major recreational and leisure facilities to locate close to commercial/community/public transport networks and/or major open spaces. [21.06-6 S8.3] [19.02-4 Social and cultural infrastructure - Sport and Rec Strategies]

Support intensive recreational uses locating in less sensitive areas of open spaces, or ~~have~~ing effective mitigation measures applied to reduce amenity impacts. [21.06-6 S8.4] [19.02-4 Social and cultural infrastructure - Sport and Rec Strategies]

**19.02-6L Open space - Boroondara****Objectives**

To manage and design the existing open space network and facilities to ensure ~~high quality and useable~~ open space that meets the increasing demand and needs of the community continues to be provided. [21.03-1 K11] [21.03-1 O2] [19.02-6 Open Space - Objectives]

To provide an equitable distribution of open space, with an emphasis on filling gaps in the ~~provision of~~ open space network. [21.03-1 O1] [19.02-6 Open Space - Objectives]

To ~~consider manage~~ the impacts of urban heat island effect on open space provision, and design ~~and management~~. [21.03-1 K13] [19.02-6 Open Space - Objectives]

**Strategies**

Support land being set aside for the provision of public open space, particularly in gap areas identified in the ~~Map 1: Public Open Space Gap Areas in Boroondara~~ map forming part of this clause, ~~where appropriate~~. [21.03-1 S1.1] [19.02-6 Open Space - Strategies]

~~Improve the d~~Provide and design ~~and provision of services and~~ facilities to allow broader usage of open space, including structured and unstructured use, as appropriate. [21.03-1 S2.1] [19.02-6 Open Space - Strategies]

Facilitate an increased presence of natural features in open space including large, broad spreading canopy trees, moisture absorbing surfaces and the sustainable capture and reuse of water. [21.03-5 S9.5] [19.02-6L - Open Space - Strategies]

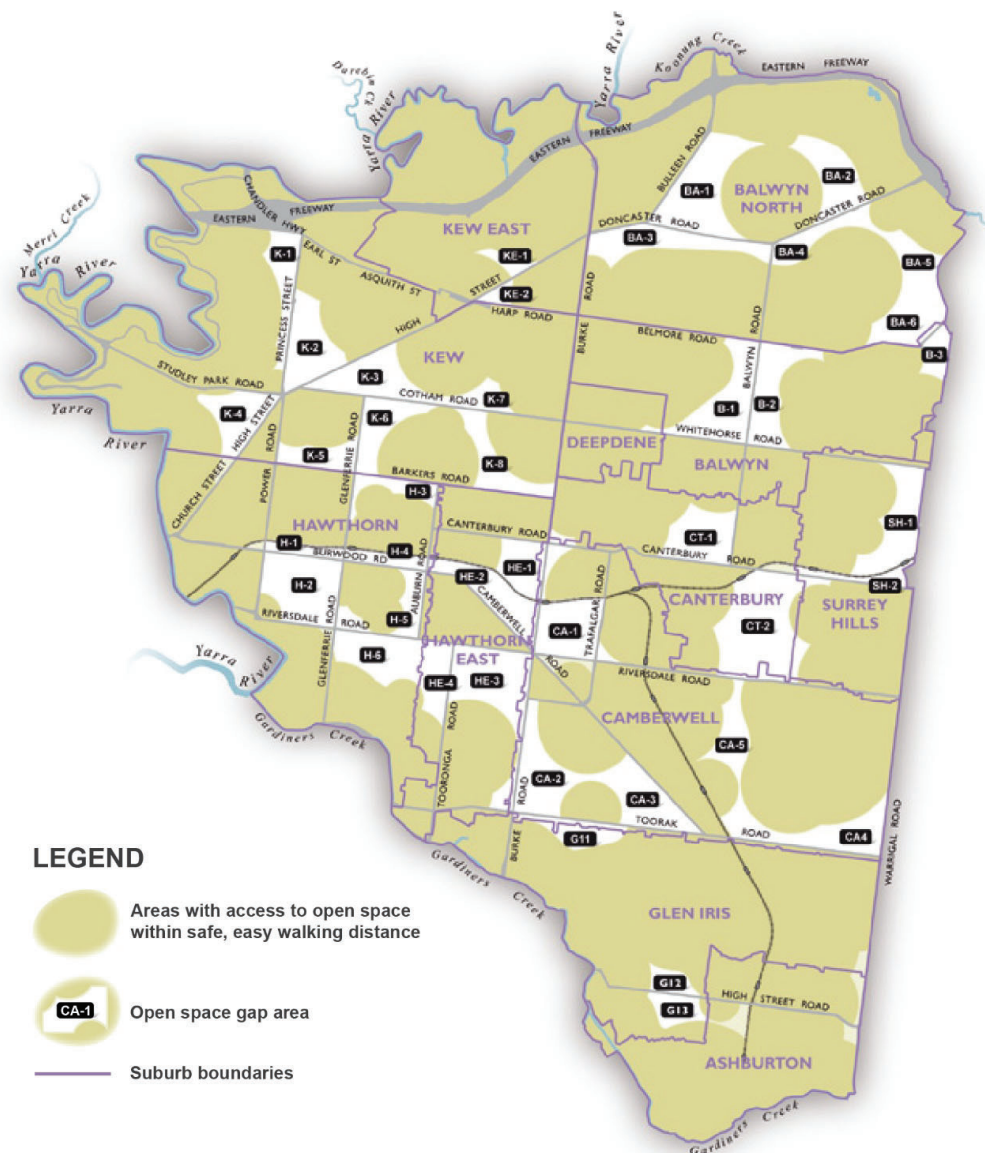
**Policy documents**

Consider as relevant:

- *Boroondara Open Space Strategy* (City of Boroondara, 2013) [21.03-6 RD] [22.04-4 RD] [Policy documents - 12.01-1 Protection of biodiversity, 12.03-1L Yarra River protection, 13.03-1 Floodplain management, 15.02-1 - Energy and resource efficiency, 19.02-6 Open Space]

