URBAN PLANNING DELEGATED COMMITTEE

REVISED AGENDA

(Open to the public)

6.30pm, Monday 15 May 2023

Council Chamber, 8 Inglesby Road, Camberwell

Date of Issue: 12 May 2023

Please note: No audio, video, photographic or any other recording of proceedings at Council or Delegated Committee meetings is permitted without written authority from Council.

Order of Business

1 Adoption and confirmation of the minutes of the Urban Planning Delegated Committee meeting held on 1 May 2023

2 Declaration of conflict of interest of any councillor or council officer

3 Presentation of officer reports

3.1 Boroondara Housing Strategy (Draft) - Consideration for public consultation

3.2 2B Warburton Road, Camberwell - Telecommunications facility - PP22/0279

3.3 Serpells Lane car park rezoning (Amendment C385boro) - Consideration of panel report

4 General business

5 Urgent business

6 Confidential business

7 Close of meeting

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3 Presentation of officer reports

3.1 Boroondara Housing Strategy (Draft) - Consideration for public consultation

Executive Summary

Purpose

The purpose of this report is to seek endorsement of the Draft Boroondara Housing Strategy (Attachment 1) to proceed to public consultation.

Background

The current Boroondara Housing Strategy was adopted in December 2015 and has provided the overarching framework for the provision of housing in Boroondara. The Housing Framework Plan, set out in the Housing Strategy, is implemented through the Boroondara Planning Scheme and the municipality's residential zones.

The current Housing Strategy is due for review and revision to bring it in line with current data projections (coinciding with the release of new Australian Bureau of Statistics data from Census 2021) and housing needs and aspirations.

An updated Boroondara Housing Strategy has been drafted for public consultation.

Key Issues

The Housing Strategy's purposes are to:

- understand and define what the current and emerging population trends and associated housing needs are for Boroondara; and
- identify strategic policy directions and actions to meet these needs.

Understanding the population and household trends and characteristics of Boroondara provides an important insight into Boroondara's housing needs and how those might change in the future.

Over the next 15 years, Boroondara's population is forecast to grow by around 28,700 additional residents and 9,400 additional dwellings.

While Council cannot directly control population growth, it has an important role as the planning authority to plan for its current and future communities' housing needs.

Accommodating additional population is only one facet in the provision of housing that needs to be considered and balanced with other housing related issues. There are other key challenges and needs that influence housing in Boroondara that have been considered and responded to in the Draft Housing Strategy, such as:

- Protecting our heritage and character
- Sustainability
- Design excellence
- Housing diversity and choice
- Housing capacity

- An ageing population
- Housing affordability
- Social and affordable housing
- Homelessness
- Infrastructure capacity

The Draft Housing Strategy provides a strategic framework to support the provision of housing in appropriate locations, allowing choice, in a sustainable manner. In response, the Draft Housing Strategy:

- Sets out key population and household characteristics, housing change patterns/locations and housing capacity analysis findings.
- Identifies three key strategic directions to articulate Boroondara's approach to responding to our unique context. These are:
  - Housing diversity in appropriate locations
  - Housing that is sustainable and achieves design excellence
  - Housing that meets the needs of all residents now and in the future
- Sets out actions to support communities, rental providers, community housing providers, developers and the State Government to work together to meet the housing needs of Boroondara now and in the future.

<u>Next Steps</u>

Proposed next steps are as follows:

1. The Draft Boroondara Housing Strategy will be taken to public consultation for a period of 4 weeks from 16 May to 13 June 2023.
2. Any feedback received will be reviewed and a final Housing Strategy will be prepared for consideration by the Urban Planning Delegated Committee.

Officers' recommendation

That the Urban Planning Delegated Committee resolve to:

1. Endorse the Draft Boroondara Housing Strategy for the purpose of public consultation.
2. Commence public consultation for a period of 4 weeks, from 16 May to 13 June 2023.
3. Consider a report on the outcomes of the public consultation process at a future Urban Planning Delegated Committee meeting.

Responsible director: Scott Walker, Director Urban Living

1. Purpose

The purpose of this report is to seek endorsement of the Draft Boroondara Housing Strategy (Attachment 1) to proceed to public consultation.

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

Plan Melbourne 2017-2050

Key directions in Plan Melbourne relating to housing include:

- deliver more housing closer to jobs and public transport.
- manage the supply of new housing in the right locations to meet population. growth and create a sustainable city.
- increase the supply of social and affordable housing.
- provide greater choice and diversity of housing.
- facilitate decision-making processes for housing in the right locations.

To manage the supply of housing in Melbourne, it is expected that established areas (including Boroondara) will accommodate a greater share of housing growth. Plan Melbourne aspires to 70% of new housing being provided within Melbourne's established areas between 2015-2051. It also directs that housing choice will be provided in activity centres and other locations that offer good access to jobs, services and public transport.

State Planning Policy

The State-directed Planning Policy Framework (the PPF) is part of all planning schemes in Victoria and sets out the context for spatial planning and decision making. It includes state, regional and local planning policies and sets out a planning authority's obligations in relation to planning for population growth and managing housing change.

Clause 11.02-1S of the PPF requires planning authorities to:

Plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur.

Planning Practice Notes 90 – *Planning for housing* and 91 – *Using the residential zones* provide direction on planning for housing growth to ensure a balanced approach through preparation of a housing strategy and application of residential zones.

Boroondara Community Plan 2021-2031

The Boroondara Community Plan sets the strategic direction for the municipality based on seven Themes and a series of strategic objectives. Local planning policies (relating to issues such as heritage, urban design and architecture) and controls (such zones and overlays) play a critical part in delivering on Council's commitments set out in the Community Plan.

The key themes strategic directives that the Housing Strategy can play a role in delivering include:

- Theme 3 - The Environment by identifying potential actions to link with Council's Climate Action Plan and response to the climate emergency.
- Theme 4 - Neighbourhood character and heritage by identifying potential actions to guide development outcomes and ensure good urban design.

Other Council Plans

The Housing Strategy will consider and stand alongside:

- Boroondara's Climate Action Plan and Implementation Plan 2021-23
- Homelessness Protocol 2020
- Asset Plan 2022-23 to 2032-33
- Disability Action Plan 2018-2022

Boroondara Planning Scheme

The State-directed Planning Policy Framework (the PPF) is part of all planning schemes in Victoria and sets out the context for spatial planning and decision making. It includes state, regional and local planning policies and sets out a planning authority's obligations in relation to planning for population growth and managing housing change.

Clause 11.02-1S of the PPF requires planning authorities to:

Plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur.

Planning Practice Notes 90 – Planning for housing and 91 – Using the residential zones

These Department of Transport and Planning (formerly Department of Environment, Land, Water and Planning) Planning Practice Notes are a tool for planning authorities that provide information and guidance about how to plan for housing growth and protect neighbourhood character. This is to ensure a balanced approach to managing residential development in planning schemes through preparation of a housing strategy and application of residential zones.

3. Background

The current Boroondara Housing Strategy was adopted in December 2015 and has provided the overarching framework for the provision of housing in Boroondara. The Housing Framework Plan, set out in the Housing Strategy, is reflected in the Boroondara Planning Scheme and the municipality's residential zones.

The current Housing Strategy is due for review to bring it in line with current data projections (coinciding with the release of new Australian Bureau of Statistics data from Census 2021) and housing aspirations.

An updated Boroondara Housing Strategy has been drafted for public consultation.

4. Outline of key issues/options

The need for a Housing Strategy

While Council cannot directly control population growth, it has an important role as the planning authority to plan for its current and future communities' housing needs.

The State-directed Planning Policy Framework (the PPF) is part of all planning schemes in Victoria and sets out a planning authority's obligations in relation to planning for population growth and managing housing change. Specifically, Clause 11.02-1S of the PPF requires planning authorities to: *Plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur.*

Boroondara needs a housing strategy to manage the provision of housing throughout the municipality including its location and typologies.

The Housing Strategy is also required as the strategic foundation for any potential implementation of housing focused policies and controls in future (including changes to zone schedules, local planning policies and other planning provisions) in the Boroondara Planning Scheme.

Population and household trends and characteristics

Understanding the population and household trends and characteristics provides an important insight into Boroondara's housing needs and how those might change in the future.

Analysis of the most recent population and housing-related data from the 2021 Census and other sources identified key trends which have informed the drafting of the Draft Housing Strategy.

Boroondara was home to 169,901 residents in 2021 – this will likely increase by around 28,700 additional residents and 9,400 dwellings over the next 15 years.

The most common household type is couples with children (34%). Continued growth in couples without children (24%) and lone person households (25%) now account for almost half of Boroondara households.

Boroondara's population continues its ageing trend with an increase of people over 65 (15% in 2011 and 18% in 2021).

With an increase in couple only and lone person households as well as an ageing population, the types of dwellings required to accommodate these smaller households will need to be considered.

The dominant dwelling type is separate or standalone house (53%) followed by medium density (29%) and high density (18%). A continued increase in medium and high density housing in Boroondara needs to be considered in terms of design excellence and delivery of housing diversity and choice.

Between 2006 and 2021, the median house price in Boroondara has increased by 215%. Median household incomes have only increased by 57% over the same period. This impacts housing affordability within Boroondara.

Housing related needs and challenges

Housing is a complex issue with implications for social well-being, equality, transport, the economy and the environment. In its simplest form, it is a basic necessity for all people to live a healthy life.

While important, accommodating additional population is only one facet in the provision of housing that needs to be considered and balanced with other housing related issues. There are other key challenges and needs that influence housing in Boroondara such as:

- *Protecting our heritage and character:* New housing retains and enhances the key character attributes that contribute to the City's heritage and character.

- *Sustainability*: Housing plays an important role in creating a more sustainable environment. Improving the energy and water efficiency of new buildings and retrofitting existing ones contributes to reduced greenhouse gas emissions and stormwater pollution.

- *Design excellence:* Housing also plays an important role in the look and feel of the City and must make a positive contribution to the makeup of Boroondara.

- *Housing diversity and choice:* A diverse range of housing enables people to make choices to cater for different stages of their lives.

- *Housing capacity:* 'Capacity' in this context means, theoretically whether enough dwellings and the right mix of dwelling types can be developed under the current zoning and planning controls to meet Boroondara's projected housing needs.

- *An ageing population*: Given a continuing ageing trend, Boroondara's housing stock should meet the needs and wants of our older people and offer appropriate opportunities to downsize and/or remain in our community.

- *Housing affordability:* Continued growth in house prices, rent costs and land values impacts on the ability to meet future housing needs.

- *Social and affordable housing*: It is important to understand the housing needs of very low, low and moderate income households in Boroondara.

- *Homelessness:* Issues around homelessness (which can be due to a variety and combination of reasons) is similarly important.

- *Infrastructure capacity:* The need for and delivery of housing in Boroondara must also be considered in conjunction with the capacity and functions of key infrastructure.

The Draft Housing Strategy has considered and responded to each of these key housing related challenges and needs to through key strategic directions and actions, discussed below.

The Draft Housing Strategy response

The Draft Housing Strategy provides a strategic framework to support the provision of housing to occur in appropriate locations, allowing choice, in a sustainable manner.

In response, the Draft Housing Strategy:

- Sets out key population and household characteristics and trends, housing change patterns/locations and housing capacity analysis findings.

- Identifies three key strategic directions to articulate Boroondara's approach to responding to our unique context. These are:
  - Housing diversity in appropriate locations
  - Housing that is sustainable and achieves design excellence
  - Housing that meets the needs of all residents now and in the future

- Sets out actions to be undertaken across Council to support communities, rental providers, community housing providers, developers and the State Government to work together to meet the housing needs of Boroondara now and in the future.

Based on work carried out to date, the new Draft Housing Strategy will generally be consistent with the strategic directions set out in the Housing Strategy from 2015. The new Draft Housing Strategy will not make significant changes to directions around the location and type of housing throughout Boroondara. The Strategy will identify required future strategic work in a short to medium timeframe. This may include future policy and planning scheme changes that would be subject to a separate planning scheme amendment and consultation process.

Ongoing monitoring and review

Given the significant fluctuations in population growth in recent years, it is proposed that the Draft Housing Strategy include an action to continue to monitor data, particularly COVID 19 pandemic recovery, on population and housing needs and undertake an interim review 2 years after adoption.

5. Consultation/communication

An internal Housing Strategy Steering Committee has met at key stages of the project to oversee the development of the Draft Housing Strategy. The Committee consists of senior officers from Strategic Planning, Placemaking, Statutory Planning, Community Planning, Customer and Communications and Environmental Sustainability and Open Spaces. Other areas of Council have been briefed on the project and will be further engaged as required on the final draft Housing Strategy following the consultation period.

Officers have prepared a Communications Plan and Engagement Plan. Consultation will be undertaken in accordance with Council's standard process and any statutory obligations.

No consultation has been undertaken with external stakeholders to date. The purpose of this report is to seek endorsement of the Draft Housing Strategy to proceed to public consultation. This will be for a period of 4 weeks from 16 May to 13 June 2023.

Officers will review any feedback during the consultation period and present a report on the outcomes (including any updates to the Draft Housing Strategy) for consideration by the UPDC in due course (likely late 2023).

6. Financial and resource implications

Preparation of the Draft Boroondara Housing Strategy and associated costs has been funded by the Planning and Placemaking operating budget for 2022/23.

Implementation of actions identified in the final Boroondara Housing Strategy may require future priority budget funding.

7. Governance issues

No officers involved in the preparation of this report have a general or material conflict of interest requiring disclosure under chapter 5 of the Governance Rules of Boroondara City Council.

The recommendation contained in this report is compatible with the Charter of Human Rights and Responsibilities 2006 as it does not raise any human rights issues.

8. Social and environmental issues

Any potential social and environmental impacts of policy initiatives are key considerations of this project. The Draft Housing Strategy identifies potential policy needs and actions to ensure social and environmental challenges can be met. A Gender Impact Assessment process has been undertaken as part of this project.

Manager: **David Cowan, Manger Planning and Placemaking**

Report officer: Jessica Donaldson, Principal Strategic Planner

Draft Boroondara Housing Strategy

May 2023

BOROONDARA
City of Harmony

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Acknowledgement of Traditional Owners

The City of Boroondara acknowledges the Wurundjeri Woi-wurrung people as the Traditional Owners and original custodians of this land. We pay our respects to their Elders past and present.

Introduction

Housing Strategy overview

The Boroondara Housing Strategy identifies how best to accommodate our community's housing needs over the next 15 years.

Council heard through the Boroondara Community Plan consultation that our community wants us to protect our existing heritage and valued neighbourhood character. It is also important to understand and respond to issues around housing diversity, affordability, equity and sustainability.

The Housing Strategy sets out key housing related needs and challenges in Boroondara. It identifies strategic directions and responses to support our community and to work with social housing providers, developers and the State Government to meet the different housing needs of Boroondara − now and into the future.

The Victorian State Government's *Planning Practice Note 90 − Planning for Housing* requires a housing strategy to:

- Ensure a range of housing opportunities are available across the municipality to meet the needs of the projected population.
- Outline the strategies and implementation mechanisms to accommodate the projected population and household needs.
- Identify where and how the housing needs of the future population will be met across the municipality.
- Identify suitable locations for housing growth including areas close to services, jobs, public transport (such as activity centres and commercial corridors).

The Housing Strategy is not a tool to control population growth or prevent different types of housing from being developed. It presents an opportunity to guide the provision of housing to appropriate locations, providing appropriate choices for current and future residents, in a sustainable manner.

The release of the Housing Strategy will not result in the immediate rezoning of land or a change in planning policy and controls. It will identify specific areas where Council, within our local government role and sphere of influence, will need to focus more detailed work in a short to medium timeframe.

The Housing Strategy is an adopted Council document that sits alongside other State and local plans and strategies, such as the *Boroondara Community Plan 2021-31*. It is one of Council's key strategic documents and needs to be considered in local policy development and decision making (refer to the appendix for Policy Context).

Purpose of the Housing Strategy

1. To understand and define the current and emerging population and housing needs for Boroondara over the next 15 years.
2. To identify strategic directions and responses to meet these needs.
3. To provide a strategic foundation for any potential implementation of housing focused policies and planning controls in future.

Why is housing important?

Housing is a complex issue with implications for social wellbeing, equality, transport, the economy and the environment. In its simplest form, it is a basic necessity and human right*[i] for all people to live a healthy life.

Housing provides a secure foundation for individuals to live the lives they want.

People want and need different things from housing throughout their lives. It is therefore important to have the right kinds of housing in the right locations allowing people to meet their employment, transport, services and social connection needs.

Housing needs to be suitable for different types of households including those with children, singles, older age, people of all abilities and different incomes. Housing is essential to support vulnerable people to live independently and with dignity.

Housing can also provide financial security. Housing at various price points needs to be available to ensure affordability for a wide range of people. Housing should not be a source of undue financial stress.

What our community values

Boroondara has undertaken extensive engagement activities with the community over the last few years. Most recently, Council updated the *Boroondara Community Plan 2021-31*, which sets out the vision for our municipality based on community values, aspirations and priorities. The Boroondara Community Plan builds on what makes Boroondara a great place to live, work, study and play.

Our community expressed how important it is for all its members, especially those in need, to be considered by Council in our planning, delivery, partnership and advocacy.

Focusing on the demands of today, while exploring the possibilities of tomorrow, is an important balancing act. The way we live, socialise, work, commute and connect will continue to evolve in coming years. We recognise too, the real threat to our environment, to our health and wellbeing, and to the quality of life of current and future generations resulting from climate change. How we approach and respond to these changes will be critically important.

Housing plays a key role in Boroondara's collective identity − it contributes to the look and feel of our streets and neighbourhoods. Council knows that protecting and respecting the

character of Boroondara, while facilitating appropriate, well-designed development (that includes diversity in housing size and affordability) matters to our community. We will therefore continue to embrace diversity, foster inclusion, respect heritage, protect the environment and support people to live their best lives.

The community vision as outlined in the *Boroondara Community Plan 2021-2031* is for a 'sustainable and inclusive community'.

Through consultation on the *Boroondara Community Plan 2021-2031*, our community said:

> We value our local heritage. We value Council's advocacy to protect the distinct character of our neighbourhood streets and carefully regulate new development.
>
> Diversity in housing size and affordability is also important to us.
>
> We value these things because they contribute to Boroondara's uniqueness and make it an attractive place to live, work and play.

Setting the scene

Boroondara forms part of the inner eastern region around the Melbourne Central Business District (CBD), bordered by the cities of Banyule, Manningham, Whitehorse, Monash, Stonnington and Yarra.

The City 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.

Boroondara has an extensive network of commercial centres comprising three major activity centres (Camberwell Junction, Kew Junction and Glenferrie), 31 neighbourhood centres and four commercial corridors. There are also 15 local centres throughout the municipality.

Boroondara is a custodian of a portion of the Yarra River and its environs, one of the most important riverine environments in Victoria. The Yarra River environs contain most of Boroondara's regional open space and provide a significant landscape feature within the municipality.

Our City is an attractive and highly sought after residential area with a mix of housing types. Set in a green, treed environment, it is known for extremely high levels of amenity.

Residential development is the dominant land use within the City with some of the finest residential streets in Melbourne.

The character of Boroondara is one of the key features that makes Boroondara special. It is derived from both the natural setting and the way our City has developed over time. The inter-war and post-war subdivision patterns are very distinctive. The City is a prime example of the 'Garden Suburb' form of development, highlighting the important contribution of nature strips, trees and private gardens.

Who are we?

Understanding the population and household characteristics of Boroondara provides a good insight into Boroondara's housing role and function, and how it is likely to change in the future.

The Australian Bureau of Statistics (ABS) estimates that Boroondara was home to 169,901 residents in 2021[ii]. Most live in Boroondara's 72,812 private dwellings[iii]. Boroondara residents also occupy other forms of accommodation including aged care facilities, residential colleges, and rooming houses.