## Policy maps

## Public open space gap areas



Source: Boroondara Open Space Strategy; p. 6 (amended)

[21.03-1] - Public Open Space Gap Areas in Boroondara [19.02-6 Open Space - Policy map]

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## 19.02-6L Open space contributions - Boroondara

### Policy application

This policy applies to all development and applications for subdivision that will make a public open space contribution. [22.04] [19.02-6 Open Space Contributions - Policy application]

### Objectives

To identify when and where land contributions for public open space will be sought over cash contributions. [22.04-2 O] [19.02-6 Open Space Contributions - Objectives]

To ensure that ~~where appropriate~~, land suitable for public open space is set aside as part of the design of a development so that it can be transferred to or vested in Council, to satisfy the public open space contribution requirement. [22.04-2 O] [19.02-6 Open Space Contributions - Objectives]

### Strategies

Prefer land contributions for public open space over cash contributions within the areas identified in Open space sub-precincts Map forming part of this clause ~~1-3~~. [22.04-3 L] [19.02-6 Open Space Contributions - Strategies]

~~Request and accept~~Support land contributions ~~at Council's discretion, in accordance with that the assessment meet the~~ criteria for suitability of land for open space ~~as set out in the table below and actions for the relevant precinct as identified in the Boroondara Open Space Strategy (City of Boroondara, 2013).~~ [22.04-3 L] [19.02-6 Open Space Contributions - Strategies]

Levy new subdivision contributions on a fair and equitable basis. [21.03-1 S3.1] [19.02-6 Open Space Contributions - Strategies]

### Policy guidelines

Consider as relevant:

- ~~Collect~~Applying a 5% cash or land contribution ~~is collected on all non-exempt subdivisions under the Subdivision Act 1988, unless reduced at Council's discretion.~~ [22.04-3 L] [19.02-6 Open Space Contributions - Policy guidelines] ~~Varying the 5% contribution only except where should have regard to:~~ [22.04-3 V5C] [19.02-6 Open Space - Strategies]
  - The existing physical characteristics of the site (including any open space) ~~features~~ to be retained are capable of meeting the new population's open space needs. [22.04-3 V5C] [19.02-6 Open Space - Strategies]
  - The intensity of the proposed development is less than ~~and~~ surrounding development. [22.04-3 V5C] [19.02-6 Open Space - Strategies]
  - The ~~extent of the~~ additional population and their anticipated demographics ~~based on the development design will not result in increased demand for open space.~~ [22.04-3 V5C] [19.02-6 Open Space - Strategies]
- Prioritising the provision of ~~Additional land area for~~ open space in existing areas that are identified to be deficient in open space, ~~including in areas will be prioritised, based on:~~

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- ~~Being located in~~ Identified as ~~a~~ gap areas in the Open space sub-precincts Map 1. [22.04-3 BOSS] [19.02-6 Open Space Contributions - Policy guidelines]
- Where access to open space ~~that~~ is beyond the following specified safe and accessible walking distances: [22.04-3 BOSS] [19.02-6 Open Space Contributions - Policy guidelines]

Open Space Hierarchy	Walking distance
Regional open space	500m
Municipal open space	500m
Neighbourhood open space	500m
Local open space	300m

- Where access to open space ~~also~~ requires the ~~need to~~ crossing of major roads or railways. [22.04-3 BOSS] [19.02-6 Open Space Contributions - Policy guidelines]
- Where there is no other ancillary open space (other than streets) available to the public as an alternative to public open space (e.g. public school grounds). [22.04-3 BOSS] [19.02-6 Open Space Contributions - Policy guidelines]
- Where there is no accessible open space in adjoining municipalities within the specified walking distance. [22.04-3 BOSS] [19.02-6 Open Space Contributions - Policy guidelines]
- ~~In locations where a land contribution is sought over a cash contribution, supporting land contributions that to be contributed should in areas as identified in the Open space sub-precincts Map 1, if Map 3 where the land meets where the following criteria are met: in Table 1.~~ [22.04-3 AC] [19.02-6 Open Space Contributions - Policy guidelines]

Table 1: Assessment criteria for suitability of land for open space

Criteria	Description
Accessibility	The site has <del>P</del> physical access into the site (including the inherent topography) <del>is</del> , at ground level (not elevated as part of a building) and <del>there is the</del> ability to make the site safe and accessible to people with limited mobility.
Adjoining land use (compatibility)	The site <del>The</del> adjoining land <del>with</del> has a positive influence <del>that</del> contributes <del>ing</del> to the recreational, ecological, social and cultural value of the open space.  The site does not require <del>, without</del> private appropriation of public open space.  The site is not subject to <del>or</del> excessive traffic, noise, light spill or overshadowing.
Amenity	The site has <del>V</del> visual and passive amenity values <del>that increase relate to the influence open space has on</del> the liveability of neighbourhoods.  The site <del>, provides</del> ing visual relief from built form.  The site provides a <del>, the break open space provides</del> from noise levels associated with traffic and other urban land use activities and adequate levels of sunlight (a minimum of 3 hours of direct sunlight between 9am and 3pm during mid-winter and at least 5 hours of direct sunlight between 9am and 3pm on September 22).
Condition	The site will not have significant financial or safety implications for Council if the land becomes public open space (e.g. <del>The existing physical condition of the land which may have inherent issues such as</del> contamination or weed infestation), <del>which have significant</del>

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	<del>financial or safety implications for Council if the land becomes public open space.</del>
Ecological	The site has existing biodiversity values and can make a positive contribution to <del>includes the site's existing biodiversity values and the site's potential to contribute to</del> climate change adaptation. This includes the protection and enhancement of biodiversity values along with a site's contribution to existing or future habitat corridors, protection of mature canopy trees and other protection or construction of other natural features that may contribute to urban heat mitigation.
Equity	The site will be accessible for <del>the</del> the Boroondara community <del>should have reasonable access to public open space.</del>
Financial	The cost to Council in obtaining, improving, managing and maintaining the land as open space <del>will not be excessive.</del>
Heritage character	The site has <del>indigenous and non-indigenous</del> values that could be enhanced and protected in the open space including natural features such as large canopy trees. These values will also influence the future use and design of the open space.
Landscape character	The site makes a positive <del>its</del> contribution to the character and attractiveness of the neighbourhood.
Location/Linkages	The site <del>can</del> contribute <del>ion</del> to the wider open space network including forming open space corridor links. This includes consideration of the other strategic planning projects in Council for forecast expansion of the population, and where it is appropriate, to provide connections.
Ongoing maintenance and management	<del>The Council can adequately resource the</del> ongoing management and maintenance of the land <del>can be adequately resourced by Council.</del>
Recreation	The site is capable of <del>potential for the site to accommodate</del> a range of organised, unstructured and informal recreational uses (e.g. <del>These can include</del> organised sports, play, sitting, walking, jogging, cycling exercising, informal games, <del>picnicking</del> and dog walking).
Services/Easements	The site is unencumbered by <del>Extent of</del> services and easements that would affect the development and use of the land as open space including water supply, power supply, roadways, overhead structures, flood mitigation and drainage.
Size	<p>The site is large enough <del>The minimum size for the site</del> to meet its intended purpose, on its own or in combination with adjoining land. <del>Refer to minimum size parcels for each type of open space as follows:</del></p> <ul style="list-style-type: none"> <li>• Regional open space, unlimited</li> <li>• Municipal open space, minimum three hectares</li> <li>• Neighbourhood open space, minimum one hectare</li> <li>• Local open space, minimum 0.26 hectare (up to 0.99 hectare)</li> <li>• Small Local open space, minimum 0.03 hectares (up to 0.25 hectare), with a minimum width of 10 metres in at least one direction.</li> <li>• Small Local Link space, with a minimum width of 5 metres.</li> </ul>
Transport	The site is easily accessible for residents by a range of transport options <del>such as for residents to easily access the site including proximity to</del> public transport, linear shared trails, path links and major roads.

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#### Visibility

The site ~~s visual prominence to~~ maximises its use and contribution to the broader community. Generally, land is preferred which has at least two access points and local roads to two sides.

[22.04-3] – Table 1: Assessment criteria for suitability of land for open space [19.02-6 Open Space - Strategies]

- ~~The d~~Designing of a building on land ~~where public open space will be required should to accommodate the provision of~~ for public open space in a manner that meets the selection criteria for public open space. [22.04-3 ECLC] [19.02-6 Open Space Contributions - Policy guidelines]

#### Policy documents

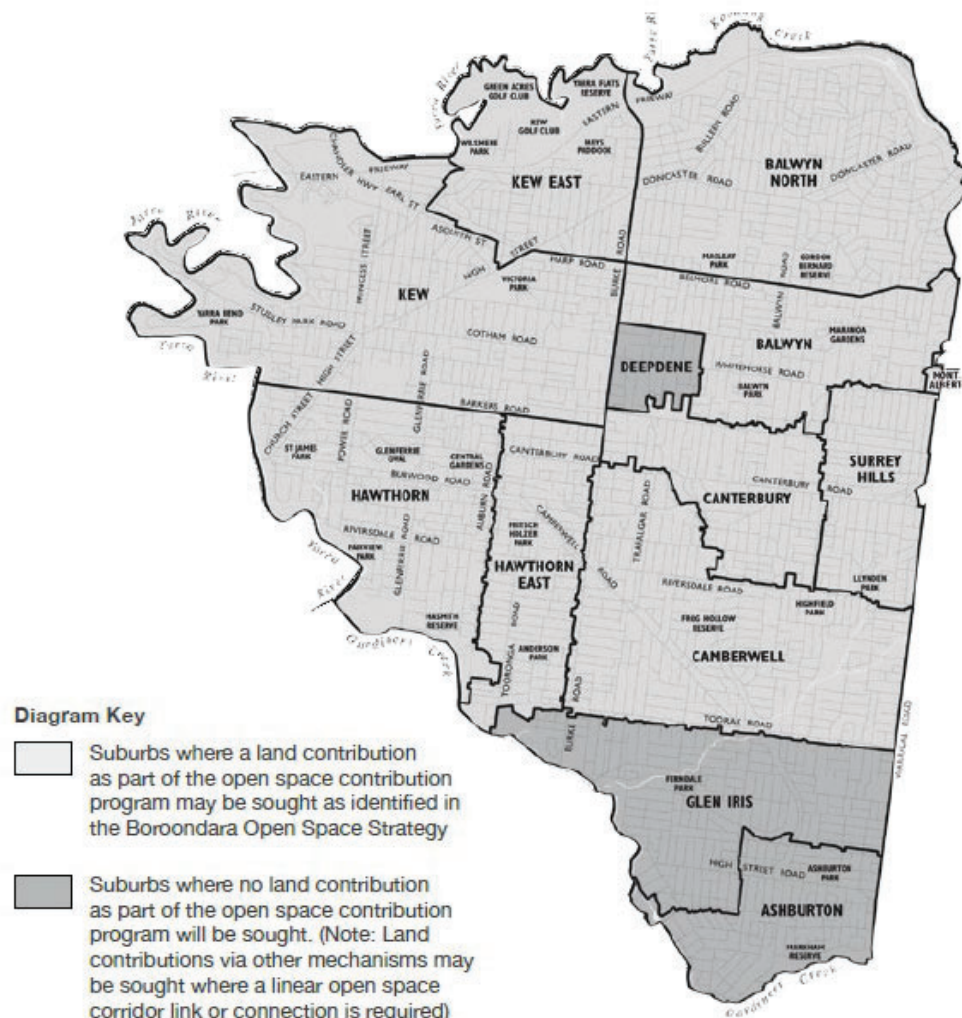
Consider as relevant:

- *Boroondara Open Space Strategy* (City of Boroondara, 2013) [21.03-6 RD] [22.04-4 RD] [Policy documents - 12.01-1 Protection of biodiversity, 12.03-1L Yarra River protection, 13.03-1 Floodplain management, 15.02-1 - Energy and resource efficiency, 19.02-6 Open Space]

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## Policy maps

## Open space sub-precincts



[22.04-3] – Map 1: Boroondara Open Space Strategy, open space sub-precincts [19.02-6 Open Space Contributions - Policy map]

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**19.03-2L Infrastructure design and provision - Boroondara****Objectives**

To provide and upgrade physical infrastructure (including telecommunications infrastructure) to meet the needs of development while minimising detrimental impacts on local amenity. [21.06-7 O9] [19.03-2 Infrastructure design and provision - Objectives]

**Strategies**

~~Require~~Ensure developments ~~to~~ contribute to the cost of upgrading infrastructure to accommodate increased demand. [21.06-7 S9.1] [19.03-2 Infrastructure design and provision - Strategies]

~~Require~~Provide developments to provide sufficient infrastructure capable of accommodating increased demand and able to be integrated into wider networks as part of development. [21.06-7 S9.2] [19.03-2 Infrastructure design and provision - Strategies]

Minimise the visual impact of infrastructure on the environment. [21.06-7 S9.4] [19.03-2 Infrastructure design and provision - Strategies]

~~Require~~Locate telecommunications cabling ~~to be provided~~ underground. [21.06-7 S9.5] [19.03-2 Infrastructure design and provision - Strategies]

## 19.03-3L Integrated water management

### Objectives

To manage stormwater flow and quality before it enters waterways ~~and Port Phillip Bay~~.  
[21.04-3 SD O5] [19.03-3L Integrated Water Management - Objectives]

### Strategies

Support inclusion of water harvesting and reuse measures within the planning and design stages of development. [21.04-3 SD S4.1] [19.03-3L Integrated Water Management Strategies]

Design development to ~~improve~~ ~~increase~~ local water harvesting through the use of rainwater tanks (plumbed for internal use) and greywater irrigation systems. [21.04-3 SD S4.2] [19.03-3L Integrated Water Management - Strategies]

Support the conservation of potable 'drinking' water through water-wise landscaping. [21.0-4-3 SD S4.3] [19.03-3L Integrated Water Management - Strategies]

Support on-site stormwater retention to restrict the rate of stormwater flow to the existing stormwater drainage network. [21.04-3 SD S5.2] [19.03-3L Integrated Water Management - Strategies]

Support use of water sensitive urban design solutions within development such as:

- Constructed wetlands and raingardens. [21.0-4-3 SD S5.3] [19.03-3L Integrated Water Management - Strategies]
- Use of permeable landscaping options (e.g. permeable paving, gravel, mulch) in preference to impervious treatments. [21.04-3 SD S5.3] [19.03-3L Integrated Water Management - Strategies]
- Litter and erosion prevention and ~~diversion~~ ~~appropriate disposal~~ of waste liquids from stormwater. [21.04-3 SD S5.3] [19.03-3L Integrated Water Management - Strategies]

Facilitate precinct wide water management and recycling systems, where appropriate. [21.04-3 SD S5.4] [19.03-3L Integrated Water Management - Strategies]

Minimise the extent of sealed surfaces in development. [21.03-5 S9.1] [19.03-3L Integrated Water Management - Strategies]

### Policy documents

Consider as relevant:

- *Integrated Water Management Strategy 2014-2024* (City of Boroondara, 2014)  
[21.03-6 RD] [21.04-6 RD2] [Policy documents - 12.01-1 Protection of biodiversity, 12.03-1L Yarra River protection, 13.03-1 Floodplain management, ~~45.02-1 Energy and resource efficiency~~, 19.02-6 Open Space, 19.03-3L Integrated water management]

## SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

### 1.0

#### Application requirements

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:

#### Demolition and subdivision of 'significant', 'contributory' and 'non-contributory' places

- ~~Require, as appropriate, A~~an application for a new building or works to accompany a demolition or subdivision application. The demolition or removal of any heritage place or part of a heritage place will not normally be approved until a replacement building or development is approved. Subdivision will not normally be approved prior to approval of any buildings or buildings envelopes for any resulting lots. [22.03-4 AR] [Modify the Schedule to Clause 43.01 - 1.0 Application requirements]
- ~~Require a~~Demolition Management Plan and/or Conservation Management Plan ~~where appropriate.~~ [22.03-4 AR] [Modify the Schedule to Clause 43.01 - 1.0 Application requirements]

#### Conservation and alterations

- ~~Require e~~Evidence of original details and finishes when they are proposed to be reinstated. [22.03-4 CA] [Modify the Schedule to Clause 43.01 - 1.0 Application requirements]

#### New buildings and additions

- ~~Applications f~~For upper-storey additions ~~should be accompanied by:~~ [22.03-4 NBA] [Modify the Schedule to Clause 43.01 - 1.0 Application requirements]
  - ~~A~~sight line diagram (see [Clause 15.03-1L](#), Figure 1). [22.03-4 NBA] [Modify the Schedule to Clause 43.01 - 1.0 Application requirements]
  - Oblique view diagrams (see [Clause 15.03-1L](#), Figures 2-3). [22.03-4 NBA] [Modify the Schedule to Clause 43.01 - 1.0 Application requirements]
- ~~An application f~~For new buildings, ~~to be accompanied by~~ a streetscape elevation. [22.03-4 NBA] [Modify the Schedule to Clause 43.01 - 1.0 Application requirements]