Boroondara's community profile varies across its geography. For example, in Hawthorn, home to Swinburne University and much of Boroondara's higher density housing, around one in four residents are aged in their 20s[iv]. In Balwyn North, which is close to several well-regarded schools and where most homes have at least four bedrooms[v], almost half of households are couples with children[vi], and only one in nine residents is in their 20s[vii].

The community is made up of 52% females and 48% males[viii].

In 2021, most of those who work within the City of Boroondara (70%)[ix] lived outside the municipality.

Our residents[x]

A snapshot:

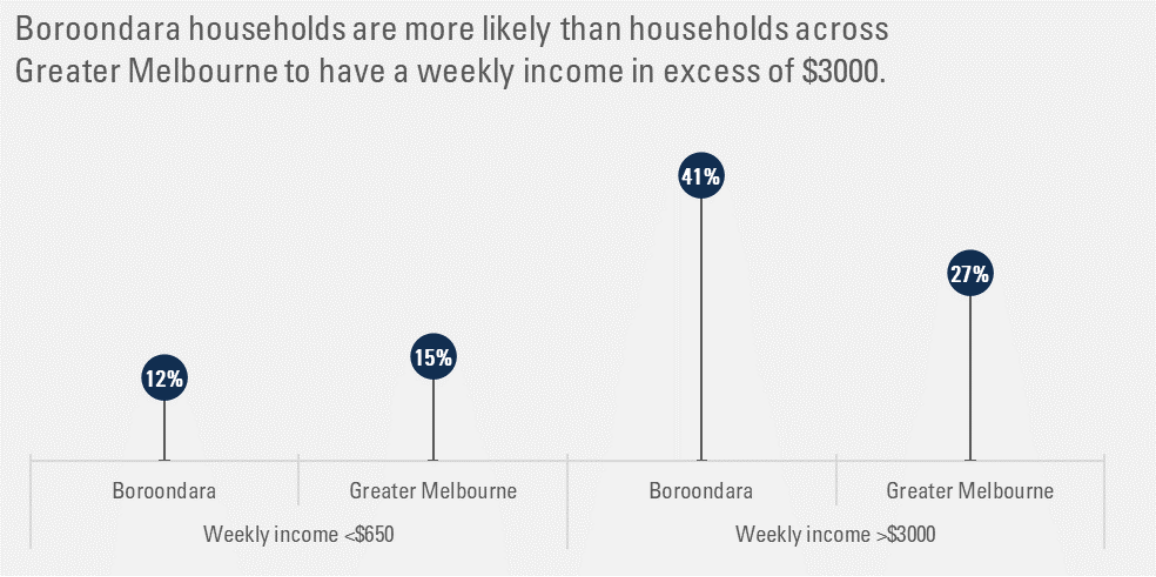
- Median age is 40, higher than the Greater Melbourne median of 37[xi]
- 29% speak a language other than English at home
- 32% were born overseas
- 10% currently attend tertiary education
- 4.5% need assistance with day-to-day activities due to disability.

Our households[xii],[xiii]

A snapshot:

- 24% live in a flat or apartment
- 29% are renting
- 1.7 average number of cars per dwelling
- 26% are comprised of one person
- 27% are comprised of 4 or more people
- 2% are comprised of six or more people
- 35% live in a dwelling that has four or more bedrooms
- Boroondara households are more likely than households across Greater Melbourne to have a weekly income in excess of $3000.

Chart 1: Boroondara households are more likely than households across Greater Melbourne to have a weekly income in excess of $3000



How do we live?

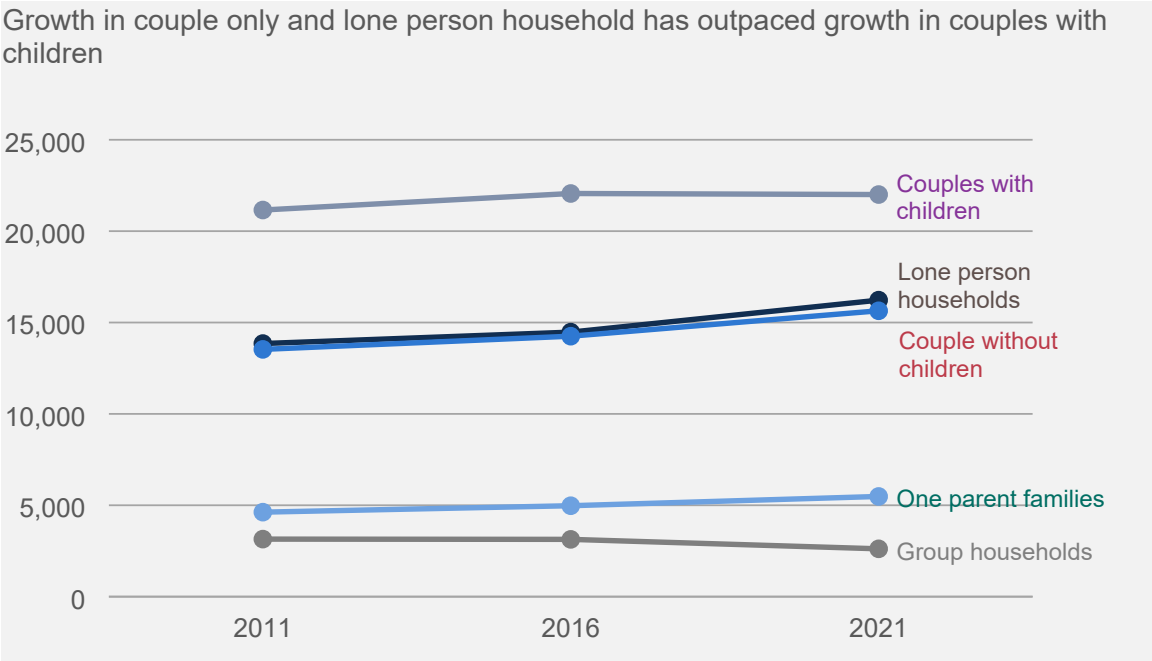
With 169,901 residents in 2021, Boroondara is the 11th most populous and the 8th most densely populated of Melbourne's 31 LGAs[xiv]. In 2011, Boroondara was the 5th most populous and 6th most densely populated Melbourne LGA[xv].

The number of private[xvi] dwellings in Boroondara grew 780 per annum on average between 2011 and 2021[xvii]. This is equivalent to a 12% growth over 10 years compared to 26% across Greater Melbourne. Boroondara has an annual growth rate of 1.2% in comparison to Yarra 3.6%, Melbourne 9.4%, Banyule 1%, Manningham 1.7%, Whitehorse 1.6%, Monash 1.6% and Stonnington 2.7%.

At the 2021 Census, 11% of our 72,812 private dwellings were unoccupied. This is a continuation of a gradual upward trend. In 2011, 8% were unoccupied. This is similar to Greater Melbourne, where the proportion of unoccupied dwellings increased from 9% in 2011 to 10% in 2021[xviii]. It is important to note that although some of these unoccupied dwellings are available stock, many would have been only temporarily unoccupied. For example, the COVID 19 pandemic restrictions prevented the arrival/return of residents (including international students) from overseas, residents were temporarily living in second homes elsewhere, while other dwellings may have been waiting for a new owner or tenant to move in, being renovated or awaiting demolition.

Boroondara households had an average size of 2.5 people[xix]. This continuation of the gradual downward trend in household size has coincided with growth in couple-only and lone person households outpacing growth in family households with children (see chart below)[xx].

Chart 2: Growth in couple only and lone person household has outpaced growth in couples with children.



Private dwellings grew in Boroondara at an average of **780 per annum** between 2011 and 2021.

Boroondara is the **11th most populous LGA** in Melbourne. This is down from 5th in 2011.

The average household size is **2.5 people**.

Household structure

The makeup of households shapes our understanding of how we live now and identifies patterns to plan for.

The dominant household type in Boroondara is couples with children, making up 34% of all households. However, couples with children may not account for such high proportions of Boroondara households in future. In fact, the number of couples with children in Boroondara was similar at the 2016 and 2021 Censuses, while the overall household count grew[xxi].

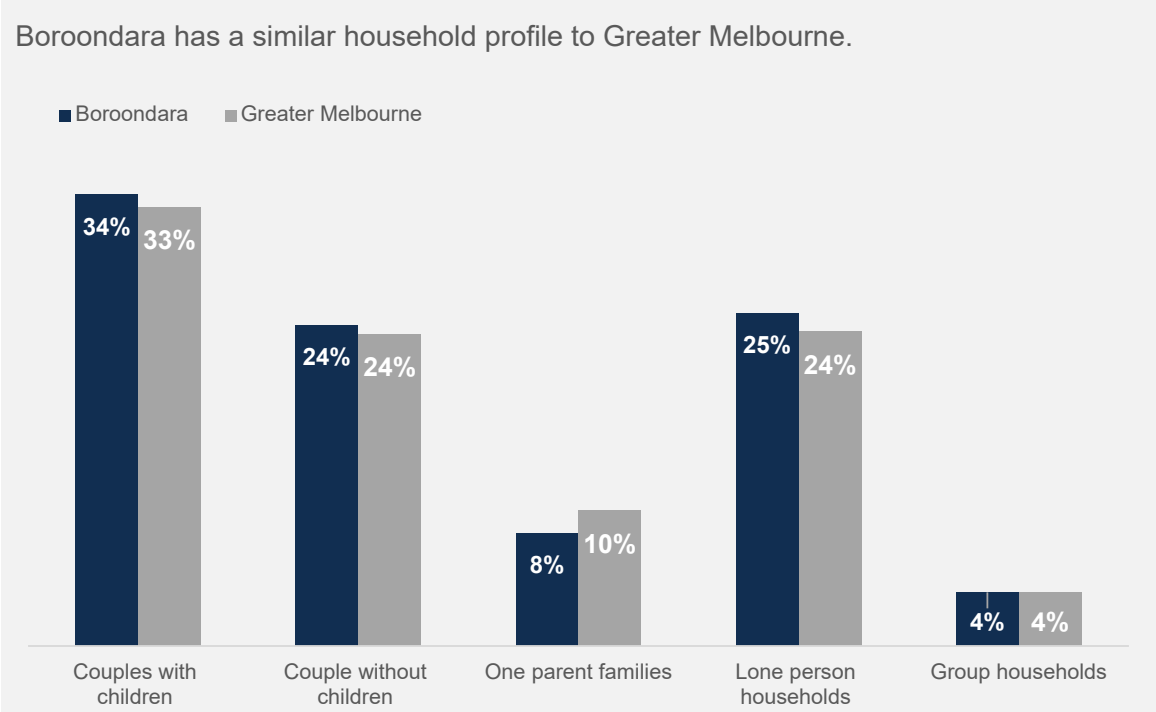
Couples without children and lone person households each increased from 23% of Boroondara households to 24% and 25% of households, respectively, between the 2016 and 2021 Censuses. These household types now account for almost half of all Boroondara households[xxii] (see chart below).

This modest but noteworthy shift toward smaller households suggests potentially changing housing preferences.

Residents aged 65+ are 3.5 times as likely than younger residents to live in couple-only or single households[xxiii]. With our ageing trend, this shift will likely continue.

Boroondara's household composition is generally similar to that of Greater Melbourne[xxiv] (see chart below).

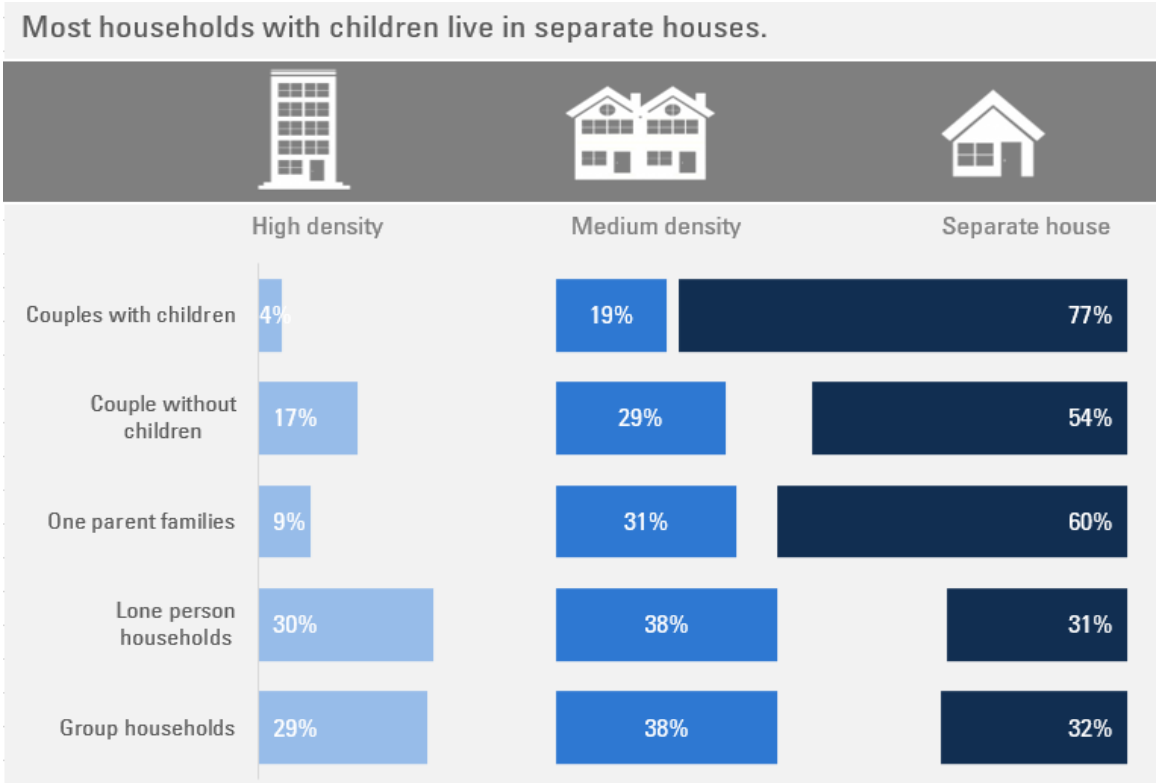
Chart 3: Boroondara has a similar household profile to Greater Melbourne.



A snapshot[xxv] (see chart below):

- Most family households (including couples without children) live in separate/stand-alone houses.
- Lone person and group households have similar occupancy patterns. About one in three live in separate/stand-alone houses and a little less than this live in high density[xxvi] settings. The greatest proportion live in medium density[xxvii] dwellings.
- A small number (218) of Boroondara households live in houses or flats attached to shops or offices (not shown in the chart). Most of these households are either lone person or group households.

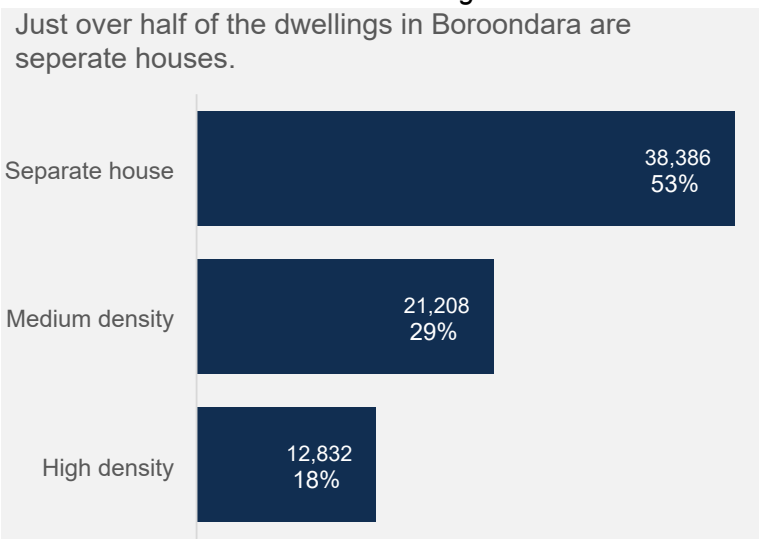
Chart 4: Most households with children live in separate or stand-alone houses.



Types of housing

The dominant dwelling type in Boroondara is separate/standalone house (53% in 2021). The remainder of housing is made up of medium (29%) and high density (18%) housing[xxviii] (see chart below).

Chart 5: Just over half of the dwellings in Boroondara are separate/stand-alone houses.



Net growth in Boroondara since 2011 has been mainly in high-density dwellings[xxix], which tend to have two or fewer bedrooms. Medium density dwellings tend to have two or three

bedrooms, and most separate/stand-alone houses have at least four bedrooms[xxx] (see charts below).

Chart 6: Most separate/stand-alone houses in Boroondara have at least four bedrooms and most high density dwellings have two bedrooms.

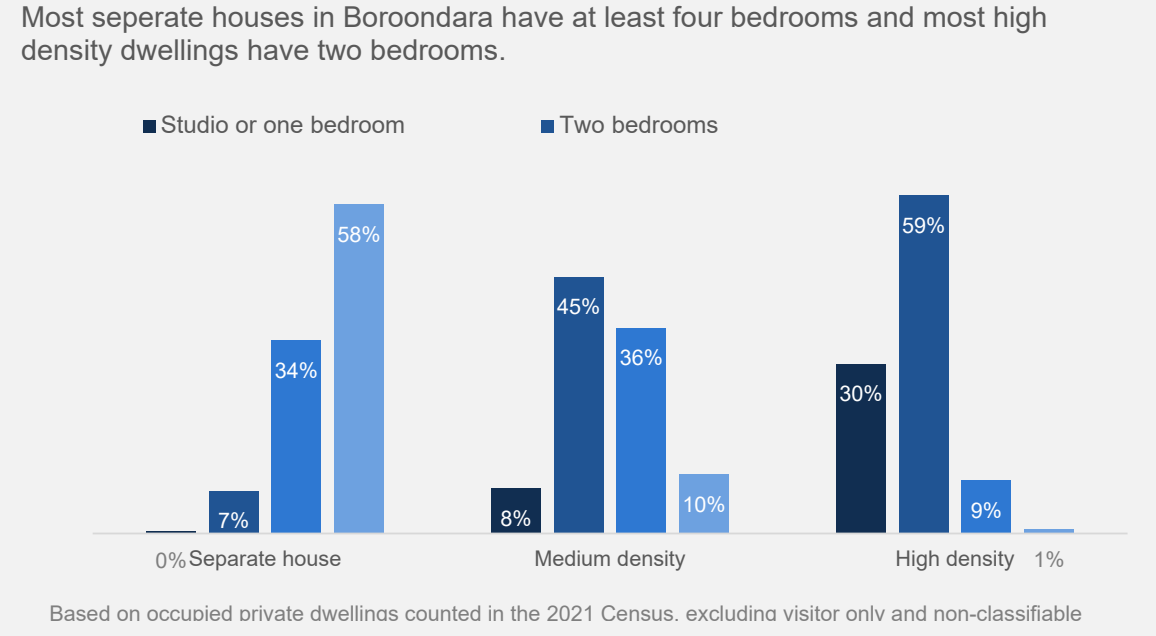


Chart 7: The proportion of Boroondara households living in dwellings of four or more bedrooms increased between 2011 and 2021.

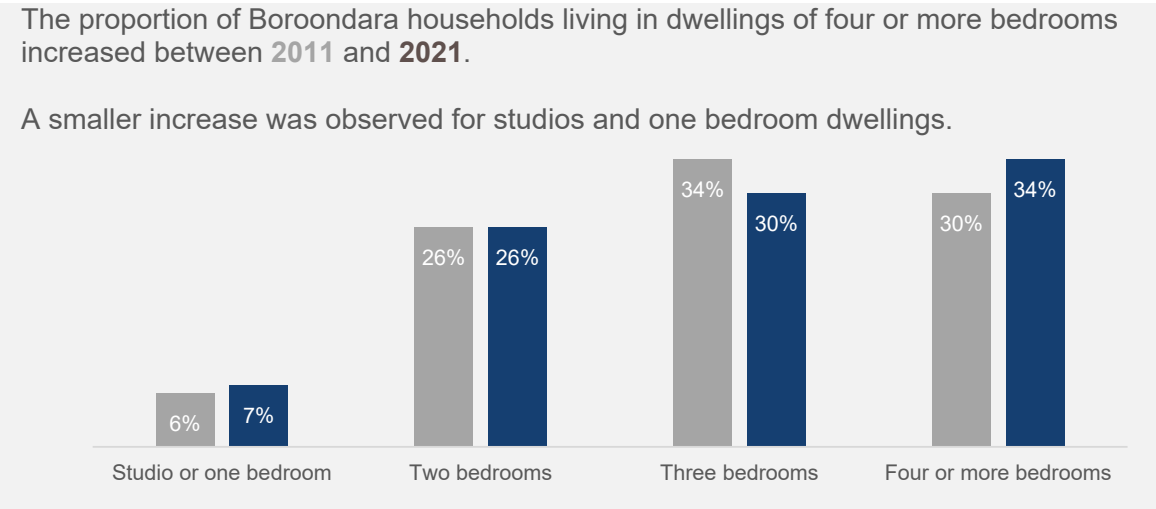
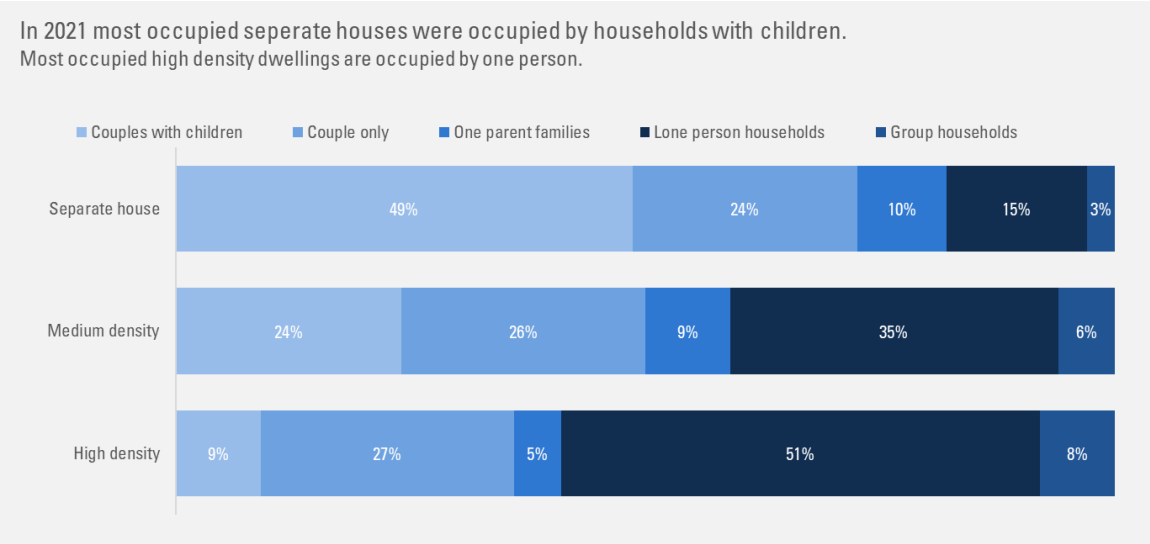


Chart 8: In 2021 most occupied separate houses were occupied by households with children. Most occupied high density dwellings are occupied by one person.



The COVID 19 pandemic has resulted in significant and wide-ranging impacts on the economy which are likely to disrupt normal patterns of building approvals[xxxi]. For example, the number of new Boroondara dwellings approved in building permits in 2020-21 and 2021-22 were the 2nd and 3rd lowest counts of the past 10 years[xxxii]. The number of net new Boroondara dwellings approved in planning permits in 2020-21 and 2021-22 were the lowest in at least the past seven years[xxxiii]. This suggests that actual dwelling growth may slow in the next few years.

Patterns of housing development

It is important to understand where and what types of housing development have been occurring within the municipality over a period of time. This helps to interpret what housing policy and the market are delivering.

Small scale development

Housing development was predominantly small-scale and was spread fairly evenly across the City.

Small scale development has increased housing diversity in our residential neighbourhoods and provided more housing choice for residents.

Of the small scale developments, approximately 77% delivered 2-3 dwellings (e.g. dual occupancy and townhouse developments). The remaining projects delivered between 4-9 dwellings (e.g. townhouses and low-rise apartments).

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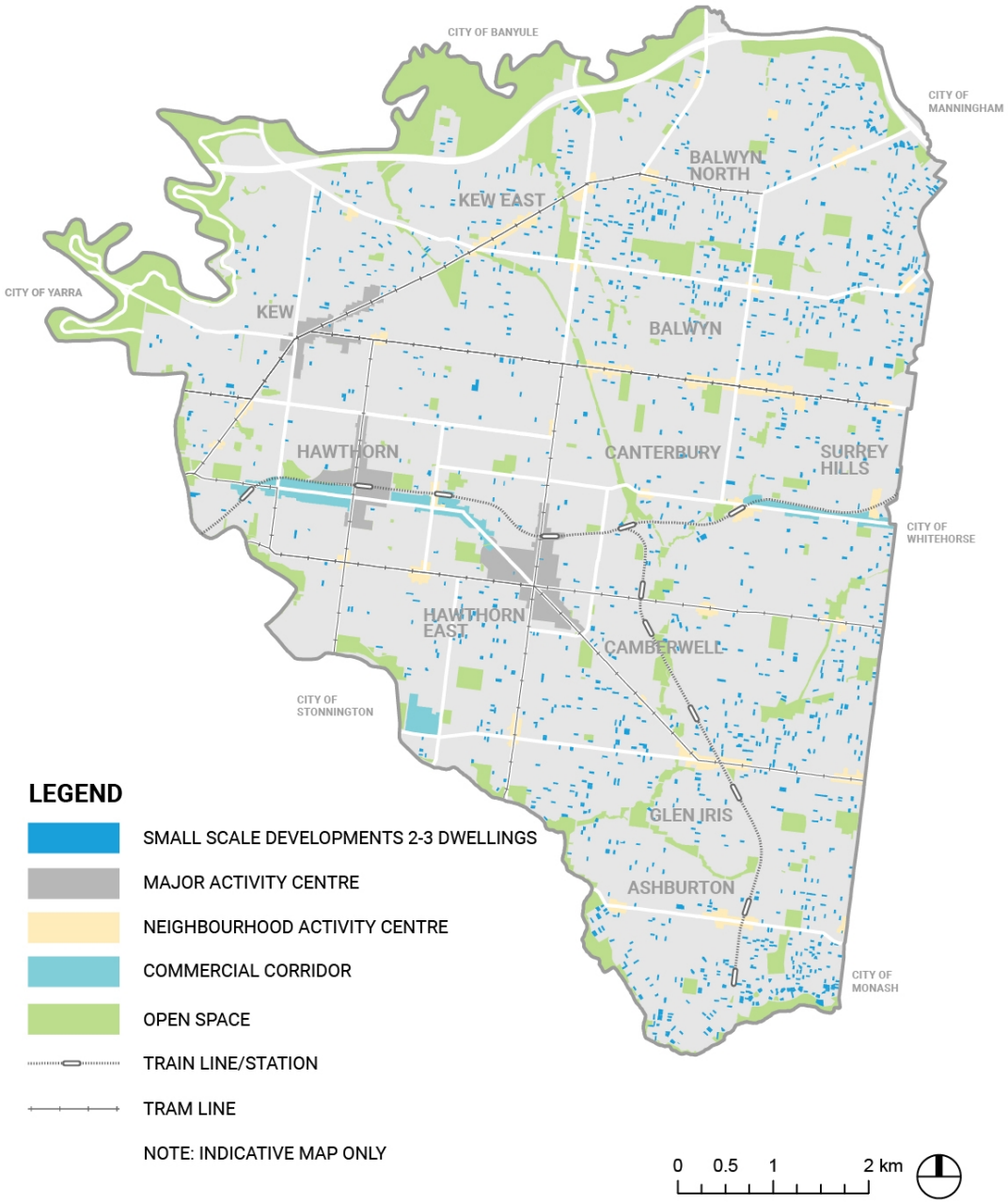
2-3 dwellings, 2005-mid-2022

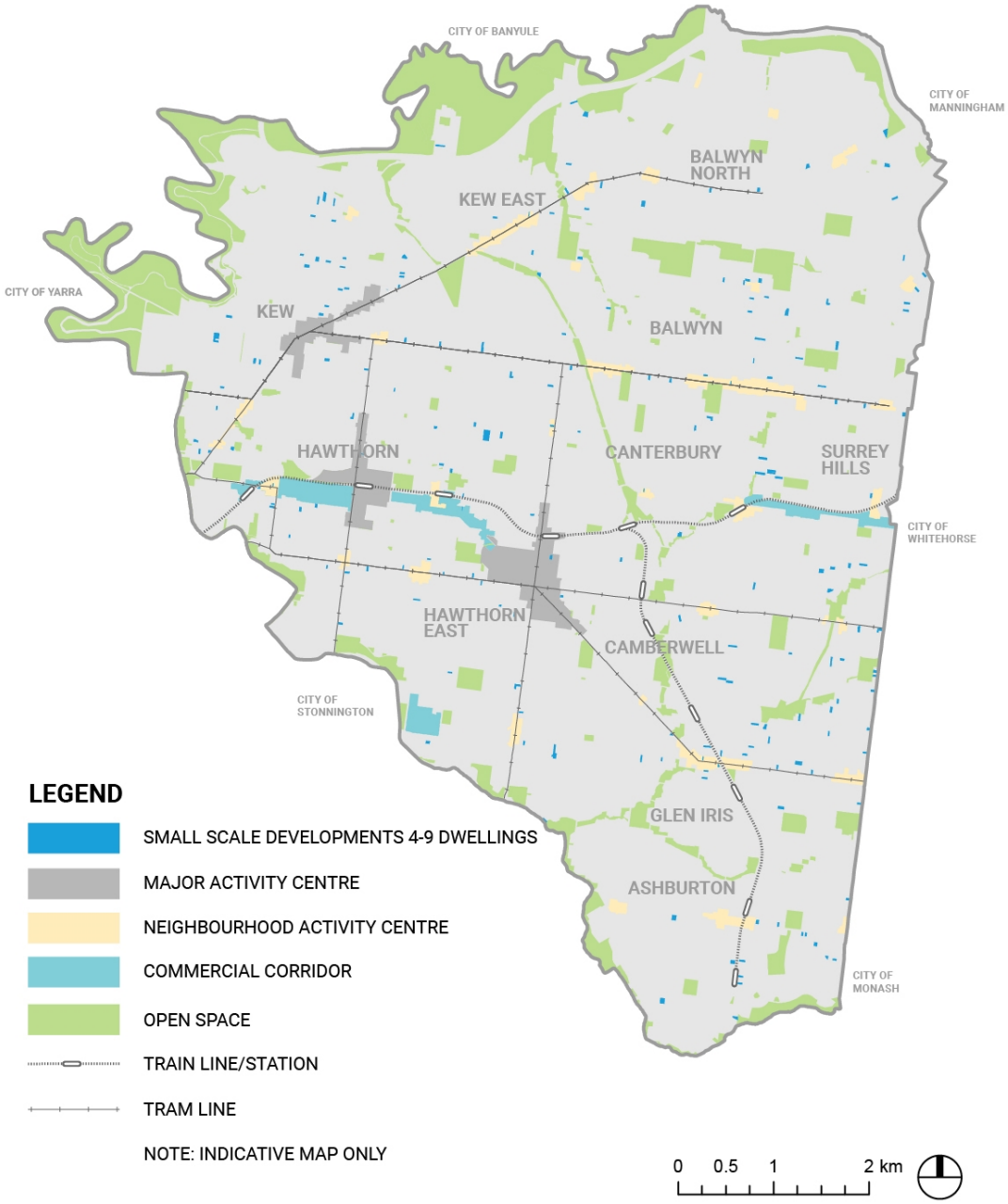
Image 1: Map showing 2-3 dwelling distribution spread fairly evening across the City. Source: City of Boroondara, 2022



Draft Housing Strategy

4-9 dwellings, 2005-mid-2022

Image 2: Map showing 4-9 dwelling distribution spread fairly evening across the City with less frequency. Source: City of Boroondara, 2022



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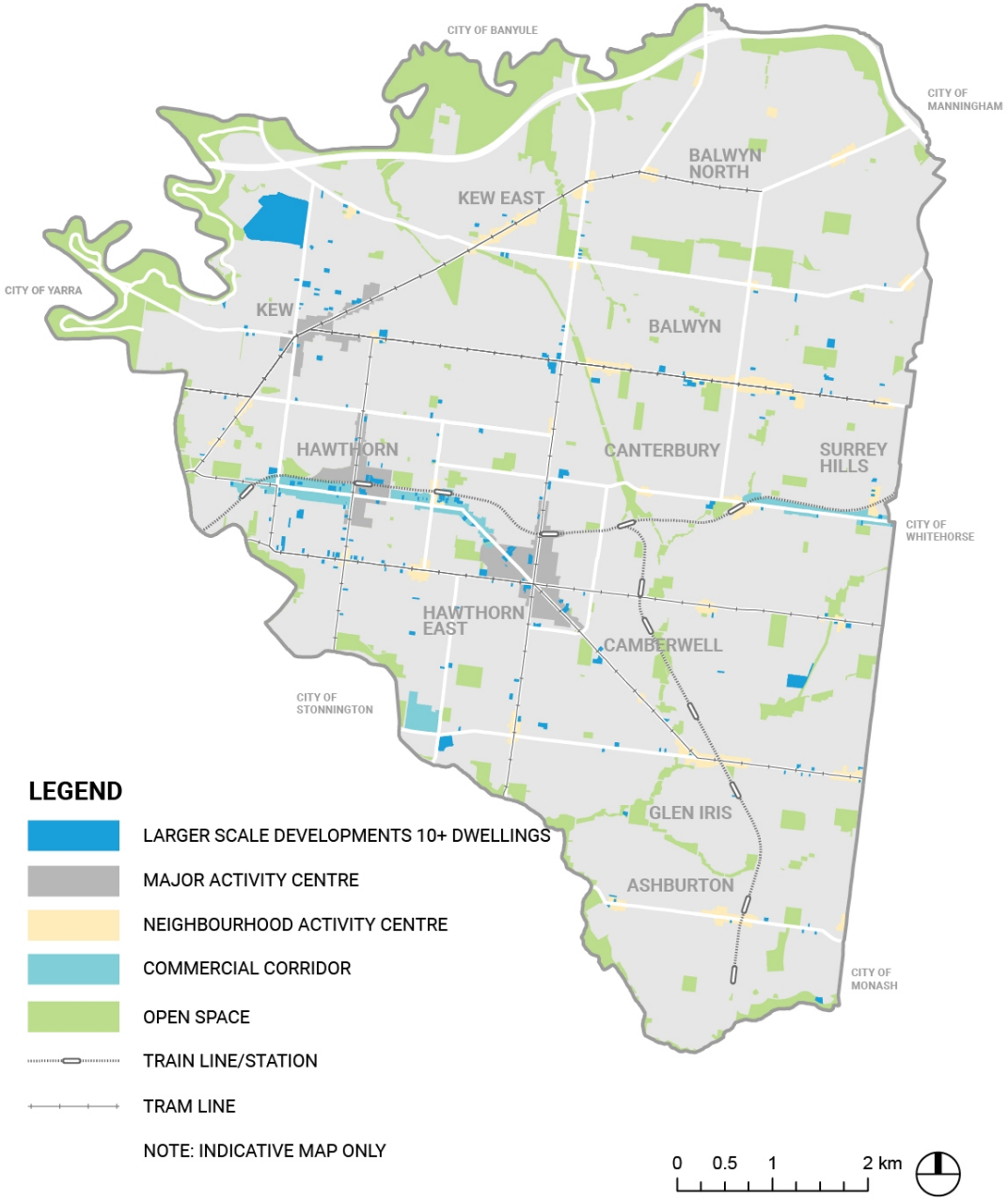
Larger developments (10+ dwellings, 2005-mid-2022)

Image 3: Map showing 10+ dwelling distribution occurring mostly in and around Major and Neighbourhood Activity Centres and commercial corridors and public transport lines. Source: City of Boroondara, 2022



Larger scale development has mostly occurred in major activity centres, within or close to neighbourhood activity centres, and along main roads that are close to train and tram stops.

These larger developments have played an important role in providing more housing diversity and choice for residents near amenity and services with access to jobs and public transport. Those developments with commercial at ground level have contributed to activating streets.

This pattern of development is consistent with the policy position at both state and local level.

It is noted that some developments have occurred more along public transport corridors and main roads where larger sites tend to be easier to develop and provide a greater level of design flexibility.

Typically, residential developments in these areas are in the form of mid-rise apartment buildings.

Cost of housing

Of the occupied dwellings in Boroondara in 2021, the majority were either owned outright (38% versus 29% across Greater Melbourne) or had a mortgage (29%), followed by private rentals (27%)[xxxiv].

In the December quarter of 2021, the median house price in Boroondara ranged from $2.21M in Hawthorn East to $3.39M in Canterbury and units were between $610K in Hawthorn and $1.3M in Ashburton[xxxv],[xxxvi] (see table below[xxxvii]). Across Metropolitan Melbourne the median house price was $950K[xxxviii].

At the 2021 Census, the median mortgage repayment per month in Boroondara was $3,000, high relative to $2,000 across Greater Melbourne, but more consistent with Inner South-East Metropolitan Partnership councils (at between $2,400 for Glen Eira and $3,000 for Bayside)[xxxix].

Median weekly rents[xl] in Boroondara during the December Quarter of 2021 were higher than the Metropolitan Melbourne median ($430 weekly compared to $400) and increases as dwellings increase in size. The median weekly rent for a four-bedroom house in Boroondara costs more than double that of metropolitan Melbourne overall ($923 compared to $450)[xli].

At the time of writing, increases in rental and mortgage costs have added to housing affordability issues.

At the 2021 Census, Boroondara was ranked 27 out of 31 Greater Melbourne LGAs for the proportion of households in social housing (with rank 1 having the highest proportion of households in social housing). In June 2021 there were 796 social housing dwellings in Boroondara[xlii] which represents approximately 1.1% of all Boroondara dwellings. This includes housing managed by not-for-profit housing associations such as Servants Community Housing.

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Table 1: Showing the median house and unity prices in Boroondara.

Suburb	Houses (December Quarter 2021 Median)	Units (December Quarter 2021 Median)
Ashburton	$2,250,000	$1,325,000
Balwyn	$2,750,000	$860,000
Balwyn North	$2,407,000	$1,111,500
Camberwell	$2,650,000	$884,000
Canterbury	$3,390,000	$900,000
Deepdene	$2,731,500	Not enough sales
Glen Iris	$2,537,500	$708,500
Hawthorn	$2,971,000	$610,000
Hawthorn East	$2,210,000	$665,000
Kew	$2,580,000	$940,000
Kew East	Not enough sales	$1,237,400
Surrey Hills	$2,525,000	$901,000

Source: Department of Environment, Land, Water and Planning (December 2021) 'Property sales statistics' (data set), HOUSE 4th Quarter 2021, accessed 13 July 2022;

Department of Environment, Land, Water and Planning (December 2021) 'Property sales statistics' (data set), UNITS 4th Quarter 2021, accessed 13 July 2022; Department of Environment, Land, Water and Planning (December 2021) 'Property sales statistics' (data set), Yearly Summary DecQTB 2021, accessed 13 July 2022.

Median house price in Boroondara ranged from **$2.21M** in Hawthorn East to **$3.39M** in Canterbury.

$3000 is the median **mortgage** repayment amount per month in Boroondara.

27% of dwellings are privately **rented**.

Only **1.1%** of all Boroondara dwellings are **social** housing.