#### Archaeological sites

- ~~A report prepared by an archaeologist W~~where sites are known to contain archaeological material or have been identified as likely to contain archaeological material, ~~a report prepared by an archaeologist is to be submitted by the applicant with any application for a planning permit.~~ [Modify the Schedule to Clause 43.01 - 1.0 Application requirements]

## SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

### 1.0

#### Background documents

Name of background document	Amendment number - clause reference
<i>Assessment of Heritage Precincts in Kew</i> (City of Boroondara, April 2013)	C142 - Clause 15.03-1L
<i>Assessment of the Burwood Road Heritage Precinct, Hawthorn</i> (City of Boroondara, August 2008, updated March 2012)	C98 - Clause 15.03-1L
<i>Auburn Village Heritage Study</i> (City of Boroondara, 2005)	C57 - Clause 15.03-1L
<i>Balwyn Access Plan</i> (City of Boroondara, 2013)	C229 - Clauses 15.01-1L, 18.02-1L, 18.02-3L, 18.02-4L
<i>Balwyn Parking Precinct Plan</i> (Ratio, 2013)	C229 - Clauses 18.02-3L, 18.02-4L
<i>Balwyn Road Residential Precinct, Canterbury: Stage 2 Heritage Precinct Review</i> (City of Boroondara, August 2006)	C59 - Clause 15.03-1L
<i>Balwyn Structure Plan</i> (City of Boroondara, 2011)	C164 - Clause 11.03-3L
<i>Boroondara Access and Inclusion Plan 2013-17</i> (City of Boroondara, 2013)	C229 - Clauses 13.07-1, 16.01-1L
<i>Boroondara Bicycle Strategy</i> (Arup, 2008)	C229 - Clauses 18.02-1L, 18.02-3L, 18.02-4L
<i>Boroondara Car Share Policy</i> (City of Boroondara, 2013)	C229 - Clauses 18.02-1L, 18.02-3L, 18.02-4L
<i>Boroondara Integrated Transport Strategy</i> (Arup, 2006)	C229 - Clauses 18.02-1L, 18.02-3L, 18.02-4L
<i>Boroondara Open Space Strategy</i> (City of Boroondara, 2013)	C229 - Clauses 12.01-1L, 12.03-1L, 13.03-1L, 15.02-1L and 19.02-6L
<i>Boroondara Road Safety Strategy</i> (City of Boroondara, 2008)	C229 - Clauses 18.02-1L, 18.02-3L, 18.02-4L
<i>Boroondara Schedule of Gradings Map</i> (City of Boroondara, undated)	C66 - Clause 15.03-1L
<i>Camberwell Conservation Study</i> (City of Camberwell, 1991)	Boroondara L4 - Clause 15.03-1L
<i>Camberwell Junction Heritage Review</i> (City of Boroondara, 2008, updated 2013)	C101 - Clause 15.03-1L

Name of background document	Amendment number - clause reference
<i>Camberwell Junction Structure Plan</i> (Cities of Camberwell and Hawthorn, December 1993)	NPS1 - Clause 11.03-1L
<i>Canterbury Hill Estate Precinct Citation</i> (2014)	C150 - Clause 15.03-1L
<i>City Of Boroondara Municipal-Wide Heritage Gap Study Volume 1: Canterbury</i> (Context Pty Ltd, 25 May 2017)	C266boro - Clause 15.03-1L
<i>City Of Boroondara Municipal-Wide Heritage Gap Study Volume 2: Camberwell</i> (Context Pty Ltd, 26 September 2017)	C274Pt2boro - Clause 15.03-1L
<i>City of Boroondara Municipal-Wide-Heritage Gap Study Volume 3: Hawthorn</i> (Context Pty Ltd, 20 July 2020)	C284boroPt1boro - Clause 43.01
<i>City of Boroondara Municipal-Wide Heritage Gap Study Volume 4: Kew</i> (Context Pty Ltd, 11 June 2020)	C294boroPt2boro - Clause 43.01
<i>City of Boroondara Municipal-Wide Heritage Gap Study Volume 5: Kew East and Mont Albert</i> (Context PTY Ltd, August 2020)	C306boro - Clause 43.01
<i>City of Kew Urban Conservation Study</i> (City of Kew, 1988)	Kew L8 - Clause 15.03-1L
<i>Creswick Estate Precinct Heritage Citation</i> (2016)	C236 - Clause 15.03-1L
<i>Fairmount Park Estate Precinct Heritage Citation</i> (2016)	C236 - Clause 15.03-1L
<i>Grange Avenue Residential Precinct Citation</i> (August 2014)	C178 - Clause 15.03-1L
<i>Glenferrie: Heart of Hawthorn Structure Plan</i> (City of Boroondara 2010, updated 28 December 2011)	C230 - Clause 11.03-1L
<i>Glenferrie: Heart of Hawthorn Structure Plan Implementation Plan</i> (City of Boroondara, 2010, updated 28 December 2011)	C230 - Clause 11.03-1L
<i>Hawthorn Heritage Precincts Study</i> (City of Boroondara, April 2012)	C99 - Clause 15.03-1
<i>Hawthorn Heritage Study</i> (City of Hawthorn, 1993)	Boroondara L3 Part 1 - Clause 15.03-1
<i>Heritage Policy - Statements of Significance</i> (City of Boroondara, August 2016, or as amended and adopted by Council from time to time)	C229 - Clause 15.03-1
<i>Integrated Water Management Strategy 2014-2024</i> (City of Boroondara, 2014)	C229 - Clauses 12.01-1L, 12.03-1L, 13.03-1L, 15.02-1L, and 19.03-3L
<i>Kew and Hawthorn Further Investigations - Assessment of Specific Sites</i> (February 2014)	C153 - Clause 15.03-1L
<i>Kew Junction Commercial Heritage Study</i> (September 2013)	C149 - Clause 15.03-1L
<i>Kew Junction Structure Plan</i> (City of Boroondara, 2009, updated 28 December 2011)	C230 - Clause 11.03-1L