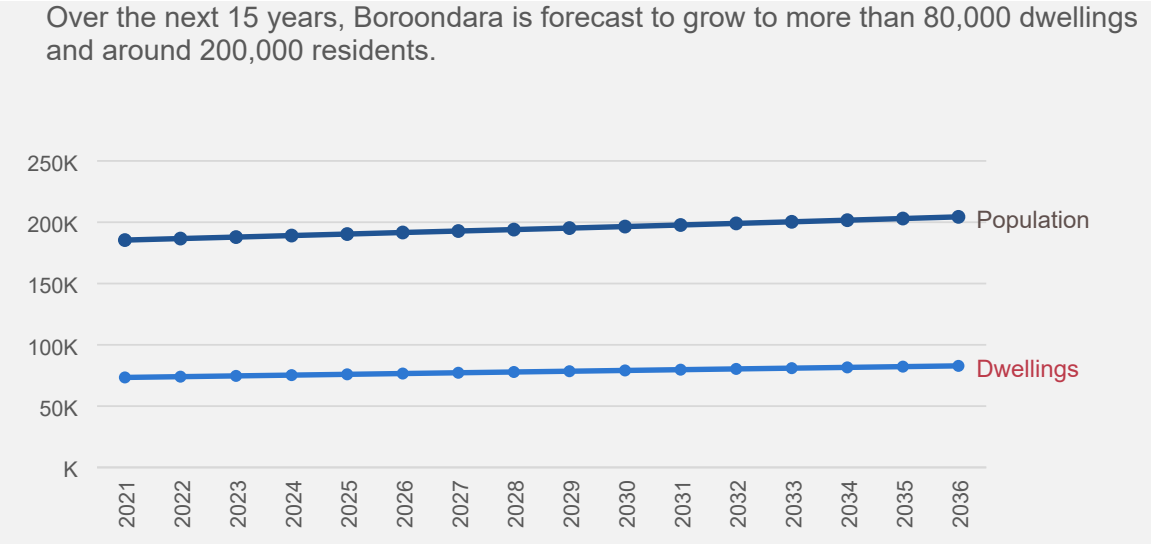
38% of dwellings are **owned** outright.

Population and household projections

Boroondara has experienced steady population growth for most of the past decade. The ABS estimates that Boroondara saw annual increases of between 1300 and 2500 residents every year between 2011 and 2017[xliii]. This is an annual growth rate of 1.2%.

Over the next 15 years, Boroondara is forecast to grow by around 28,700 additional residents and 9,400 additional dwellings[xliv] to reach a total of approximately 200,000 residents and 80,000 dwellings (see chart below).

Chart 9: Over the next 15 years, Boroondara is forecast to grow to more than 80,000 dwellings and around 200,000 residents in total.



The COVID 19 pandemic slowed population growth across all geographic areas, largely due to less overseas migration. Capital cities are projected to bear the heaviest impacts, with total population across capital cities estimated to be around 5% lower by June 2031 than would have been the case in the absence of COVID 19 pandemic[xlv].

This presented the “first overall population decline for the capitals ever recorded by the ABS”, coupled with increased movements to the regions[xlvi].

In Boroondara, the pandemic resulted in a population reduction of 5.4% or 9,646 from 2019 to 2021[xlvii].

This reduction is largely due to the lack of overseas migration which was the key driver for population growth in Boroondara pre-pandemic. Net domestic migration (usually negative) and births/deaths play only minor roles[xlviii].

Despite the uncertainty the COVID 19 pandemic has introduced, the Federal and State Governments have assumed that migration will return over two-to-three years[xlix].

The chart below shows the nature of these forecast changes in terms of forecast additional households[l].

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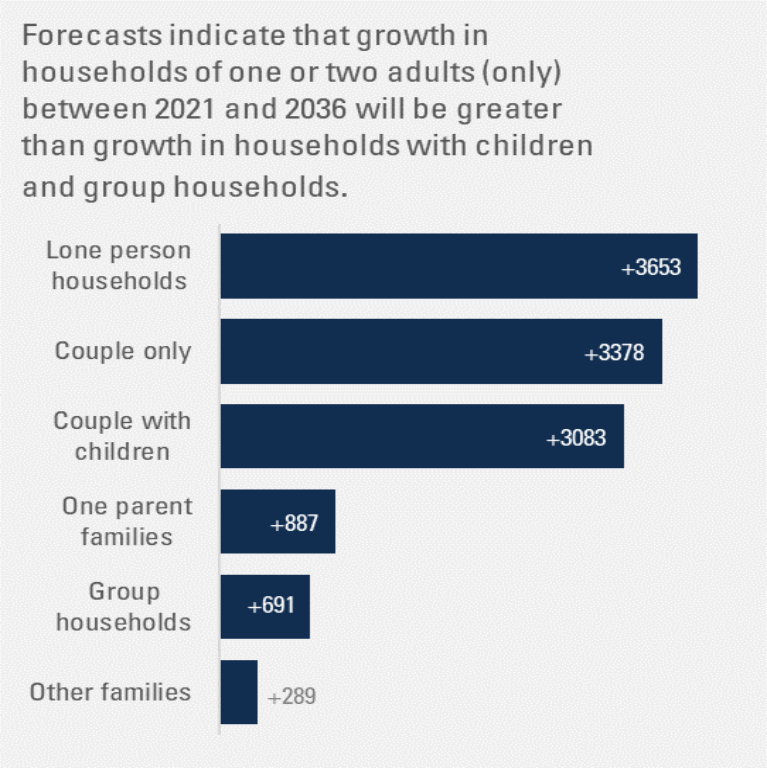
Chart 10: Forecasts indicate that growth in households of one or two adults (only) between 2021 and 2036 will be greater than growth in households with children and group households.



Over the next **15 years**, Boroondara is forecast to grow by around **28,700 residents** and **9,400 dwellings**.

Boroondara's population in **2021** was **169,901**.

Understanding our housing needs and challenges

Melbourne is growing and changing

The State Government's *Plan Melbourne 2017-2050* sets the framework for integrating long-term land use, infrastructure and transport planning. It directs how to manage the supply of new housing across the city to meet population growth.

Local housing strategies and policies must be consistent with the state-wide policy directions set by the State Government through *Plan Melbourne.*

Boroondara will need to accommodate an appropriate level of housing growth to meet future demand.

Council must plan for this population growth while balancing other policy objectives set out in the Boroondara Community Plan (such as protection of neighbourhood character and amenity) as well as other plans such as the Climate Action Plan. A strategic and proactive approach will allow Council to better balance these (sometimes) competing objectives and achieve more consistent outcomes.

While Council cannot directly control population growth, it has an important role as the planning authority to plan for its current and future communities' housing needs. If planned well, growth can deliver a range of benefits, such as greater choice of dwellings to accommodate the different stages of life of our residents, economic development and more inclusive and vibrant neighbourhoods. It is also important to consider and respond to how an increase in population can place pressure on infrastructure, such as parks, drainage, schools and childcare, and aged services. Council understands that this requires a balance between the benefits and costs of providing increased amenity and services to people. It is also acknowledged that the City needs a population that is spread across different age and life stages to help keep various services viable and functional.

The Housing Strategy utilises the most up-to-date data to plan for our current and future needs within this context. This data has helped inform the following key housing needs and challenges in Boroondara, which are discussed further in this section.

- Protecting our heritage and character
- Sustainability
- Design excellence
- Housing diversity and choice
- Housing capacity
- Infrastructure capacity
- An ageing population
- Housing affordability

- Social and affordable housing
- Homelessness

Housing sits at the centre of a complex system of society shaping inter-relationships − but in its simplest form, it is **a basic necessity** for all people to live a healthy life.

Protecting our heritage and character

Home to some of Melbourne's finest suburbs, Boroondara boasts many exceptional heritage streetscapes and residential, commercial, and grand civic buildings. The tree lined streets, gardens and green open spaces are a vital component to the character of our City.

Boroondara protects its heritage by applying the Heritage Overlay to properties of identified heritage significance. The Heritage Overlay is a tool that requires a planning permit to subdivide land, demolish, build or alter a property that has a level of heritage significance.

Over 15,000 properties in Boroondara are covered by a Heritage Overlay. This places Boroondara in the top 3 councils in Victoria in heritage protection.

Residential areas in Boroondara are also divided into 80 Neighbourhood Character Precincts according to their style and common characteristics. This helps new development respond to and keep the character and respect the history of local areas. Each precinct has a Precinct Statement (a background document in the Boroondara Planning Scheme) that sets out the preferred future character. Neighbourhood character is a critical element of Council's consideration of development proposals.

To safeguard the character of Boroondara, the overwhelming majority of our residential areas are within the Neighbourhood Residential Zone (87%). These areas will likely see only limited change in response.

To balance this, the majority of future higher density housing development will continue to be directed to areas that are near public transport, jobs, services and infrastructure such as major activity centres, commercial corridors and along some main roads.

Future change in these areas will be carefully guided by planning policies and by applying suitable zones and overlays. In major activity centres this might include Structure Plans and Design and Development Overlays.

Further work is required to ensure that the Neighbourhood Character Precinct Statements remain effective and up-to-date.

Sustainability

Council knows how important it is to our community to address the increasing threat to our environment and health and wellbeing of current and future generations as a result of our changing climate. Council has developed Boroondara's *Climate Action Plan* and declared a climate emergency as a response.

Greenhouse gas emissions generated from the construction and operation of buildings is one of the largest contributors to the emergency. Council is leading by example having reduced greenhouse gas emissions from Council-run buildings and services by 80% since 2007-08.

As Boroondara consists of large areas of residential neighbourhoods, housing plays a very important role in creating a more sustainable environment. Improving the energy and water efficiency of new buildings and retrofitting existing ones contributes to reduced greenhouse gas emissions and stormwater pollution. Incorporating sustainable design features and materials into housing will ensure there is greater ability for resilience and adaptation to the changing climate.

With any new housing development, retrofit or addition, there is expectation that it will contribute to Boroondara's biodiversity and canopy cover. Large trees and landscapes on public and private land help mitigate changing climate and heat island impacts.

Locating new housing close to public transport and cycling infrastructure encourages a more sustainable approach to the movement of people.

To ensure greater accountability for Environmentally Sustainable Design (ESD) in the development of buildings, Council joined 24 other Councils to seek changes to Victorian Planning Schemes to introduce stronger ESD policy directions.

The State Government has voiced support for a state-wide policy, however, at the time of writing, there is still no dedicated planning policy in the Boroondara Planning Scheme that requires an ESD assessment to be provided as part of a planning application.

Climate change is not only a local issue. It requires a coordinated, consistent and strong policy response across all levels of government. Therefore, it remains Council's position that a state-wide ESD policy is needed. Further work is required in partnership with Council Alliance for Sustainable Built Environment (CASBE) to advocate for this.

Design excellence

The design quality of our housing is central to how we live. Good design is a key element in creating housing that is secure, desirable, healthy, safe and better places for people of all ages and abilities to flourish[li].

Council also knows the important role that housing plays in the look and feel of our City. Design excellence is about striving to make a positive contribution to Boroondara and enables people to feel a sense of connection and pride for their neighbourhood.

In 2017 the State Government introduced the Better Apartment Design Standards to all Victorian Planning Schemes to improve the liveability and internal amenity of apartments. In 2021, an update to the Standards focused on the external amenity impacts of apartment buildings. With a significant number of new housing in Boroondara in the form of high and medium density apartments, these Standards are vital in ensuring that apartments make a positive contribution to our neighbourhoods and are safe and healthy places to call home.

A considerable amount of housing in Boroondara is medium density (29%), such as townhouses or side-by-side housing and is found throughout the municipality. Further educational opportunities exist to highlight the benefits of high-quality design.

Universal design supports flexibility, adaptability and the longevity of housing. Developments that incorporate design strategies at the outset − such as level floors, wider doorways and corridors, and accessible kitchen and bathrooms − future proofs our housing. It allows residents of all ages, abilities and in all life stages to use and adapt their housing according to their changing needs[lii]. This is an important consideration for Boroondara's ageing population and changing households.

Design excellence is also about quality construction and efficient use of resources. Housing consumes a lot of energy and water and contributes significantly to our City's climate impacts. This is why it's important for housing to function as efficiently as possible to minimise resource consumption and reduce maintenance and operating costs.

In Boroondara, we highly value our green spaces and large trees. Protecting and adding more large trees should be at the forefront of the design process. Integrating authentic landscaping into the design of buildings will aid in off-setting emissions, reducing urban heat, improve air quality and improve visual amenity. Investing in quality landscaping adds value to properties as people place such high importance on it[liii].

Further educational work is required to reinforce our City's expectations for design excellence so that the highest quality places we want now and those we need for the future are delivered.

Housing diversity and choice

A key *Plan Melbourne 2017-2050* objective is to facilitate the provision of a greater diversity and choice of housing to enable people to meet their specific needs.

The community vision in the Boroondara Community Plan is for a sustainable and inclusive City. A diverse range of housing is essential to fulfilling this commitment and enables our people to make choices to cater to different stages of their lives. It allows people to stay in their local community if they so wish – from children to young adults, to families and into old age. This is important to maintain social connections, mental health and wellbeing, and community vitality.

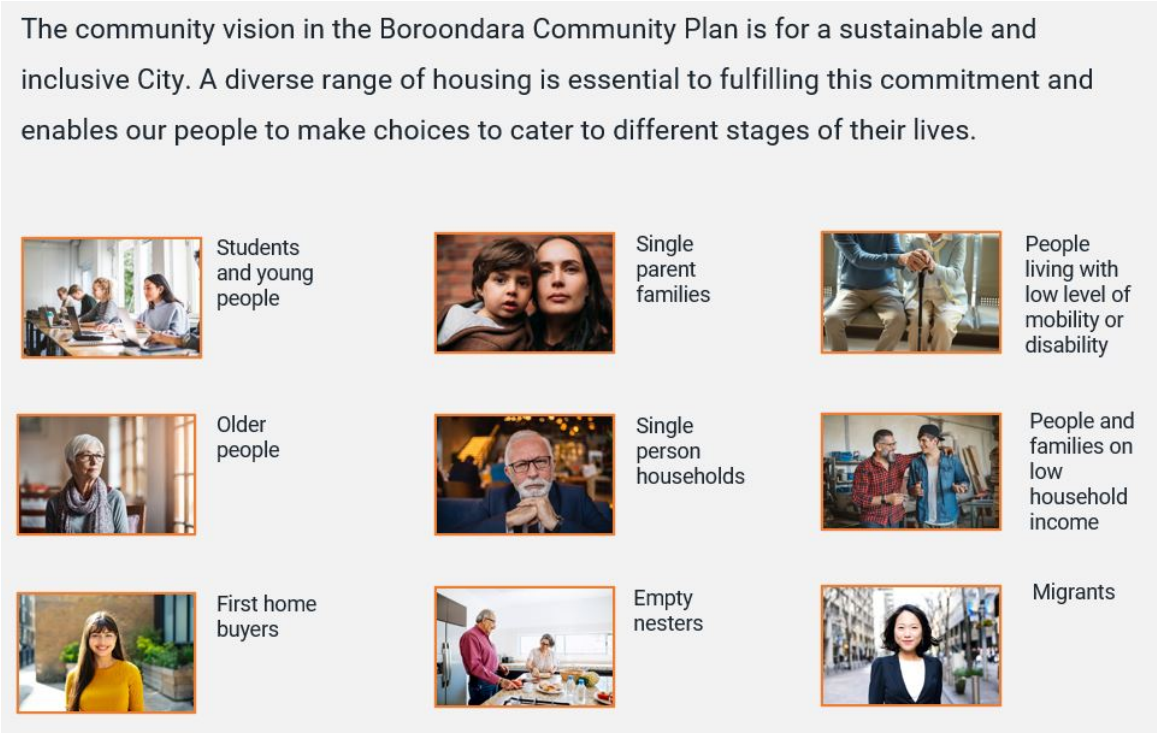
Data shows our household types are changing. An increase in smaller lone person and couple only households combined with an ageing population means smaller and different types of housing will be required.

Council will continue to support the delivery of diverse range of housing stock through existing housing policies in the Boroondara Planning Scheme.

Further work will be required to investigate whether alternative housing models can help deliver housing diversity and affordable housing options in Boroondara. It should be noted that there are limited legislative tools at present to actively support this type of housing. These models include but are not limited to:

- Rent-to-own − for people who can afford private rented housing and who would like to own their own home, but do not earn enough to save for a deposit.
- Build-to-rent − supported by institutional investors, such as superannuation schemes, wanting to invest in high quality developments that offer a return over the long term.
- Co-housing − semi-communal housing consisting of a group of private homes and shared community space.

Image 4: Showing a diverse range of people that require housing in Boroondara. The community vision in the Boroondara Community Plan is for a sustainable and inclusive City. A diverse range of housing is essential to fulfilling this commitment and enables our people to make choices to cater to different stages of their lives.



Housing capacity

Boroondara will need to ensure there is sufficient capacity to accommodate around 9,400 new dwellings over the next 15 years[liv].

Land use zones provide directions on how land can be used, particularly what uses are permissible. Each zone has a purpose, and its application provides planning certainty of what can occur. This directly influences the availability of land for housing in Boroondara.

There is a significant amount of land (4,734.47 ha) allowing for residential use in Boroondara.

The majority of Boroondara's residential land is in the Neighbourhood Residential Zone (NRZ) [87%], which incorporates largely low-scale residential neighbourhoods with special and intact neighbourhood character and areas of heritage significance. These areas are considered the least suitable for accommodating additional housing and change, however there are opportunities for new low scale infill development depending on site context.

Boroondara has land in other zones that allow for residential development (General Residential Zone, Residential Growth Zone, Commercial 1 Zone and Mixed Use Zone) [see table below]. These zones define land use in and around the City's activity centres, commercial areas and along some public transport corridors and main roads. These zones generally allow for medium to high density development and encourage a mix of land uses.

Detailed capacity modelling and analysis has been undertaken by SGS Economics and Planning to understand whether our housing needs are likely to be met under the current policy settings (while also considering the likely rates of uptake by the market) over the next 15 years.

'Capacity' in this context means, theoretically whether enough dwellings and the right mix of dwelling types can be developed under the current zoning and planning controls to meet our projected housing needs.

With capacity for a net increase in dwellings of approximately 65,050 in Boroondara, there is more than adequate capacity under the current policy settings to provide for the 9,400 dwellings likely to be needed.

It can be concluded that Boroondara's current zones can accommodate the anticipated housing need. Focus can then be on ensuring policies and controls guide future housing delivery in appropriate locations, with housing choice, and in a sustainable manner.

Table 3: Breakdown of land in Boroondara that allows for residential uses by zone (excluding land that is not suitable for residential e.g. open space, schools, train lines etc.)

Zone	Area (hectares)	Area (%)	Anticipated outcome
Neighbourhood Residential Zone (NRZ)	4122.05 ha	87.06%	Supports minimal change. Considers identified neighbourhood character.
General Residential Zone (GRZ)	392.62 ha	8.29%	Supports moderate change.
Residential Growth Zone (RGZ)	37.64 ha	0.8%	Encourages increased housing density and diversity.
Commercial 1 Zone (C1Z)	167.04 ha	3.35%	Encourages increased housing density and diversity above commercial uses.
Mixed Use Zone (MUZ)	1.94 ha	0.04%	Encourages high density residential within commercial context.
Comprehensive Development Zone (CDZ)	2.53 ha	0.05%	May allow for residential uses but plays only a marginal role in provision of housing in the municipality.
Priority Development Zone (PDZ)	10.65 ha	0.22%	May allow for residential uses but plays only a marginal role in provision of housing in the municipality.

Infrastructure capacity

The delivery of housing in Boroondara must also be considered in conjunction with the capacity and functionality of community and physical infrastructure.

Planning for community infrastructure – the buildings and spaces that provide services, activities and amenity such as libraries, community health centres and pre-schools – and physical infrastructure such as drainage, is integral to ensure high-quality outcomes that meet the needs of existing and future communities.

The *Boroondara Community Plan 2021–31* sets out key strategies to ensure the delivery of community services and facilities that are adaptable to meet the changing needs and expectations of our community.

The *Boroondara Asset Plan 2022-23 to 2032-33* identifies key issues and responses for physical infrastructure provision and maintenance.

Council will need to continue to plan for and manage local infrastructure and request the State Government to provide new and upgraded key infrastructure in the municipality, such as schools, public transport facilities, arterial roads and Melbourne Water managed drainage and sewage systems.