Name of background document	Amendment number - clause reference
<i>The Lower Yarra Concept Plan - Dights Falls to Punt Road</i> (Melbourne Metropolitan Board of Works, 1986)	VC197 - Schedule1 to Clause 42.03
<i>Lower Yarra River Study - Recommendations Report</i> (Department of Environment, Land, Water and Planning, 2016)	VC197 - Schedule 1 to Clause 42.03 VC197 - Schedule 31 to Clause 43.02
<i>The Middle Yarra Concept Plan - Dights Falls to Burke Road</i> (Melbourne Parks and Waterways, 1990)	VC197 - Schedule 1 to Clause 42.03
<i>Neighbourhood Centres and Commercial Corridors Guidelines</i> (City of Boroondara, 2014)	C108 - Clauses 11.03-1L, 15.01-1L
<i>Neighbourhood Character Precinct Statements</i> (City of Boroondara, 2013 or as amended and adopted by Council from time to time)	C190 - Clauses 13.07-1L, 15.01-5L
<i>Neighbourhood Character Study and New Residential Zones Methodology and Implementation Report</i> (City of Boroondara, October 2013)	C190 - Clauses 13.07-1L, 15.01-5L, 16.01-3L
<i>Parking Management Policy</i> (City of Boroondara, 2006)	C229 - Clauses 18.02-3L, 18.02-4L
<i>Review of B-graded Buildings in Kew, Camberwell and Hawthorn</i> (City of Boroondara, January 2007, updated June 2007 and November 2009) Volumes 1, 2 and 3.	C64 - Clause 15.03-1L
<i>Review of C* Grade Buildings in the Former City of Hawthorn</i> (City of Boroondara, September 2006, updated June 2007 and November 2009) Volumes 1 and 2.	C64 - Clause 15.03-1L
<i>Single Dwelling Covenant Policy</i> (June 2011)	C229 - Clause 15.01-5L
<i>Surrey Hills and Canterbury Hill Estate Heritage Study</i> (2014, updated 2016)	C177 - Clause 15.03-1L
<i>Surrey Hills North Residential Precinct Citation</i> (2014, updated 2014)	C150 - Clause 15.03-1L
<i>Technical Bulletin 8.1: Fences &amp; Gates</i> (National Trust of Australia (Victoria),1988)	C66 - Clause 15.03-1L
<i>Thematic Environmental History</i> (City of Boroondara, 2012)	C229 - Clause 15.03-1L
<i>Union Road Commercial Precinct Citation</i> (City of Boroondara, 2011)	C148 - Clause 15.03-1L
<i>Union Road Residential Precinct Citation</i> (City of Boroondara, 2011, updated 2014)	C150 - Clause 15.03-1L
<i>Urban Biodiversity Strategy 2013-2023</i> (City of Boroondara, 2013)	C229 - Clauses 12.01-1L, 12.03-1L, 13.03-1L, 15.02-1L and 19.02-6L

Name of background document	Amendment number - clause reference
Wentworth Heritage Citation, May 2020	C305boro - Clause 43.01
<i>West Hawthorn Urban Design Framework</i> (David Lock Associates, 2006)	C69 - Clauses 11.03-6L, 15.01-1L
<i>Yarra Bend Park Strategy Plan</i> (Parks Victoria, 1999)	VC197 - Schedule 1 to Clause 42.03

## SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

### 1.0 Application of zones, overlays and provisions

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

#### Zones

- ~~Apply the R~~residential zones in a way ~~which~~ that recognises established neighbourhood character. [21.05-4 AZO] [74.01]
- ~~Apply the~~Mixed Use Zone (MUZ) to facilitate higher density development north of Toorak Road between Auburn Road and Tooronga Road, Hawthorn. [21.02-3 AZO] [74.01]
- ~~Apply the~~Mixed Use Zone (MUZ) to the former Hawthorn Tram Depot, and the precinct on the north side of Toorak Road between Auburn and Tooronga Roads in Hawthorn, to reflect the predominant residential use and amenity of the area while allowing for some mix of office use. [21.05-4 AZO] [74.01]
- ~~Apply the~~General Residential Zone - Schedule 4 (GRZ4) to facilitate higher density housing on residential land within the boundaries of the Hawthorn–Glenferrie Road Activity Centre. [21.07-3 AZO] [74.01]
- ~~Applying the~~General Residential Zone - Schedule 4 (GRZ4) to facilitate higher density housing on residential land within the boundaries of the Camberwell Junction Major Activity Centre. [21.07-1 AZO] [74.01]
- ~~Apply the~~General Residential Zone - Schedule 4 (GRZ4) to facilitate higher density housing on residential land within the boundaries of the Kew Junction Major Activity Centre. [21.07-2 AZO] [74.01]
- ~~Apply the~~General Residential Zone - Schedule 4 (GRZ4) to residential land within centre boundaries. [21.02-3 AZO] [74.01]
- ~~Applying the~~Commercial 1 Zone (C1Z) to commercial land within the boundaries of the centre to facilitate land use outcomes in the Camberwell Junction Major Activity Centre consistent with the Camberwell Junction Structure Plan (1993). [21.07-1 AZO] [74.01]
- ~~Apply the~~Commercial 1 Zone (C1Z) to commercial land within the boundaries of the centre to facilitate land use outcomes in the Kew Junction Major Activity Centre consistent with the Kew Junction Activity Centre Structure Plan (2011). [21.07-2 AZO] [74.01]
- ~~Apply the~~Commercial 1 Zone (C1Z) to commercial land within the centre to facilitate land use outcomes in the Hawthorn–Glenferrie Road Major Activity Centre consistent with the Glenferrie: Heart of Hawthorn Structure Plan (2011). [21.07-3 AZO] [74.01]
- ~~Apply the~~Commercial 1 Zone (C1Z) to facilitate retail uses and mixed use development consistent with the primary purpose of the zone. [21.02-3 AZO] [74.01]
- ~~Apply the~~Commercial 1 Zone (C1Z) to most commercial areas to encourage higher density residential development to locate in appropriate locations within commercial centres. [21.05-4 AZO] [74.01]
- ~~Apply the~~Commercial 2 Zone (C2Z) to facilitate commercial, appropriate manufacturing and light industry, and bulky goods retailing consistent with the primary purpose of the zone. [21.02-3 AZO] [74.01]

- ~~Apply the~~ Public Use Zone (PUZ) where appropriate for the supply of public infrastructure by public authorities. [21.06-8 AZO] [74.01]
- ~~Apply the~~ Public Park and Recreation Zone (PPRZ) to areas identified for public recreation and open space. [21.03-6 AZO] [74.01]
- ~~Apply the~~ Public Conservation and Resource Zone (PCRZ) to identified areas of high natural environmental value, including Beckett Park. [21.03-6 AZO] [74.01]
- ~~Apply the~~ Road Zone, Category 1 (RDZ1) to roads declared as freeways or arterial roads pursuant to the Road Management Act 2004. [21.06-8 AZO] [74.01]
- ~~Apply the~~ Special Use Zone (SUZ) to Green Acres Golf Club and Kew Golf Club. [21.06-8 AZO] [74.01]
- ~~Apply the~~ Special Use Zone (SUZ) to Scotch College. [21.06-8 AZO] [74.01]
- ~~Apply the~~ Urban Floodway Zone (UFZ) (as advised by Melbourne Water) to privately owned land which is located within an active floodway. [21.03-6 AZO] [74.01]
- ~~Apply the~~ Priority Development Zone (PDZ) to the Tooronga Village site. [21.02-3 AZO] [21.05-4 AZO] [74.01]

### Overlays

- ~~Apply the~~ Environmental Significance Overlay - Schedule 2 (ESO2) Beckett Park Environmental Significance Area to areas of high biodiversity value and landscape significance. [21.03-6 AZO] [74.01]
- ~~Apply the~~ Vegetation Protection Overlay - Schedule 1 (VPO1) to the Willsmere area and the Yarra Bend Park. [21.03-6 AZO] [74.01]
- ~~Apply the~~ Vegetation Protection Overlay - Schedule 2 (VPO2) to Kew Residential Services. [21.03-6 AZO] [74.01]
- ~~Apply the~~ Heritage Overlay (HO) to protect all individual heritage places and identified heritage precincts of cultural, natural and aboriginal heritage significance. [21.0-4-6 AZO 1] [74.01]
- ~~Apply the~~ Design and Development Overlay - Schedule 1 (DDO1) to ensure development at Willsmere is compatible with the character and landscape of the area. [21.0-4-6 AZO 1] [74.01]
- ~~Apply the~~ Design and Development Overlay - Schedule 2 (DDO2) to the Willsmere Historical Building Area to ensure sympathetic development. [21.0-4-6 AZO 1] [74.01]
- ~~Apply the~~ Design and Development Overlay - Schedule 4 (DDO4) to protect the distinctive character of Monomeath Avenue. [21.0-4-6 AZO 1] [74.01]
- ~~Apply the~~ Design and Development Overlay - Schedule 6 (DDO6) to ensure an appropriate built form design outcome at the former Hawthorn Tram Depot. [21.04-6 AZO 1] [21.05-4 AZO] [74.01]
- ~~Apply the~~ Design and Development Overlay - Schedule 7 (DDO7) to ensure an appropriate built form design outcome at 5-9 Burwood Road, Hawthorn. [21.04-6 AZO 1] [21.05-4 AZO] [74.01]
- ~~Apply the~~ Design and Development Overlay - Schedule 12 (DDO12) to the West Hawthorn Area to implement the *West Hawthorn Urban Design Framework*. [21.02-3 AZO] [21.0-4-6 AZO 1] [21.05-4 AZO] [74.01]
- ~~Apply the~~ Design and Development Overlay - Schedule 14 (DDO14) to the Kew Junction Activity Centre to implement the *Kew Junction Structure Plan*. [21.0-4-6 AZO 1] [21.05-4 AZO] [21.07-2 AZO] [74.01]

- ~~Apply the~~ Design and Development Overlay - Schedule 15 (DDO15) to the Glenferrie Activity Centre to implement the *Glenferrie Structure Plan*. [21.04-6 AZO 1] [21.05-4 AZO] [74.01]
- ~~Apply the~~ Design and Development Overlay - Schedule 16 (DDO16) to the Neighbourhood Centres to guide built form outcomes. [21.02-3 AZO] [21.04-6 AZO 1] [21.05-4 AZO] [74.01]
- ~~Apply the~~ Design and Development Overlay - Schedule 17 (DDO17) to the Commercial Corridors to guide built form outcomes. [21.02-3 AZO] [21.04-6 AZO 1] [21.05-4 AZO] [74.01]
- ~~Apply the~~ Design and Development Overlay - Schedule 19 (DDO19) to 32-36 Princess Street and 11-15 Brougham Street, Kew to guide built form outcomes on these sites. [21.07-2 AZO] [74.01]
- ~~Apply the~~ Design and Development Overlay - Schedule 23 (DDO23) to the Maling Road area. [21.02-3 AZO] [21.04-6 AZO 1] [21.05-4 AZO] [74.01]
- ~~Apply the~~ Design and Development Overlay - Schedule 31 (DDO31) Yarra (Birrarung) River Corridor Protection to the Yarra River Corridor to ensure that development does not have a detrimental impact upon the corridor. [21.03-6 AZO] [74.01]
- ~~Apply the~~ Development Plan Overlay - Schedule 2 (DPO2) to private institutions in a residential area in a residential zone to ensure the preparation of Masterplans. [21.05-4 AZO] [74.01]
- ~~Apply the~~ Development Plan Overlay - Schedule 2 (DPO2) to all hospitals and primary, secondary or tertiary educational facilities in a residential zone to ensure the preparation of Masterplans. [21.06-8 AZO] [74.01]
- ~~Apply the~~ Development Plan Overlay - Schedule 3 (DPO3) to Kew Residential Services to guide redevelopment of the site. [21.05-4 AZO] [74.01]
- ~~Apply the~~ Land Subject to Inundation Overlay (LSIO) to identified land in a flood storage or flood fringe area affected by the 1 in 100 year flood. [21.03-6 AZO] [74.01]
- ~~Apply the~~ Special Building Overlay (SBO) to those areas along the Melbourne Water main drainage lines as being subject to overland flow. [21.03-6 AZO] [74.01]
- ~~Apply the~~ Public Acquisition Overlay (PAO) to ensure that adequate provision is made for new main roads and widening as advised by the Roads Corporation. [21.06-8 AZO] [74.01]
- ~~Apply the~~ Parking Overlay (PO) to manage parking provision in commercial areas. [21.06-8 AZO] [74.01]
- ~~Apply the~~ Flood Overlay (FO) to hazardous areas and to maintain or improve river, wetland and flood plain health. [21.03-6 AZO] [74.01]

## SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

### 1.0

#### Further strategic work

##### Settlement

- Prepare and implement planning controls for local centres ~~into the Boroondara Planning Scheme.~~ [21.02-3 FSW] [74.02]
- Review the Camberwell Junction Structure Plan and prepare revised planning controls. [21.07-1 FSW] [74.02]
- Review General Residential Zone Schedule 4 ~~(GRZ4)~~ land in neighbourhood centres to determine ~~the most whether this is an~~ appropriate zone for this land. [21.02-3 FSW] [74.02]
- Review General Residential Zone - Schedule 4 ~~(GRZ4)~~ land in the Camberwell Junction Structure Plan area to determine ~~the most whether this is an~~ appropriate zone for this land. [21.07-1 FSW] [74.02]
- Review General Residential Zone - Schedule 4 ~~(GRZ4)~~ land in the Kew Junction Structure Plan area to determine ~~the most whether this is an~~ appropriate zone for this land. [21.07-2 FSW] [74.02]
- Review General Residential Zone - Schedule 4 ~~(GRZ4)~~ land in the Glenferrie Structure Plan area to determine ~~the most whether this is an~~ appropriate zone for this land. [21.07-3 FSW] [74.02]
- Develop a transport access plan including for sustainable transport modes for Kew Junction ~~and Glenferrie.~~ [21.07-2 FSW] [21.07-3 FSW] [74.02]

##### Environmental Risks and Amenity

- Review the effectiveness of existing zones and overlays over significant sites and waterways. [21.03-6 FSW] [74.02]
- Consider protecting ~~the~~ significant sites and corridors identified in The Inventory and Assessment of Indigenous Flora and Fauna in Boroondara through ~~the application of revised~~ zones and overlays. [21.03-6 FSW] [74.02]
- Investigate the need for new Environmental Significance Overlays (ESO) to enhance protection of local waterways and natural corridors. [21.03-6 FSW] [74.02]
- Investigate the provision of additional open space in areas ~~subject to that are forecast to increase in~~ population ~~increase.~~ [21.03-6 FSW] [74.02]
- Carry out updated flood mapping for areas beyond the current Special Building Overlay (SBO) and amend the overlay area as appropriate. [21.03-6 FSW] [74.02]
- Investigate the need for an Environmentally Sustainable Design ~~and/or Water Sensitive Urban Design~~ Policy. [21.03-6 FSW] [21.0-4-6 FSW3] [74.02]
- Prepare an Urban Forest Strategy to facilitate increase ~~the number of mature canopy trees d presence of mature canopy trees where appropriate~~ in the public realm ~~including in public open space.~~ [21.03-6 FSW] [74.02]

##### Built Environment and Heritage

- ~~Undertake a comprehensive R~~review of the ~~Advertising Signs~~ Policy. [21.0-4-6 FSW1] [74.02]
- Undertake assessments of possible heritage places. [21.0-4-6 FSW4] [74.02]

- Undertake a review of heritage precincts covered by the Heritage Overlay. [21.0-4-6 FSW5] [74.02]

### Housing

- Investigate the need for a Student Housing Policy. [21.05-4 FSW] [74.02]
- Investigate potential ResCode variations ~~through and amendments to the schedules to the~~ residential zones ~~schedules to ensure as a means of ensuring~~ site responsive design for residential development. [21.05-4 FSW] [74.02]

### Transport

- Investigate an east-west bicycle route (~~e.g. such as the~~ Hawthorn to Box Hill Trail) along the railway corridor to fill ~~network a gap in the network~~ between the Main Yarra Trail and the Anniversary/Outer Circle Trail. [21.06-8 FSW] [74.02]
- Investigate the need for new Public Acquisition Overlays to complete missing links in Boroondara's bicycle network. [21.06-8 FSW] [74.02]
- Investigate the use of safe on-road bicycle routes to connect activity centres, public transport hubs, schools and institutions. [21.06-8 FSW] [74.02]
- Investigate a North East Bicycle Corridor (NEBC) as a direct extension of the Main Yarra Trail to encourage active transport and recreation. [21.06-8 FSW] [74.02]
- Identify the Principal Pedestrian Network across Boroondara and update the Boroondara Planning Scheme. [21.06-8 FSW] [74.02]

### Infrastructure

- Investigate ~~the introduction of~~ a Development Contributions Policy or Overlay ~~in the Boroondara Planning Scheme~~ to allow for a levy on development to support the provision of new and upgraded infrastructure. [21.06-8 FSW] [74.02]