An ageing population

Boroondara's population continues its ageing trend with an increase in people over the age of 65 (15% of the population in 2011, and 18% in 2021)[lv].

Many older people live in homes that may no longer be suitable as their life circumstances have changed, such as death of a partner, health issues, desire for a lifestyle change or financial factors. Often older people can be asset rich (owning a home) but income poor (living on savings, superannuation and age pension).

At the 2021 Census, 81% of Boroondara residents aged 65 and over were living in a dwelling classified by the ABS as having at least one 'spare' bedroom[lvi].

The Federal Government actively encourages older people to downsize. People aged 60 and over can make a large contribution to their superannuation fund from the proceeds of selling their family home. The purpose of this measure is to encourage people to downsize into housing that is more suitable to their needs. This in turn frees up larger homes to accommodate families.

This policy response is based on the assumption that where the number of bedrooms exceeds the number of permanent residents, dwellings are not being fully utilised.

However, downsizing is about more than just reducing the underutilisation of houses. Research shows that residents looking to downsize want more manageable internal and external space while maintaining sufficient size[lvii].

The primary reasons for older people to downsize were: lifestyle (27%) and financial (27%) reasons, the garden or property requiring too much maintenance (18%) or being ‘forced’ to move (15%)[lviii]. Often due to a lack of choice in appropriate housing, people must move away from their local community, increasing social isolation and distance from established networks.

There is also an increasing older age cohort. These 'young olds' do not need immediate medical care or access to retirement services. Instead, they reframe the idea of elderly people as conservative, immobile or needing concentrated care, and embrace living active lives for 20-plus years after retirement[lix].

Due to housing affordability issues, more households will be forced to rent into retirement. Accordingly, there will be an increasing need for secure, stable, affordable and appropriate housing options in the social and private rental sectors to accommodate this cohort in years to come.

As Boroondara's population continues its ageing trend, there will be many housing challenges that require a policy response. Some of those will be outside Council's role. Where Council can play a role, it needs to ensure that our residents have the opportunity to age in place. Provision of a diverse range of housing at various price points is critical in achieving this outcome and ensure our residents remain connected to the local community they have lived in for many years.

Housing affordability

Boroondara is a very desirable place to live. The strong demand to reside here has resulted in continued house price growth and high land values.

As shown in Section 2.2, 'Cost of Housing', purchasing housing in Boroondara is significantly higher compared to the Melbourne Metro. While renting is more viable than purchasing a home, it is cost prohibitive for many households, particularly those consisting of young people and students.

Some households are paying housing costs which exceed the affordability benchmark of 30% of household income, with serious impacts on residents and the City's health, diversity, and vibrancy.

Housing prices in Boroondara have far outpaced local incomes leaving many households behind. Between 2006 and 2021, the median price of a house in Boroondara has increased by 215%. Median household incomes have only increased by 57% over the same period[lx].

To maintain Boroondara's social and economic resilience, greater housing affordability is important. Council acknowledges this need and will continue to support the delivery of housing diversity within the municipality through planning policy. However, responding to housing affordability extends beyond Boroondara and urgent policy intervention is required at the State and Federal Government levels to influence the market.

At the 2016 Census, Boroondara was **ranked 4th** of Melbourne LGAs for having a low proportion of key workers relative to the labour force. This is indicative of **low housing affordability**.

Source: AHURI (2021)

Between 2006 and 2021, the **median** price of a house in Boroondara has **increased by 215%**. Median household incomes have only increased by 57% over the same period [lxix].

Social and affordable housing

Another key objective of *Plan Melbourne 2017-2050* is to increase the supply of social and affordable housing.

The *Planning and Environment Act 1987* defines affordable housing as 'housing, including social housing that is appropriate for the needs of very low, low and moderate income households' (refer to table below for the annual income range).

Table 2: Annual household income ranges − eligibility for affordable housing (excluding social housing)

	Very low income range (annual)	Low income range (annual)	Moderate income range (annual)
Single adult	Up to $26,680	$26,681 to $42,680	$42,681 to $64,020
Couple, no dependant	Up to $40,010	$40,010 to $64,030	$64,031 to $96,030
Family (with one or two parents) and dependent children	Up to $56,010	$56,011 to $89,630	$89,631 to $134,450

Source: Victorian Government Gazette, 22 June 2022.

As shown in Section 2.2, 'Cost of Housing', housing in Boroondara is significantly higher compared to the Metropolitan Melbourne. Median weekly rents in Boroondara for all dwelling types are higher and increase as dwellings increase in size.

Housing options delivered as ‘affordable housing’ in Boroondara (typically at a 20 per cent discount to market rent) are therefore not affordable to very low to moderate income earners in our City.

The Department of Families, Fairness and Housing defines low-income households as those receiving Centrelink incomes. In Boroondara, only 37 (1.5%) dwellings made available for rent in the private rental market in the March quarter of 2022 were affordable for households receiving a Centrelink payment[lxi].

There are four types of households in critical need of housing:

Key workers

Around 10%[lxii] of employed persons living in Boroondara are employed in key worker[lxiii] occupations.

Key workers are people who work in essential industries such as teachers, healthcare and emergency workers and are considered important to the proper functioning of the City. Many receive low to moderate incomes − indicated in Table 2 − and so rely on low and moderate income housing. The growing housing affordability crisis means they are

increasingly unable to afford housing close to their work. Equally they are generally ineligible for public housing[lxiv].

Proximity to work is particularly important in healthcare, emergency services and some community and welfare support roles to allow workers to cover shifts, quickly respond to increases in service demand and attend emergency situations[lxv].

Key workers make a significant contribution to our local economy and community. Without intervention to increase housing supply for key workers, Boroondara will face challenges attracting and retaining key workers. This is particularly pertinent given Boroondara's ageing population and future need for more healthcare workers.

Single older women

The Victorian Parliamentary Inquiry into Homelessness (2021), found single older women are a fast-growing cohort experiencing homelessness. There is generally an underreporting of this and therefore numbers are likely to be higher.

Research undertaken by Council and Monash University (2010-2012) identified a range of factors contributing to this in Boroondara such as low or no income, lack of superannuation, and the high cost of private rental and homeownership. These women are also disadvantaged by a retirement system predicated on home ownership[lxvi]. Single older women, especially low income women or women dependant on pensions, are often forced to move out of their local community due to unaffordable housing, isolating them from their family, social, health and geographical networks.

People escaping domestic and family violence

The Royal Commission into Family Violence (2016) heard consistent evidence about the central role access to secure housing plays for people trying to escape domestic and family violence[lxvii]. The evidence showed that housing pathways are 'blocked up' and not flowing as intended. Significantly, a lack of viable long-term housing options prevents people from escaping the system and establishing new lives. In 2019–20, 35% (40,021 clients) of all clients seeking specialist homelessness services in Victoria cited 'family and domestic violence' as their main reason for seeking assistance[lxviii]. There were 966 family violence incidents reported to Police in Boroondara during the year ending March 2022[lxix].

966 family violence incidents were reported to Police in Boroondara during the year ending March 2022.

Source: Crime Statistics Agency (March 2022) 'Latest crime data by area' accessed 28 August 2022.

People with disability

Some people with disability receive the Disability Support Pension as their main source of income, which may put some housing options out of reach[lxx]. In Boroondara, almost 2,000 residents received a Disability Support Pension in June 2021[lxxi]. Data suggests that some people with disability struggle to find affordable housing and are vulnerable to housing or

rental stress. The availability of affordable, sustainable and appropriate housing helps people with disability to participate in the social, economic and community aspects of everyday life[lxxii].

Within the current planning legislative framework, local government can provide for more housing for very low, low and moderate income households by:

- entering into a voluntary agreement with a planning permit applicant, under section 173 of the *Planning and Environment Act 1987*, for the provision of affordable housing as part of a proposed development;
- advocating for policy and legislative changes to the State Government; and,
- facilitating partnerships between developers and affordable housing associations/providers.

Further work is required to understand if these planning tools are adequate policy responses to address the need for affordable housing in Boroondara for the vulnerable groups discussed. It is acknowledged that increasing the provision of affordable (and social housing) is the responsibility of State and Federal Governments and Council has and will continue to advocate to both levels of government on this matter.

What is the difference between affordable, social, public and community housing?

There is often confusion around what each of these mean − here are some definitions for clarity.

Affordable housing is a broad term describing housing suitable for the needs of a range of very low, low and moderate income households (whether bought or rented) so these households can meet their other essential living costs.

Social housing is an umbrella term that includes both public housing and community housing. It generally indicates housing that involves some degree of subsidy.

Public housing is housing owned and managed by Homes Victoria. The State Government provides public housing to eligible Victorians including people who are unemployed, on low incomes, live with disability or a mental illness, who are at risk of homelessness.

Community housing is housing owned or managed by community housing providers. The community housing sector and government work in partnership to deliver more housing to more Victorians who need support. Community housing providers are highly regulated, not-for-profit organisations that specialise in housing the diverse range of tenants that require both public and affordable homes. Because of their not-for-profit structure they can deliver services cost effectively and to a high standard.

Source: State Government of Victoria, 'A Housing Explainer − social housing in Victoria', August 2021, VicGov, Viewed 14 April 2022, <https://www.vic.gov.au/homes-victoria-housing-explainer>

The State Government's **Big Build** project will provide around 213 social and 170 affordable housing dwellings at its Markham and Bills Street redevelopment sites.

At the time of writing, there remains approximately 2,500 people waiting for social housing on the Victorian Housing Register and transfer list for the Box Hill Regional Office (covering Boroondara, Whitehorse and Manningham).

Homelessness

Homelessness comes in many forms from couch surfing to sleeping rough (e.g. on streets, in cars or improvised shelters).

People can become homeless through no fault of their own, due to a variety of complex and often interrelated risk factors. The COVID 19 pandemic has only exacerbated the situation. Risk factors include loss of employment, family violence, lack of affordable housing, alcohol and other drug dependency, being recently released from prison, mental illness, financial difficulty and family breakdown.

The various risks are compounded by rising rents in the private market and an inadequate supply of social housing stock. The nature of risk factors also means it is often difficult for a person to break the cycle of homelessness once they become homeless.

Council plays several roles in relation to social housing and homelessness including:

- advocacy on the provision of social housing
- advocacy for funding for homelessness services to provide assertive outreach
- providing staff with a framework for responding to reports of homelessness as outlined in Council's Homelessness Protocol
- providing grants to organisations supporting people who are homeless or at risk of homelessness.

Increasing the provision of social housing is important to addressing homelessness. Council does not offer financial subsidies or assets for the development of social housing. That is the responsibility of State and Federal Governments. Council has and will continue to advocate to both levels of government to increase and improve social housing stock in Boroondara (on State Government or private land owned and/or managed by not-for-profit housing associations).

Homelessness is a **growing national problem** and the increase in homelessness is being seen in Boroondara. The number of people in Boroondara who were homeless on Census night increased from 383 in 2011 to **426** in 2016.

Source: ABS (2018)

Housing strategic directions

The community vision as outlined in the *Boroondara Community Plan 2021-2031* is for a 'sustainable and inclusive community'.

With this in mind, three strategic directions articulate Boroondara's approach to planning for future housing provision in response to the unique context of Boroondara.

These strategic directions have been informed by data analysis and research, State Government *Planning Practice Note 90: Planning for Housing* and community aspirations.

Each strategic direction includes desired outcomes, responses and actions that outline how Council will aim to achieve the identified strategic directions. This is supported by a Housing Framework Plan (Figure 1).

The strategic directions are:

1. Housing diversity in appropriate locations
2. Housing that is sustainable and achieves design excellence
3. Housing that meets the needs of all residents now and in the future.

Strategic direction #1:	Strategic direction #2:	Strategic direction #3:
Housing diversity in appropriate locations.	**Housing that is sustainable and achieves design excellence.**	**Housing that meets the needs of all residents now and in the future.**

Strategic direction 1: Housing diversity in appropriate locations

Providing a diverse range of housing (in terms of typologies, size and cost) allows a variety of people to live in Boroondara and contributes to a vital community.

Council knows that protecting and respecting the character of Boroondara, while facilitating appropriate, well-designed development (that includes diversity in housing size and affordability) matters to our community.

Housing capacity analysis shows there is adequate capacity to accommodate projected future housing in Boroondara. However, it needs to be guided to appropriate locations. Most of our future housing development will continue to be directed towards areas that are well located in relation to existing infrastructure, jobs, services and public transport such as major activity centres, commercial corridors and along some main roads. These areas have also been identified as being able to absorb some change in character.

In response to our City's unique heritage and character including the importance of green spaces and trees, many areas of Boroondara will likely see only minimal change.

Structure Plans will play a key role in determining the most appropriate way in accommodating opportunities for future housing and employment growth in our Activity Centres.

Desired outcomes:

- The majority of new housing, particularly higher density housing, is located in activity centres, commercial and public transport corridors and along some main roads.
- A diverse range of housing types are delivered.
- New housing is respectful of the City's unique character.
- New housing located within activity centres and commercial areas does not displace commercial uses.
- New developments align with preferred character outcomes and design guidelines in the Neighbourhood Character Precinct Statements.
- Appropriate infrastructure assets are planned for and are in place to accommodate future housing development, including new housing developments contributing to required upgrades of infrastructure to meet additional demands.

To achieve this, Council will:

1. Investigate the most appropriate housing outcomes in General Residential Zone 5 (GRZ5).
2. Review the Neighbourhood Character Policy (including Precinct Statements) to ensure policy directions are delivering housing that respects and enhances the preferred character.
3. Complete the Camberwell Junction Structure and Place Plan and include it as part of the Boroondara Planning Scheme.
4. Review our Neighbourhood and Local Shopping Centres network to understand their economic role and what role they may play in future housing provision.
5. Monitor population and dwelling forecasts, particularly having regard to the impact of the COVID 19 pandemic on population and housing needs and prepare an interim report within 2 years.
6. Ensure Council-controlled assets and infrastructure are in place to meet future population and housing needs such as local roads and drainage, libraries and open space.
7. Request the State Government to provide new and upgraded key infrastructure in the municipality such as schools, public transport, roads, bike paths, regional open space such as Yarra River corridor and Gardiners Creek and Melbourne Water managed drainage and sewage systems, particularly in and around future high change housing areas.

8. Prepare a Planning Scheme Amendment to:
    - include the Boroondara Housing Strategy as a reference document in the Planning Scheme
    - update local policy in accordance with the Housing Framework Plan, the strategic directions and desired outcomes of the Housing Strategy.

Housing Framework Plan

The Housing Framework Plan provides the overarching strategic direction on residential development throughout Boroondara. It is based on three change areas − low, moderate and high − which are discussed in more detail on the following pages.

Irrespective of a site's location in any of the three change areas, a contextual assessment of any housing development will be required. This assessment will need to consider any site-specific constraints or attributes.

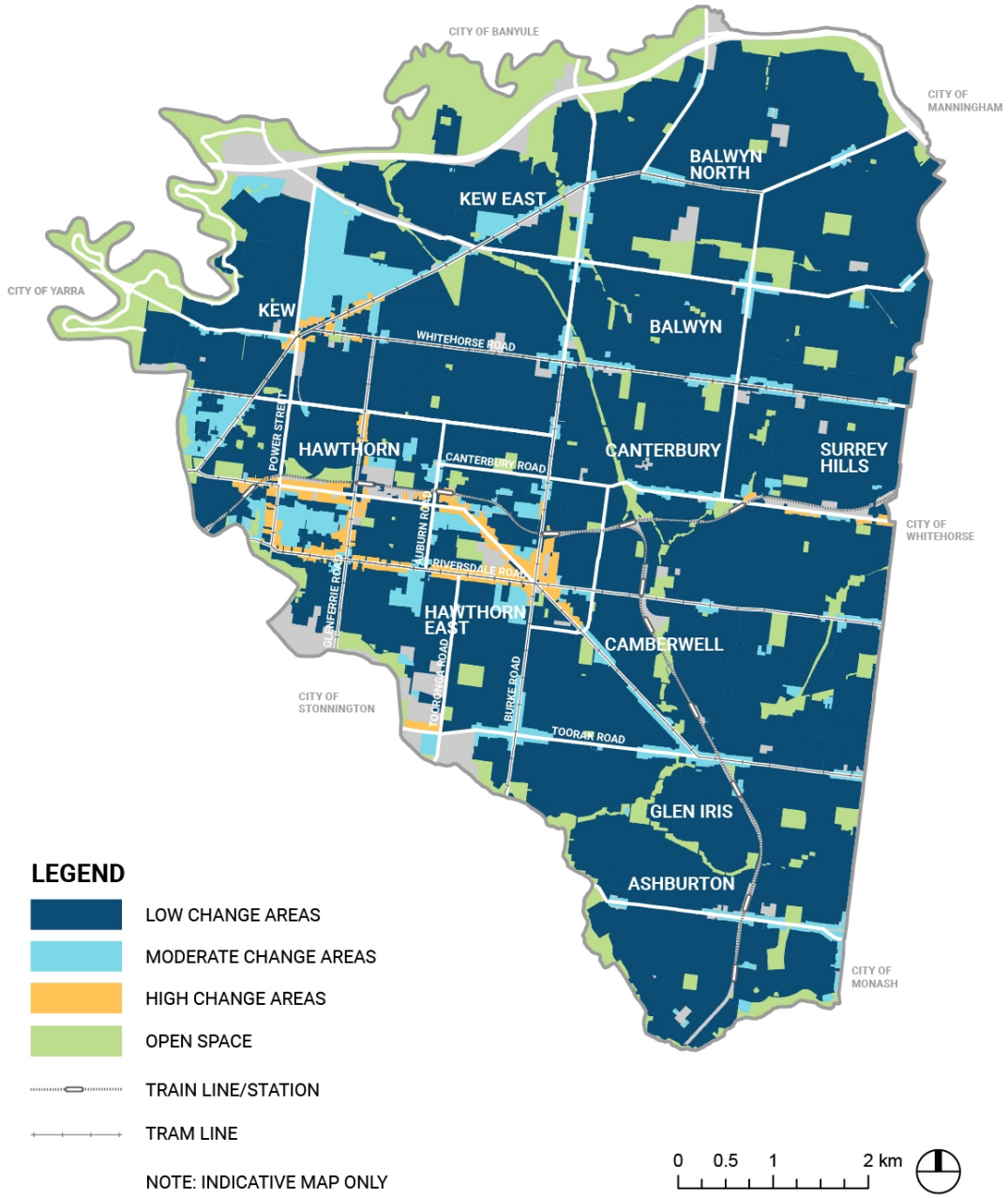
The change areas are indicative only and provide the strategic basis for planning zones.

The zones (including relevant schedules) determine the level of change in an area and are further refined by planning overlays to reflect the local conditions. Commercial zones will play an important role in the provision of future housing.

Detailed capacity modelling and analysis undertaken by SGS Economics and Planning indicates there is more than adequate capacity under the current policy settings to provide for the 9,400 dwellings likely to be needed over the next 15 years. Therefore, Boroondara's current zones can accommodate the anticipated housing need.

Draft Housing Strategy

Image 5: Housing Framework Plan. Shows distribution of low, moderate and high changes areas across Boroondara. Note: Indicative map only. Development outcomes will depend on any site specific controls, constraints and attributes and contextual assessment.



Low change areas

Low change areas are generally within established residential locations that have limited capacity to accommodate significant future housing change over time. These areas often have a strong and consistent character, have significant established and important tree coverage and many areas are protected through Heritage Overlays. New housing in these low change areas will need to respect the type, scale, and prevailing character of the area. It is expected that infill development of one or two dwellings on typically small individual

lots (including alterations and additions to existing dwellings) that is respectful of existing character will continue. Areas of low change apply to around 72% of the municipality[lxxiii]. It is acknowledged that often infill development of one dwelling on a lot does not require planning approval and this can have issues around respecting prevailing character.

Moderate change areas

Moderate change areas have the capacity to accommodate a more modest level of housing and are generally within or close to activity, neighbourhood and commercial centres, education and public transportation. These areas often already have a mixed character that allows them to absorb additional housing development. It is expected that enhancement will gradually evolve over time as development of one, two or more dwellings on individual lots (including smaller scale apartment developments and additions to existing dwellings). Areas of moderate change apply to around 7% of the municipality[lxxiv].

High change areas

High change areas support additional housing provision and diversity at increased densities. These areas have strong mixed use and commercial character that can absorb housing change as well as access to existing services, public transport, amenity and infrastructure. Locations include Glenferrie/Hawthorn, Kew and Camberwell major activity centres, commercial corridors such as Camberwell Road and along sections of major transport corridors such as Riversdale Road, Glenferrie Road, and Power Street. It is expected that housing diversity will occur through mixed use, infill and apartment development. Areas of high change apply to around 2% of the municipality[lxxv].

Strategic direction 2: Housing that is sustainable and achieves design excellence

Council understands that environmental sustainability is an important issue for our community and changes need to be made by all. Improving our housing stock to be more energy efficient through Environmentally Sustainable Design, adaptive reuse of existing buildings and deep energy retrofits to existing housing is a vital component in response to the increasing threat of the changing climate.

Providing and retaining significant tree coverage and vegetation is a key priority in creating a cool, green City and must be considered in conjunction with housing delivery.

Investment in good design generates social and economic value in the form of improved health and wellbeing, greater sense of community and safety, enhanced property values, improved environmental performance and reduced energy costs[lxxvi].

There is opportunity for Council to investigate new policy to improve medium density design outcomes in our residential areas and strengthen existing design policies in the Boroondara Planning Scheme. This includes reinforcing our City's expectations for design excellence so that the highest quality places are delivered consistently.

Key to delivering design excellence is incorporating universal design principles early in the design process. This means housing is designed and built to be safe, easy to live in and

adaptable to the changing needs of occupants across their lifetime, particularly people with disability or temporary injuries, the elderly and families with young children[lxxvii].

Desired outcomes:

- Housing that incorporates or retrofits ESD measures to assist in reducing the environmental footprint of development.
- Design and construction of dwellings and residential buildings retains and enhances canopy tree coverage, vegetation and landscaping.
- Innovative, high-quality urban architectural and landscape design that enhances the appearance and strengthens identity of the City.
- Housing that incorporates universal design principles to allow for flexibility and adaptability to meet the diverse range of needs of people today and in the future.

To achieve this, Council will:

1. Continue to progress a joint-Council planning scheme amendment to introduce new Environmentally Sustainable Design (ESD) provision into respective planning schemes.
2. Continue to advocate to the State Government for the introduction of a state-wide ESD policy into the Victoria Planning Provisions.
3. Continue to play an active role in the Council Alliance for a Sustainable Built Environment (CASBE).
4. Investigate implementing an educational program to encourage and enable energy retrofits to improve energy efficiency of Boroondara's older homes and buildings.
5. Review and update existing local planning scheme policies to enable ESD upgrades while respecting the heritage or character-defining elements.
6. Continue to apply Council’s existing tree protection controls and investigate opportunities to strengthen local policy through an Urban Greening Strategy and new or existing controls within the Boroondara Planning Scheme.
7. Continue to advocate to the State Government for metropolitan wide tree controls and changes to building regulations to improve tree protection and canopy cover on private property.
8. Investigate strengthening local policy to improve medium density design outcomes.
9. Prepare a series of best practice urban design guidelines for new development within Boroondara.
10. Promote high standards of design and environmental sustainability in Boroondara through bi-annual Urban Design Awards.
11. Investigate strengthening local planning policy provisions to ensure new housing is adaptable and accessible.
12. Monitor the impact of the State Government's Better Apartments Design Standards in Boroondara context and seek to introduce local policy improvements where necessary.

Strategic direction 3: Housing that meets the needs of all residents now and in the future

Having a range of housing for all residents − including young families, students, key workers, older people and those on different incomes − will add vitality to our community and supports social inclusion.

The dominant household type in Boroondara is couples with children. However, this is continuing to change and with an increase in single person and couple only households as well as an ageing population, the types of dwellings required to accommodate these smaller households need to be considered.

A person's ability to age in place is determined by the availability of appropriate accommodation. To meet future demand from an ageing population in Boroondara, Council will need to monitor the need for aged care facilities, retirement villages and other alternative housing models such as co-housing.

There is a growing 'young-old' cohort of people who live active lives for 20-plus years after retirement. Council will also need to better understand their housing needs and wants, with potentially more 'active living' apartment developments within our activity centres.

Boroondara is a desirable place to live and housing prices are high, meaning it is a challenge for many people to live here. Although Council has limited influence on the housing market, Council as the Planning Authority can respond by setting policy that results in greater diversity of housing in appropriate locations. This will help the market deliver housing at various price points.

The importance of strategic partnerships in the delivery of social and affordable housing is also recognised. Council will continue to advocate to the State Government for additional social housing in Boroondara, particularly on State-owned sites or delivered by Community Housing Associations. It is well-known that increasing the provision of social housing is an essential aspect to addressing homelessness.

Desired outcomes:

Greater diversity of housing choices and opportunities suitable for all residents including:

- housing that consists of a mix of sizes, layouts and various price points to accommodate people of different stages of life, family structures, mobility and socio-economic groups.
- housing that meets the needs of our older residents and people living with disability located close to transport, services and amenities.
- increased supply of social and affordable housing (delivered by Federal, State Government and Community Housing Associations).
- appropriate alternative housing models, such as co-housing, that can contribute to affordable and social housing opportunities and lower ongoing living costs in Boroondara.

To achieve this, Council will:

1. Continue to support the delivery of a diversity of housing stock through planning policies and tools in the Boroondara Planning Scheme.
2. Investigate strengthening local policy provisions for the delivery of a range of dwelling sizes and bedrooms in 10+ dwelling developments.
3. Investigate the ageing-in-place housing needs and options for our diverse community members, including but not limited to single older women, 'young-old' cohort, LGBTQIA+, culturally and linguistically diverse (CALD) community members, and potential policy responses.
4. Investigate housing affordability and social and affordable housing issues within Boroondara, and potential policy responses.
5. Continue to advocate to and work with Federal and State Government, community housing providers and private sector to provide social and affordable housing for Boroondara residents.
6. Support not-for-profit community housing providers to continue to provide social housing in Boroondara.
7. Investigate whether alternative housing models, including rent-to-own, build-to-rent and co-housing, can help deliver housing diversity and affordable housing options in Boroondara, and potential policy responses.

Appendices

Policy context

National

In August 2022, the Australian Federal Government announced a new National Housing Supply and Affordability Council, which will provide advice in developing a National Housing and Homelessness Plan.

The Federal Government also announced several new housing initiatives, including:

Housing Australia Future Fund

The $10 billion Housing Australia Future Fund will build 30,000 social and affordable housing properties in its first five years.

Of these 30,000, 20,000 will be social housing properties – 4,000 of which will be allocated for women and children fleeing domestic and family violence and older women on low incomes who are at risk of homelessness.

The additional 10,000 properties will be affordable homes allocated to frontline workers like police, nurses and cleaners.

Further, a portion of the investment returns will be made available to fund acute housing needs on an ongoing basis. In the first five years, the investment returns will fund:

- $200 million for the repair, maintenance and improvements of housing in remote Indigenous communities.
- $100 million for crisis and transitional housing options for women and children fleeing domestic and family violence and older women on low incomes who are at risk of homelessness.
- $30 million to build more housing and fund specialist services for veterans who are experiencing homelessness or at risk of homelessness.

Help to Buy Shared Equity Scheme

This scheme will allow 10,000 eligible home buyers a year to buy a new or existing home with an equity contribution from the Federal Government. It involves an equity contribution of up to a maximum of 40 per cent of the purchase price of a new home and up to a maximum of 30 per cent of the purchase price for an existing home.

State

Planning and Environment Act 1987

The Planning and Environment Act 1987 provides the legal framework for the operation of Victoria's planning system.

It specifies the objectives of planning in Victoria, including:

- to provide for the fair, orderly, economic and sustainable use, and development of land
- to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria
- to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value
- to facilitate the provision of affordable housing in Victoria
- to balance the present and future interests of all Victorians.

It also provides the definition and income ranges for "affordable housing", which is housing, including social housing, that is appropriate for the housing needs of very low, low and moderate income households.

Plan Melbourne 2017-2050

Plan Melbourne aims to create a city where every day needs are within a 20-minute walk, cycle or local public transport trip.

Key directions in *Plan Melbourne* relating to housing include:

- deliver more housing closer to jobs and public transport
- manage the supply of new housing in the right locations to meet population. growth and create a sustainable city
- increase the supply of social and affordable housing
- provide greater choice and diversity of housing
- facilitate decision-making processes for housing in the right locations.

To manage the supply of housing in Melbourne, it is expected that established areas (including Boroondara) will accommodate a greater share of housing growth.

Plan Melbourne aspires to 70% of new housing being provided within Melbourne's established areas between 2015-2051.

It also directs that housing choice will be provided in activity centres and other locations that offer good access to jobs, services and public transport.

Plan Melbourne identifies three major activity centres in Boroondara:

- Camberwell Junction
- Glenferrie/Hawthorn
- Kew Junction.

Boroondara also has a number of neighbourhood activity centres including:

- Ashburton
- Auburn Village
- Balwyn
- Balwyn East
- Balwyn North
- Bellevue
- Belmore Heights
- Boroondara
- Burwood Village
- Canterbury Village
- Church Street
- Cotham Village
- Deepdene
- Dickens Corner
- East Camberwell
- Glenferrie Hill
- Golf Links Village
- Greythorn
- Harp Village
- Hartwell
- Maling Road
- Middle Camberwell
- Mont Albert Terminus
- Mount Street
- Riversdale Village
- South Camberwell
- Stradbroke Village
- Surrey Hills
- Through Road
- Upper Glen Iris
- Willsmere Village.

Planning Practice Note 90: Planning for Housing

This Planning Practice note provides direction to plan for housing growth and protect neighbourhood character to ensure a balanced approach to managing residential development in planning schemes through preparation of a housing strategy and application of residential zones.

Residential Zones

Victoria's Residential Zones have undergone significant reform in the past decade, with significant changes made in 2013, and updates in 2017 (Amendment VC110).

The reformed residential zones provide more certainty and consistency about housing growth and built form outcomes by creating consistent and strengthened maximum building height controls and the introduction of a minimum garden area requirement in the General Residential Zone and the Neighbourhood Residential Zone.

In 2021, the Department of Environment, Land, Water and Planning (DELWP) released a discussion paper, 'Improving the operation of ResCode', that proposes to apply a new model to residential development planning permit applications. It proposes to replace the ResCode assessment requirements with a new Performance Assessment Module (PAM), based on objectives, standards and decision guidelines. At the time of writing, DELWP (now the Department of Transport and Planning) are considering feedback received during public consultation, which will inform decisions about implementation.

Regional

Plan Melbourne 2017-2050 includes Boroondara, along with the Cities of Bayside, Glen Eira and Stonnington in the Inner South East Metro Region.

In 2020 the Inner South East Metro Region had a population of 567,390 people or approximately 11 per cent of Melbourne's total population. The region's population was projected to increase by over 216,000 people between 2020 and 2051 to a total of 784,040 people. From 2016 to 2051 an additional 119,170 dwellings would be needed to accommodate this growth [note: this does not take into account the impact of COVID 19 pandemic].

The Inner South East Region Metropolitan Partnership produced the *Inner South East Regional Framework* (2020) with a key action to advocate for and explore opportunities for key worker affordable housing.

In August 2021, DELWP released the draft Inner South East Metro Land Use Framework Plan to set regional-level planning policy (based on Plan Melbourne 2017-2050) to be implemented into planning schemes.

Under the housing choice theme, Boroondara is projected to account for the largest population across the region (213,840) to 2036 and would be expected to accommodate a total of 88,100 dwellings [note: again this does not take into account the impact of COVID 19 pandemic]. At the time of writing, the Inner South East Metro Land Use Framework Plan has not been finalised.

Planning Policy Framework

The Planning Policy Framework (PPF) is the policy content of the planning scheme. The PPF structure provides for three tiers of integrated planning policy, grouping state, regional and local planning policy by theme.

Statewide policies

Statewide policies provide direction on planning and managing residential growth in Victoria.

Key housing directions are:

- plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur.
- residential land supply will be considered on a municipal basis.
- planning for urban growth should consider:
  - opportunities for the consolidation, redevelopment and intensification of existing urban areas
  - neighbourhood and landscape character
  - the limits of land capability and natural hazards and environmental quality
  - service limitations and the costs of providing infrastructure
- ensure development contributes to existing or preferred neighbourhood character.
- increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.
- ensure that an appropriate quantity, quality and type of housing is provided.
- increase the proportion of new housing in designated locations within established urban areas.
- encourage higher density housing development on sites that are well located in relation to services, jobs and public transport.
- ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.
- identify opportunities for increased residential densities to help consolidate urban areas.
- ensure housing stock matches changing demand by widening housing choice.
- facilitate diverse housing that offers choice and meets changing household needs.

Regional policies

Regional policies provide planning guidance to councils within the Melbourne metropolitan context.

Key housing directions are:

- Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed-use development opportunities in locations that are:
  - in and around the Central City.
  - urban-renewal precincts and sites.
  - areas for residential growth.
  - areas for greyfield renewal, particularly through opportunities for land consolidation.
  - areas designated as National Employment and Innovation Clusters.

  - Metropolitan Activity centres and Major Activity Centres.
  - Neighbourhood Activity Centres − especially those with good public transport connections.
  - areas near existing and proposed railway stations that can support transit-oriented development.
- Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.
- Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.
- Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.
- Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.
- Create mixed-use neighbourhoods at varying densities that offer more choice in housing.

Local policies

The Municipal Planning Strategy (MPS) in the Boroondara Planning Scheme provides a statement of the key strategic planning, land use and development objectives for Boroondara.

The vision for housing is to 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.

The MPS contains the following strategic directions related to housing:

- Maintain and strengthen the network of activity centres, neighbourhood centres, local centres and commercial corridors.
- Ensure major activity centres, neighbourhood centres, local centres and commercial corridors retain a commercial focus with regard to land use and built form outcomes.
- Ensure residential development complements the commercial focus of activity centres, neighbourhood centres, local centres and commercial corridors, particularly at the upper levels of development.
- Minimise the impacts of development on sensitive residential interfaces by way of visual bulk, noise, traffic and vehicle access.
- Facilitate residential development in accordance with the Housing Framework shown on the Housing Framework Plan at Clause 02.04.
- Provide a diverse range of housing types that protect preferred neighbourhood character and adjoining residential amenity.
- Provide housing that is sufficiently flexible to account for age, temporary or permanent injury or impairment, and disability.
- Protect residential areas surrounding discretionary uses from potential amenity impacts.

City of Boroondara Plans and Strategies

Boroondara Community Plan 2021-2031

Boroondara's Community Plan (BCP), incorporating the Community Vision, Council Plan 2021-25 and the Municipal Public Health and Wellbeing Plan 2021-25, is a strategic document that sets out the 10-year vision for the City of Boroondara based on the aspirations of the community and the priorities they told us were important.

The BCP balances the needs of our community today, reflects the community's experience during the COVID 19 pandemic, while recognising the challenges, opportunities and changes to come over the next decade.

The BCP is structured around seven themes, as expressed by the community in 2017. Checking with the community in 2020–21, it was confirmed these themes still represent what the community want Council to focus on over the next 10 years:

1. Community, Services and Facilities
2. Parks and Green Spaces
3. The Environment
4. Neighbourhood Character and Heritage
5. Moving Around
6. Local Economy
7. Leadership and Governance

These seven themes work together with six health priorities to provide a robust foundation for achieving the community's vision, to create **'a sustainable and inclusive community.'**

The Housing Strategy also considers and stands alongside Boroondara's:

- Climate Action Plan and Implementation Plan 2021-23
- Homelessness Protocol 2020
- Asset Plan 2022-23 to 2032-33
- Disability Action Plan 2018-2022
- Open Space Strategy 2013
- Bicycle Strategy 2022

References

[i] Every person has the right to an adequate standard of living, which includes the right to adequate housing (International Covenant on Economic, Social and Cultural Rights, article 11).

[ii] Australian Bureau of Statistics (July 2022) 'Population estimates by LGA and Electoral Division (ASGS2021), 2001 to 2021' [data set] Regional Population, accessed 30 August 2022.

[iii] City of Boroondara Community Profile (July 2022) City of Boroondara, Dwelling Type, accessed 11 July 2022.

[iv] Australian Bureau of Statistics (August 2022) 'Population estimates by age and sex, by SA2, 2021' [data set] Regional Population by Age and Sex, 2021, accessed 30 August 2022.

[v] City of Boroondara Community Profile (July 2022) Balwyn North, Number of Bedrooms per Dwelling, accessed 11 July 2022.

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[viii] Australian Bureau of Statistics (2021) 'General community profile', 2021 Boroondara, Census Community Profiles, accessed 12 July 2022.

[ix] City of Boroondara Community Profile (July 2022) City of Boroondara, Workers' Place of Residence, accessed 29 August 2022.

[x] Australian Bureau of Statistics (2021) 'General community profile', 2021 Boroondara, Census Community Profiles, accessed 12 July 2022.

[xi] Note: Two demographic data sets are referenced. For clarification, Greater Melbourne is a geographical area defined by the Australian Bureau of Statistics (ABS) to represent the functional extent of Melbourne as a capital city. Metropolitan Melbourne is an area defined by Department of Environment, Land, Water & Planning. It extends beyond the northern boundary of Greater Melbourne as defined by the ABS.

[xii] Excludes 'Visitor only' and 'Other non-classifiable' households.

[xiii] Australian Bureau of Statistics (2021) ‘General community profile’, 2021 Boroondara, Census Community Profiles and Australian Bureau of Statistics (2021) ‘Household income’, 2021 Boroondara, Census All Persons QuickStats, and Australian Bureau of Statistics (2021) ‘Household income’, 2021 Greater Melbourne, Census All Persons QuickStats, accessed 12 July 2022.

[xiv] Australian Bureau of Statistics (July 2022) ‘Population estimates by LGA and Electoral Division (ASGS2021), 2001 to 2021’ [data set] Regional Population, accessed 30 August 2022.

[xv] Australian Bureau of Statistics (April 2013) ‘Population estimates by Local Government Area, 2011 to 2012' [data set], 3218.0 − Regional Population Growth, Australia, 2011-12, accessed 13 July 2022.

[xvi] Excludes dwellings that provide a communal or transitory type of accommodation, such as hotels, boarding schools, hospitals and other communal dwellings.

[xvii] City of Boroondara Community Profile (July 2022) City of Boroondara, Dwelling Type, accessed 11 July 2022.

[xviii] City of Boroondara Community Profile (July 2022) City of Boroondara, Dwelling Type, accessed 11 July 2022.

[xix] City of Boroondara Community Profile (July 2022) City of Boroondara, Household Size, https://profile.id.com.au/boroondara/households?WebID=120accessed 11 July 2022

[xx] City of Boroondara Community Profile (July 2022) City of Boroondara, Household Type, accessed 11 July 2022.

[xxi] City of Boroondara Community Profile (July 2022) City of Boroondara, Household Type, https://profile.id.com.au/boroondara/households?WebID=120 accessed 11 July 2022.

[xxii] City of Boroondara Community Profile (July 2022) City of Boroondara, Household Type, https://profile.id.com.au/boroondara/households?WebID=120 accessed 11 July 2022

[xxiii] Australian Bureau of Statistics (2021) Age in Five Year Groups (AGE5P) by Household Composition (HHCD) and LGA and Age in Five Year Groups (AGE5P) by Family Composition (FMCF) and LGA [Census TableBuilder Pro], accessed 29 November 2022.

[xxiv] City of Boroondara Community Profile (July 2022) City of Boroondara, Household Type, https://profile.id.com.au/boroondara/households?WebID=120 accessed 11 July 2022

[xxv] Australian Bureau of Statistics (2021) 'General community profile, Table G42', 2021 Boroondara, Census Community Profiles, accessed 12 July 2022.

[xxvi] Flats and apartments in three storey and larger blocks.

[xxvii] Semi-detached, row, terrace, townhouses and villa units, plus flats and apartments in blocks of 1 or 2 storeys, and flats attached to houses.

[xxviii] City of Boroondara Community Profile (July 2022) City of Boroondara, Dwelling Type, accessed 11 July 2022.

[xxix] City of Boroondara Community Profile (July 2022) City of Boroondara, Dwelling Type, accessed 11 July 2022.

[xxx] Australian Bureau of Statistics (2021) 'General community profile, Table G41', 2021 Boroondara, Census Community Profiles, accessed 12 July 2022.

[xxxi] Australian Institute of Health and Welfare (May 2022) Housing Market: Building Approvals − Value of Buildings, accessed 12 July 2022.

[xxxii] City of Boroondara Community Profile (August 2022) City of Boroondara, Residential Building Approvals, accessed 29 August 2022

[xxxiii] Department of Environment, Land, Water and Planning (October 2021) Planning Permit Activity In Victoria 2020/21, Boroondara, and Department of Environment, Land, Water and Planning (June 2021) Planning Permit Activity In Victoria 2019/20, Boroondara, accessed 13 July 2022.

[xxxiv] City of Boroondara Community Profile (August 2022) City of Boroondara, Housing Tenure, accessed 23 August 2022.

[xxxv] The median in Kew East was actually lower than this but based on only two sales and so not considered a reliable indicator of actual median value for the suburb.

[xxxvi] Department of Environment, Land, Water and Planning (December 2021) 'Property sales statistics' [data set], HOUSE 4th Quarter 2021, accessed 13 July 2022.

[xxxvii] Department of Environment, Land, Water and Planning (December 2021) 'Property sales statistics' [data set], Yearly Summary DecQTR 2021, accessed 13 July 2022.

[xxxviii] Department of Environment, Land, Water and Planning (December 2021) 'Property sales statistics' [data set], Yearly Summary DecQTR 2021, accessed 13 July 2022.

[xxxix] Australian Bureau of Statistics (2021) 'Median monthly mortgage repayments', 2021 Boroondara, Census All Persons QuickStats, and Australian Bureau of Statistics (2021) 'Median monthly mortgage repayments', 2021 Greater Melbourne, Census All Persons QuickStats, Australian Bureau of Statistics (2021) 'Median monthly mortgage repayments', 2021 Glen Eira, Census All Persons QuickStats, Australian Bureau of Statistics (2021) 'Median monthly mortgage repayments', 2021 Bayside (Vic.), Census All Persons QuickStats, Australian Bureau of Statistics

(2021) ‘Median monthly mortgage repayments’, 2021 Stonnington, Census All Persons QuickStats, accessed 12 July 2022.

[xl] Includes all dwelling types.

[xli] Department of Families, Fairness and Housing (March 2021) ‘Rental report’ [data set], Quarterly Median Rents by Local Government Area − March Quarter 2022, accessed 13 July 2022.

[xlii] Department of Families, Fairness and Housing (October 2021) Housing Assistance, Additional Service Delivery Data 2020-21, accessed 13 July 2022.

[xliii] Australian Bureau of Statistics (July 2022) ‘Population estimates by LGA and Electoral Division (ASGS2021), 2001 to 2021’ [data set] Regional Population, accessed 30 August 2022.

[xliv] City of Boroondara Population Forecast (January 2020) Population, Households and Dwellings, accessed 11 July 2022.

[xlv] Australian Bureau of Statistics (March 2022) More Growth in the Regions During the Pandemic, accessed 8 July 2022.

[xlvi] Australian Bureau of Statistics (March 2022) More Growth in the Regions During the Pandemic, accessed 8 July 2022.

[xlvii] Australian Government Centre for Population (December 2020) 2020 Population Statement, accessed 8 July 2022.

[xlviii] Australian Bureau of Statistics (March 2022) ‘Population components by LGA, 2016-17 to 2020-21' [data set], Regional Population, accessed 13 July 2022.

[xlix] Department of Environment, Land, Water and Planning (April 2022) COVID-era Population Change, accessed 13 July 2022.

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[l] City of Boroondara Population Forecast (January 2020) Household Types, accessed 11 July 2022.

[li] Commission for Architecture and the Built Environment, 'The Value of Good Design', 2002, CABE, London.

[lii] Livable Housing Australia, 'Livable Housing Design Guidelines', 2017, Fourth Edition, Sydney.

liii Charter Keck Cramer, 'The Value of Good Design', 2013, Charter Insight, Melbourne.

liv City of Boroondara Population Forecast (January 2020) Population, Households and Dwellings, accessed 11 July 2022.

lv Australian Bureau of Statistics (August 2022) 'Population estimates by age and sex, by LGA, 2001 to 2021' [data set] Regional Population by Age and Sex, 2021, accessed 30 August 2022.

lvi Australian Bureau of Statistics (2016) Age in Five Year Groups (AGE5P) by Housing Suitability (HOSD) and LGA [Census TableBuilder Pro], accessed 27 August 2022.

lvii James, A., Rowley, S. and Stone, W. 'Effective downsizing options for older Australians', 2020, AHURI Final Report No. 325, Australian Housing and Urban Research Institute Limited, Melbourne, viewed 9 June 2022, <http://www.ahuri.edu.au/research/final-reports/325, doi:10.18408/ahuri-8118801>

lviii James, A., Rowley, S. and Stone, W. 'Effective downsizing options for older Australians', 2020, AHURI Final Report No. 325, Australian Housing and Urban Research Institute Limited, Melbourne, viewed 9 June 2022, <http://www.ahuri.edu.au/research/final-reports/325, doi:10.18408/ahuri-8118801>

lix Sibling Architecture, 'New Agency: The future of housing and ageing', 2021, Swayn Open Research, First published: 24 June 2021.

lx Department of Environment, Land, Water and Planning (2022) 'Property sales statistics' [data set], All Statistics, accessed 17 November 2022. Australian Bureau of Statistics (2021) 'Median weekly household income', 2021 Boroondara, Census All Persons QuickStats, and Australian Bureau of Statistics (2006) 'Median weekly household income', 2006 Boroondara, Census All Persons QuickStats, accessed 17 November 2022.

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lxi Department of Families, Fairness and Housing (March 2022) ‘Affordable lettings by local government area’ [data set], Quarterly Median Rents by Local Government Area − March Quarter 2022, accessed 31 August 2022

lxii Australian Bureau of Statistics (2021) 4-digit level Occupation (OCCP) by LGA & Labour Force Status and Hours Worked Not Stated (LFHRP) by LGA [Census TableBuilder Pro], accessed 27 August 2022.

lxiii Key workers are as defined by Gilbert, Nasreen and Gurran (AHURI 2021).

lxiv Gilbert, C., Nasreen, Z. and Gurran, N.,'Housing key workers: scoping challenges, aspirations, and policy responses for Australian cities', 2021, AHURI Final Report No. 355, Australian Housing and Urban Research Institute Limited, Melbourne, viewed 28 November 2022, <https://www.ahuri.edu.au/research/final-reports/355, doi: 10.18408/ahuri7323901>.

lxv Gilbert, C., Nasreen, Z. and Gurran, N.,'Housing key workers: scoping challenges, aspirations, and policy responses for Australian cities', 2021, AHURI Final Report No. 355, Australian Housing and Urban Research Institute Limited, Melbourne, viewed 28 November 2022, <https://www.ahuri.edu.au/research/final-reports/355, doi: 10.18408/ahuri7323901>

lxvi Raynor, K. 'Protecting older Australian women from homelessness', 2021, Pursuit, viewed 19 Auguest 2022, < https://findanexpert.unimelb.edu.au/news/30607-protecting-older-australian-women-from-homelessness>

lxvii State Government of Victoria, 'Report of the Family Violence Reform Implementation Monitor − as at 1 November 2020', 2021, VicGov, viewed 29 June 2022, <fvrim.vic.gov.au>

lxviii Australian Institute of Health and Welfare, 'Specialist Homelessness Services 2019–20, 2021, cited in State Government of Victoria Safe Housing webpage, viewed 29 June 2022, <https://www.fvrim.vic.gov.au/report-family-violence-reform-implementation-monitor-1-november-2020/safe-housing>

lxix Crime Statistics Agency (March 2022) ‘Latest crime data by area’ accessed 28 August 2022.

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lxx National Disability Services, 'Submission in response to Homes Victoria's Ten-Year Social and Affordable Housing Strategy Discussion Paper', 2021, viewed 29 June 2022, <https://www.nds.org.au>

lxxi Public Health Information Development Unit, Torrens University (June 2022) 'Social health atlas of Australia; Data by Local Government Area, accessed 26 August 2022.

lxxii Australian Institute of Health and Welfare, 'People with disability in Australia'. 2020, viewed 29 June 2022, <https://www.aihw.gov.au/reports/disability/people-with-disability-in-australia/contents/housing>

lxxiii excluded land includes schools, open space, roads and other areas not suitable for residential − for this reason, totals will not add up to 100%

lxxiv excluded land includes schools, open space, roads and other areas not suitable for residential − for this reason, totals will not add up to 100%

lxxv excluded land includes schools, open space, roads and other areas not suitable for residential − for this reason, totals will not add up to 100%

lxxvi Commission for Architecture and the Built Environment, 'The Value of Good Design', 2002, CABE, London.

lxxvii Livable Housing Australia, 'Livable Housing Design Guidelines', 2017, Fourth Edition, Sydney.

3.2 2B Warburton Road, Camberwell - Telecommunications facility - PP22/0279

Application no.: **PP22/0297**

Responsible director: **Scott Walker, Director Urban Living**

Authorised by: **David Cowan, Manager Planning and Placemaking**

Report officer: **Jack Richardson, Senior Planner**

Executive Summary

Proposal

The proposal seeks the use and development of the land for the purpose of a telecommunications facility.

Details of the proposal are summarised as follows:
- Construction of a new 30 metre high monopole mobile phone base station telecommunication facility;
- Installation of twelve (12) Optus and Vodafone panel antennas mounted on a headframe on the monopole;
- Installation of three (3) VicTrack panel antennas;
- Provision of 27 Remote Radio Units;
- Decommissioning of the existing 30 metre high concrete monopole;
- Installation of six (6) outdoor bay units inside compound area; and
- Installation of ancillary equipment.

Issues

Thirty four (34) objections have been received raising a range of issues including visual and amenity concerns, vegetation impacts, health concerns and construction impacts.

The following key issues are addressed in the Planning Assessment Report (Attachment 1):
- Impact on heritage places and values;
- Level of visibility from parkland and residential properties;
- Impact on surrounding parkland and vegetation;
- Environmental impacts; and
- Impacts on health of residents and visitors to the adjoining parkland.

Officer's response

A thorough assessment of the proposal has been undertaken against the Boroondara Planning Scheme as outlined in the Planning Assessment Report (Attachment 1).

The proposal for the telecommunications facility will provide an upgrade to local telecommunications infrastructure whilst minimising impacts on vegetation, the character and heritage of the surrounding area, and amenity impacts to nearby residential areas.

The new telecommunications facility will replace existing infrastructure currently located nearby and will be located on a subject site containing a large range of existing infrastructure, including two train lines, a train station, railway depot, power lines and an electricity substation. Given the immediate area already contains extensive service infrastructure, and that the particular location of the new telecommunications facility will have separation from sensitive residential properties, the location for the new telecommunications facility is considered appropriate.

The visibility of the facility will be minimised due to its location within parkland that forms a vegetated corridor that has a high level of vegetation and canopy tree cover. The topography of the subject site will also assist in reducing the prominence and visibility of the proposed monopole and associated infrastructure.

Confidentiality

Confidential information is contained in **Attachment 3**, as circulated in the confidential section of the agenda attachments. The information in this attachment is deemed to be confidential in accordance with Section 66(2)(a) and the definition of 'confidential information' in Section 3(1) of the Local Government Act 2020. The information relates to personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

If discussion of the confidential information in the attachments to this report is required for Council to make a decision, Council may resolve to discuss the matter in a confidential session or to defer the matter to the confidential section of the agenda.

Officers' recommendation

That the Urban Planning Delegated Committee resolve to issue a Notice of Decision to Grant a Planning Permit to Planning Permit Application PP22/0279 for the use and development of the land for the purpose of a telecommunications facility subject to the following conditions:

Amended plans required

1. Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and electronic copies provided (unlocked PDF). When the plans are endorsed they will then form part of the permit. The plans must be substantially in accordance with the advertised plans but modified to show:
   (a) The planting of 5 native trees to Victoria on site, which must achieve a minimum mature height of 15 metres.

Layout not to be altered

2. The layout of the site and the size, levels, design and location of buildings and works (including all equipment and antennas) shown on the endorsed plans must not be modified for any reason without the prior written consent of the Responsible Authority.

Drainage

3. The site must be drained to the satisfaction of the Responsible Authority.

Sediment laden run-off

4. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.

External lighting

5. All external lighting must be designed, baffled and located so as to prevent light from the site causing any unreasonable impacts on the locality, to the satisfaction of the Responsible Authority.

Planting

6. A minimum of five (5) native trees, capable of reaching a minimum height of 15 metres, must be planted and maintained to the satisfaction of the Responsible Authority.

Permit to expire

7. This permit will expire if:
   a. the approved development does not start within two years of the date of this permit; or
   b. the approved development is not completed within four years of the date of this permit; or
   c. the use approved does not commence within four years of the date of this permit.

The responsible authority may extend the periods referred to above if a request is made in writing. This request must be made before or within 6 months after the permit expiry date where the development has not yet started and within 12 months after the permit expiry date where the development allowed by the permit has lawfully started before the permit expires.

Notes:

Headings are for ease of reference only and do not affect the interpretation of permit conditions.

This is not a Building Permit. A Building Permit may be required prior to the commencement of any works associated with the proposed development.

Prior to the commencement of any works on the site, the owner/developer must submit drainage plans for assessment and approval by the Responsible Authority (Engineering and Traffic Department).

Stormwater drains are to be connected to a legal point of discharge approved by Council. Drainage Connections within a road reserve, right-of-way, parkland, within an easement or to a Health Act drain must be to Council's standards. A Council Supervision Permit is required for this work. All fees and charges associated with the connection are to be borne by the applicant.

An Asset Protection Permit is required prior to the commencement of site works in accordance with Council's Local Law 1E.

Prior consent from Council and any and all public authorities is required to be obtained for alteration or reinstatement of assets or services affected as a result of the development.

The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.

Discharge to the legal point of discharge will be allowed subject to the flow being limited to a rate equivalent to pre-development levels or less. Any additional discharge and / or runoff above the pre-development level is to be detained on site, via an approved storm water detention system. This matter should be discussed with Council's Engineering Department.

BOROONDARA
City of Harmony

PLANNING ASSESSMENT
Urban Planning Delegated Committee

Application Number	PP22/0279
Date Application Received	6 April 2022
Planning Officer	Jack Richardson
Applicant	Optus C/- Ventia
Owner	Victorian Rail Track
Property Address	2b Warburton Road, Camberwell (Within the Railway Reservation/Adjoining Boroondara Park)
Proposal	Use and development of the land for the purpose of a telecommunications facility
Ward	Junction
Zoning	Transport Zone 1 - State Transport Infrastructure
Overlays	No overlays
Potential Overland Flow?	No
Advertised?	Yes
Number of Objections Received	Thirty-four (34)
Recommendation	Notice of Decision to Issue a Planning Permit

PROPOSAL

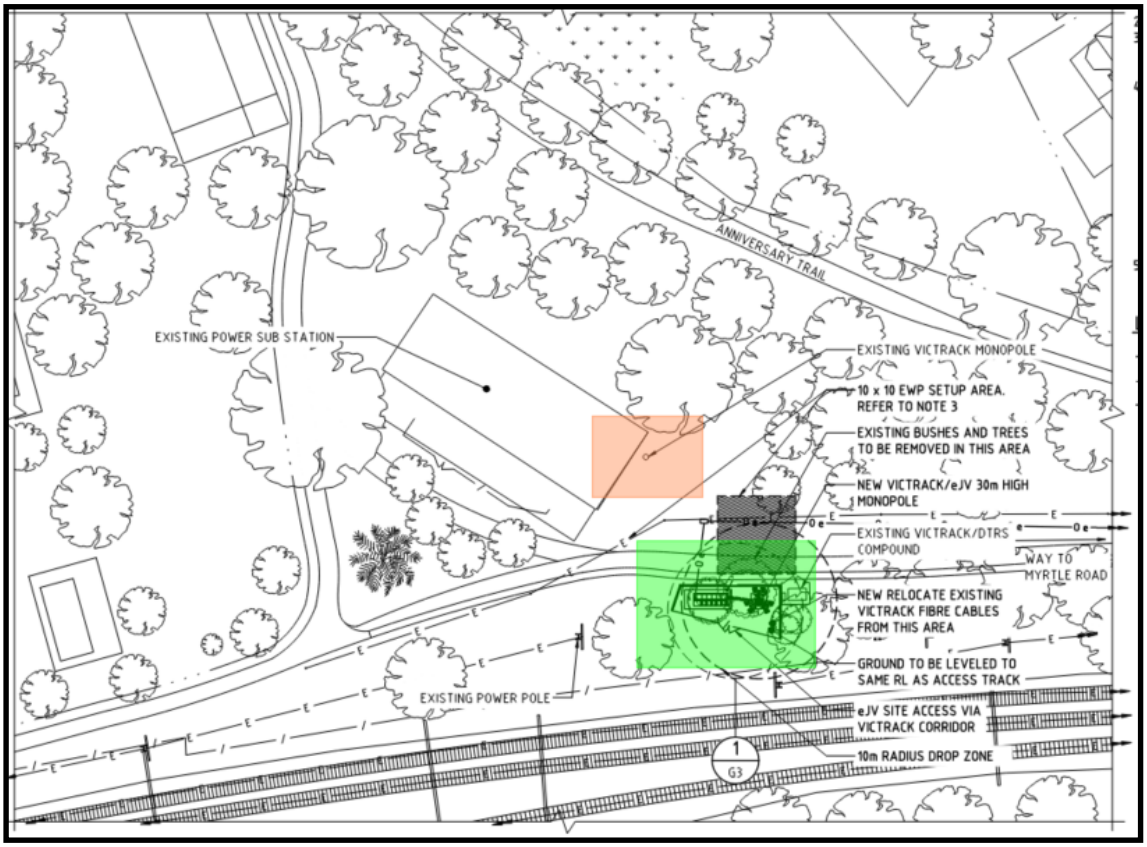
Appendix A - Plans

An application has been made to Council for use and development of the land for the purpose of a telecommunications facility.

Details of the proposal are summarised as follows:

- Construction of a new 30 metre high monopole mobile phone base station telecommunication facility;
- Installation of twelve (12) Optus and Vodafone panel antennas mounted on a headframe on the monopole;
- Installation of three (3) VicTrack panel antennas;
- Provision of 27 Remote Radio Units;
- Decommissioning of the existing 30 metre high concrete monopole currently located on the eastern side of the power substation building;
- Installation of six (6) outdoor bay units inside compound area;

- Installation of ancillary equipment; and
- Removal of five trees. (No Planning Permit Required)



Above: Site Plan of Proposal (Green Highlight = Area of Proposed Works, Orange Highlight = Area of Existing Monopole)

AMENDED PLANS

A Section 57A Amendment was submitted to Council on 4 April 2023.

The amended plans proposed the following changes:

- The compound area location shifted. The western boundary of the compound has been further setback to the east by approximately 63cm, the northeastern compound corner setback to the southwest a further approximately 1.4m and the southeastern corner is setback towards the south a further approximately 85cm.

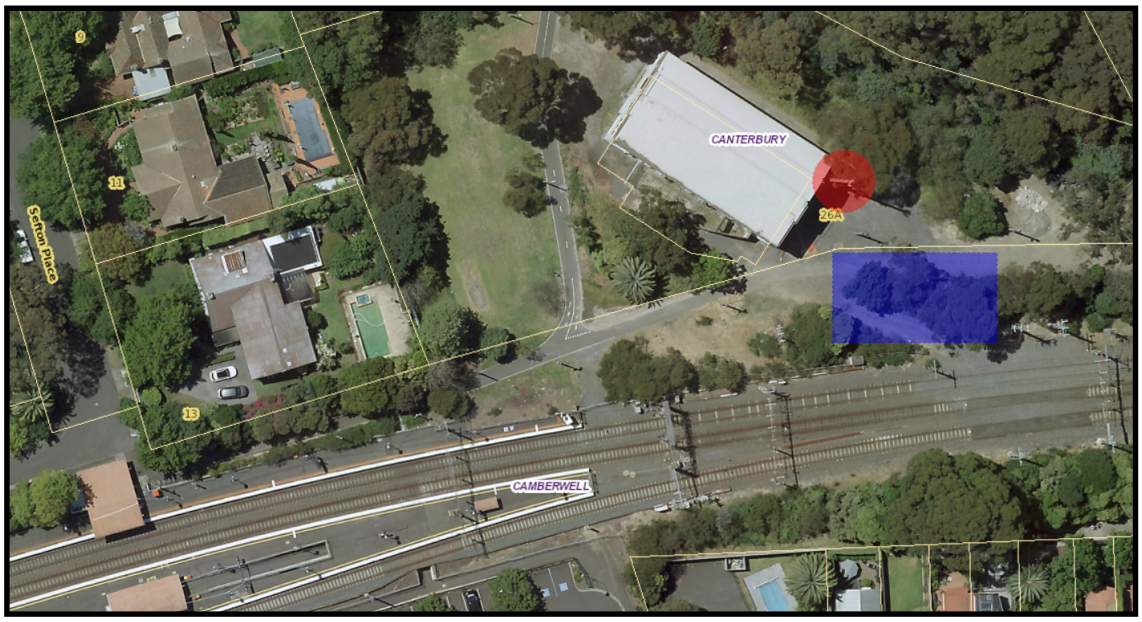
- The location of the pole remains unchanged, and the GPS co-ordinates remain the same.
- The orientation of the 6 bay outdoor cabinets has been altered and align with the northern compound fence and cable tray also has been re-orientated.
- Vodafone Remote Radio Units (RRU's) that were proposed future at 20m height are now proposed RRU's.
- Antenna layout plan at 24.8 metres height and 23 metres height with some increase in the supporting arms to allow climbing through the headframe.
- Addition of step pegs for climbing the tower for maintenance.

The proposed changes are minor and did not require further public notice of the application.

THE SITE

Site Location	2B Warburton Road, Camberwell is a large parcel of land which includes the East Camberwell Train Station, and sections of two different train lines and surrounding land. The specific location of the proposal is on the north-east side of East Camberwell Station, between the train line and Boroondara Park.
Width of Frontage	Varied
Maximum Depth of Site	Varied
Total Site Area	33653m^2
Fall of the Land	Holistically, the site of 2B Warburton Road is generally flat with minimal fall. However, the railway lines are elevated, with an embankment on either side.

- The location of the proposed works is broadly located near the railway embankment containing railway infrastructure that services the Belgrave and Lilydale train lines.
- The allotment of 2B Warburton Road, contains the East Camberwell Train Station and various associated buildings.
- The site contains an existing 30-metre-tall telecommunications monopole.
- The subject site is heavily vegetated, particularly along the train line embankment, with a significant amount of canopy trees.
- Vehicular access is provided in the north-eastern corner of the site, along the northern side of the Belgrave and Lilydale Train line.



Above: Area of Proposed Works (Blue = Location of proposed works, Red = Location of existing Monopole)

THE SURROUNDING AREA

Above: Aerial of Subject Site & Surrounding Area

The subject site is located within an established residential area, approximately one (1) kilometre to the north-east of the Camberwell Junction Major Activity Centre.

The adjoining residential area is characterised by varying building eras and styles, with large portions of the residential properties to both the north and south of the subject site affected by the Heritage Overlay, including both contributory and significantly graded heritage properties within close proximity to the site.

The subject site is adjoining to, and surrounded by, a number of public open spaces, including Boroondara Park, Myrtle Road Reserve, Sefton Place Reserve and Brinsley Road Reserve.

Due to the typography of the area, the surrounding parkland and level of vegetation along the train lines and immediate surrounding area, the location of both the existing and proposed telecommunications monopole is largely screened from the surrounding area.

Council officers undertook a detailed site inspection and revealed that the existing monopole has a level of visibility from the following primary vantage points.

This is depicted in the below table.

Photo Ref:	**Photo:**	**Location:**

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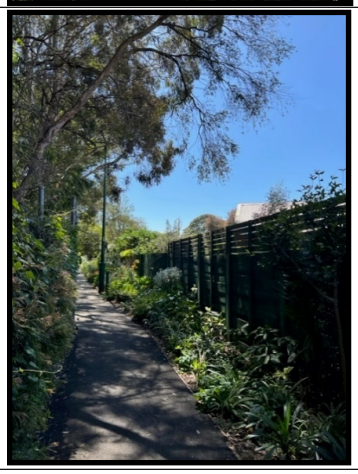
3		

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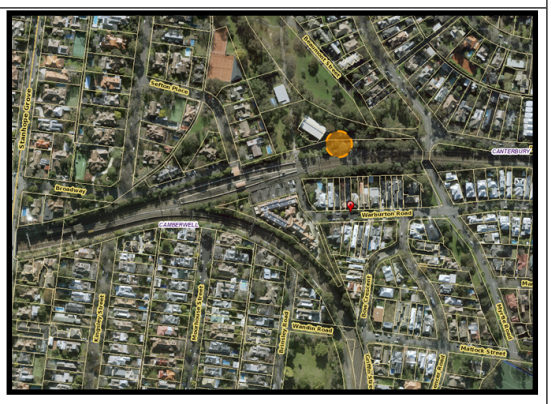
8		
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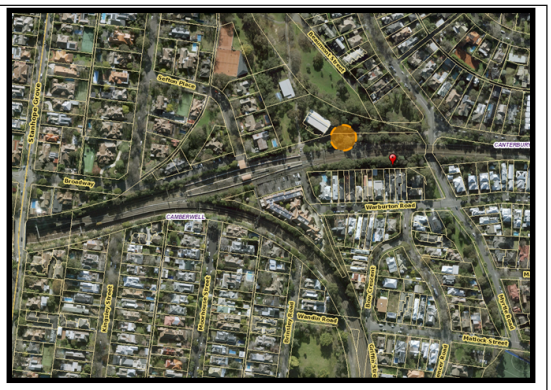
10		
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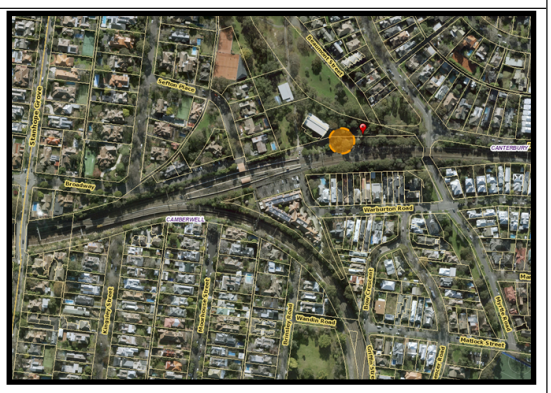
12		

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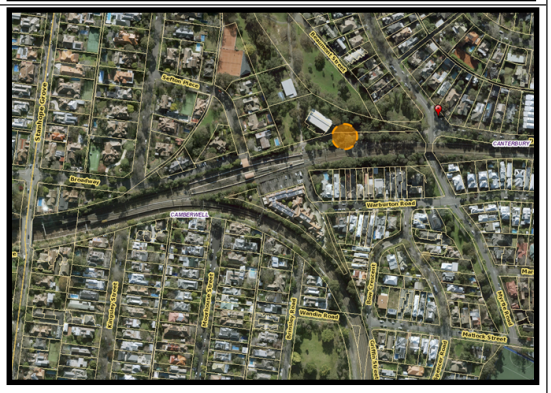
15		

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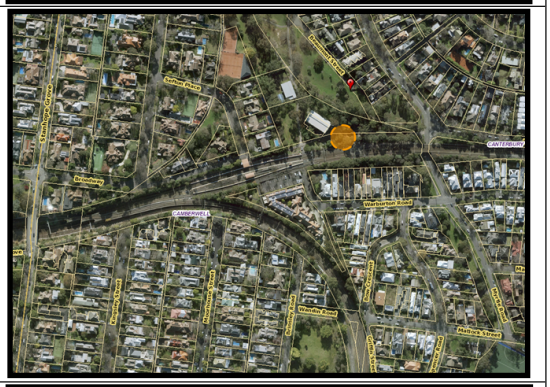
17		
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Table 1 - Site & Surrounds Photos

RESTRICTIVE COVENANT/AGREEMENTS

No covenant or restriction has been registered on Title for this property.

ABORIGINAL CULTURAL HERITAGE

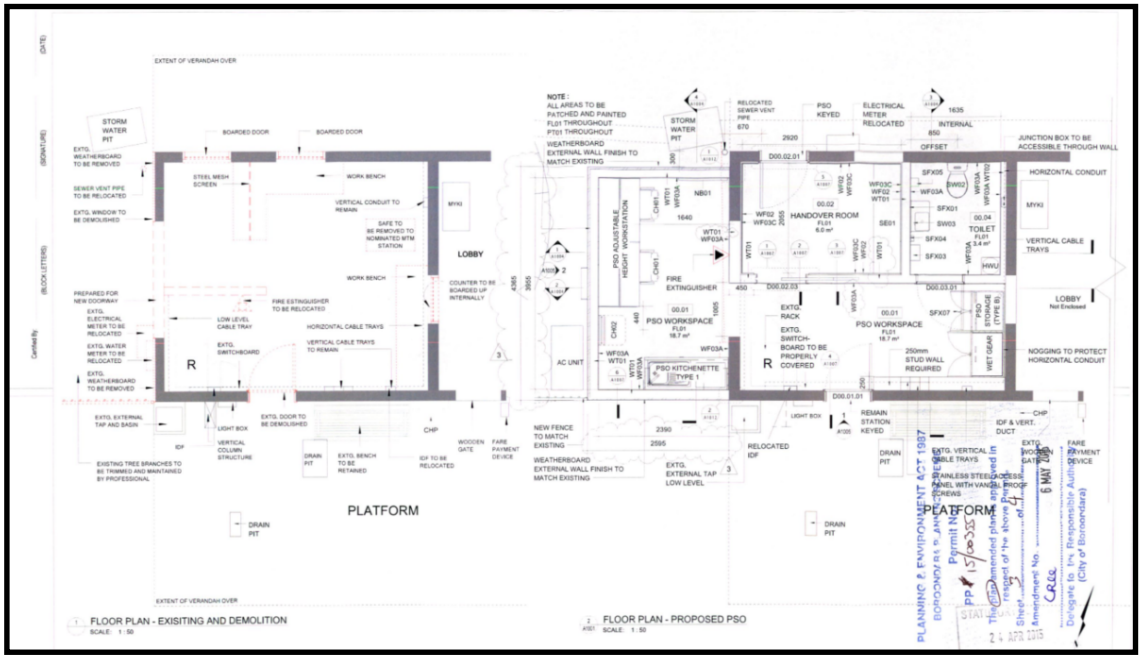
Is the site within an area of Aboriginal cultural heritage sensitivity?	No
Is a Cultural Heritage Management Plan required?	No

PERMIT/SITE HISTORY

Details of previous applications are as follows:

Application No	Date of Decision	Decision	Description of Proposal
PP15/00355	6 May 2015	Planning Permit	Partial demolition and construction of a building associated with an existing railway station in a Heritage Overlay.

Planning Permit PP15/00355 allowed the partial demolition and construction of a building on the platform at East Camberwell Train Station for the purposes of serving the needs of PSO's, as shown in the below endorsed plan.



Above - Endorsed Plans forming part of Planning Permit PP15/00355

This application is not relevant to the current application for the telecommunication facility. These works have been completed.

In regard to the existing monopole, this structure was exempt from requiring a planning permit originally as a planning permit is not required for telecommunications associated with a transport authority.

NOTICE OF APPLICATION

Pursuant to Section 52 of the *Planning & Environment Act 1987*, the application was advertised by:

- Sending notices to the owners and occupiers of adjoining and surrounding land.

34 objections have been received to the proposal. The grounds of objection are summarised as follows:

- Inappropriate visibility from heritage properties;
- Impact on/loss of heritage values/significance in the surrounding area;
- Eyesore in the park area;
- Ruins parkland;
- Damage to local park area and Anniversary Trail;
- Loss of native trees and vegetation;
- Devalues the area and property prices;
- Loss of vegetation affects amenity of neighbouring properties;
- Health concerns (e.g. electromagnetic radiation);
- Potential for “transponders” to be fixed to the tower going forward;
- Increase carbon emissions;
- Widespread digging associated and contaminated soils;
- Length of construction will hinder traffic and cause daily disruption;
- Safety of pedestrians during construction;
- Lack of notification/consultation;
- Application being made by tower operator, not the owner of the land/tower.

INTERNAL REFERRALS

The application was referred to the following:

Environmental Sustainability & Open Space Department (ESOS)

The area proposed for works and tree removal is Vic Track land. ESOS is not the responsible authority for removal of vegetation.

Urban Forestry

The proposed removal of three native trees appears to be exempt from consideration under Clause 52.17 of the Boroondara Planning Scheme as it is considered that the trees would have been planted in this location.

EXTERNAL REFERRALS

The application was not required to be referred to any external referral authorities.

GOVERNANCE ISSUES

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*.

The officers responsible for this report have no general or material conflicts of interest requiring disclosure.

The report to Council and any decision arising of Council will be made available on Council's website and by inspection at the Council Offices in accordance with the requirements in the Local Government Act 2020, Council's Governance Rules and Public Transparency Policy.

CONSIDERATIONS

In assessing this application, consideration has been given to the following:

- The objectives of planning in Victoria as detailed in Section 4 of the *Planning & Environment Act* 1987;
- Section 60 of the *Planning & Environment Act* 1987;
- The relevant provisions and decision guidelines of the Boroondara Planning Scheme (the Scheme) including the decision guidelines of Clause 65;
- Any objections received.

This proposal does not raise any significant adverse social or economic impacts. General social and economic impacts are addressed by the planning policy assessment below.

BOROONDARA PLANNING SCHEME

ZONING & OVERLAYS

Appendix D - Zoning Map

Transport Zone 1

Pursuant to Clause 36.04 of the Scheme, a permit is required for the use of the land for a telecommunications facility (utility installation), as the Section 1 Use condition is not met, which is 'The use must be carried out by or on behalf of a relevant transport manager.'

A planning permit is also required for the construction of buildings and works associated with a telecommunication facility.

Under Clause 36.04-3 of the Scheme, an application within the Transport Zone must be accompanied by the consent of the public land manager, The Secretary of the Department of Transport has delegated this authority to give consent to VicTrack. The application was accompanied by VicTrack consent.

PARTICULAR PROVISIONS

Clause 52.17 - Native Vegetation

The proposal includes the removal of five (5) trees and some additional shrubs.

Three of the proposed trees are native trees (1, 4 and 5) as per the Arboricultural Impact Assessment prepared by Treespace Solutions Dated 10 May 2022.

Pursuant to Clause 52.17-1 a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

The Table to Clause 52.17-7 states that a permit is not required for:

- Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.

The three native trees proposed to be removed are considered to be planted or grown as a result of direct seeding.

Therefore, a planning permit is not required for the removal of the trees under Clause 52.17 of the Scheme.

Clause 52.19 - Telecommunications Facility

Pursuant to Clause 52.19 of the Scheme, a permit is required to construct a building or construct or carry out works for a telecommunications facility. The planning permit exemptions at Clause 52.19-1 of the Scheme are not met.

OFFICER ASSESSMENT

PLANNING POLICY FRAMEWORK

The following planning policies are relevant to the assessment of the current application:

- Clause 19.03 - Development Infrastructure
- Clause 19.03-2L - Infrastructure design and provision - Boroondara
- Clause 19.03 - 4S Telecommunications
- Clause 19.03 - 4R Telecommunications - Metropolitan Melbourne

Clause 19.03-2L - Infrastructure design and provision - Boroondara

The objective of Clause 19.03-2L is:

- *To provide and upgrade physical infrastructure (including telecommunications infrastructure) to meet the needs of development while minimising detrimental impacts on local amenity.*

Strategies to achieve the objective are:

- *Ensure developments contribute to the cost of upgrading infrastructure to accommodate increased demand.*
- *Provide infrastructure capable of accommodating increased demand and able to be integrated into wider networks as part of development.*
- *Minimise the visual impact of infrastructure on the environment.*

- *Locate telecommunications cabling underground.*

Officer Discussion

The proposed works, particularly the construction of a new 30-metre-tall monopole, is proposed as an upgrade to the local phone network. The application states that Canterbury has been identified as requiring improvement and increased coverage and service capacity to the phone network, due to the rate of development in the area.

It is considered that the new monopole and associated infrastructure will therefore allow an improvement to local infrastructure. As discussed throughout this report, the new monopole is the same height as the existing monopole to be decommissioned. The location of the proposed monopole will be increasingly screened in comparison to the existing monopole, due to its location surrounded by vegetation and canopy trees and also the topography of the surrounding area, as detailed within Table 1.

Clause 19.03-4S Telecommunications

The objective of Clause 19.03-4S is:

- *To facilitate the orderly development, extension and maintenance of telecommunications infrastructure.*

Strategies to achieve the objective are:

- *Facilitate the upgrading and maintenance of telecommunications facilities.*
- *Ensure that modern telecommunications facilities are widely accessible and that the telecommunications needs of business, domestic, entertainment and community services are met.*
- *Encourage the continued deployment of telecommunications facilities that are easily accessible by:*
    - *Increasing and improving access for all sectors of the community to the telecommunications network.*

- *Supporting access to transport and other public corridors for the deployment of telecommunications networks in order to encourage infrastructure investment and reduce investor risk.*

- *Ensure a balance between the provision of telecommunications facilities and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.*
- *Co-locate telecommunications facilities wherever practical.*
- *Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.*

Officer Discussion

The proposal allows for the upgrading and improvement to the phone network within the local area, an increasingly important type of infrastructure. The new 30 metre monopole will serve two purposes; house twelve (12) Optus and Vodafone panel antennas for the purposes of the phone network, and three (3) VicTrack panel antennas for the purposes of communication within the train network.

The co-location of infrastructure is considered appropriate to avoid the need for separate infrastructure development within the immediate area. Furthermore, this new facility replaces a similar monopole located to the north-west of the subject site.

Whilst there is the removal of vegetation to allow for the proposed infrastructure, it is recognised that infrastructure coverage is an important service for residents too. The particular trees to be removed have been arboriculturally assessed as being low arboricultural value. The new trees have the ability to make a better contribution to canopy cover as there will be greater native species and suitable planting location.

The significant level of canopy tree cover located along the train line embankment will be maintained, with the exception of the specific location of proposed works, whilst Boroondara Park and the Southern (opposite) side of the train line will not be affected in regards to vegetation removal or impacts.

Clause 19.03-4R Telecommunications - Metropolitan Melbourne

The strategy of Clause 19.03-4R is:

- *Support the provision of high-quality telecommunications infrastructure in Melbourne's employment, urban renewal and growth areas through early planning for fibre-ready facilities and wireless infrastructure.*

Officer Discussion

The proposed works allow for an upgrade in telecommunication infrastructure within the established Canterbury and Camberwell suburban area.

Clause 36.04-5 - Transport Zone

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The effect of the proposal on the development, operation and safety of the transport system.*
- *Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.*

Officer Discussion

The proposed co-location of the Optus and Vodafone infrastructure with VicTrack infrastructure is supported as it locates telecommunications facilities within the same facility. The location also assists with the efficiency of the transport network.

The proposed monopole and associated infrastructure are considered to be well located in regard to the train line embankment and broader site of 2B Warburton Road containing several types of existing infrastructure, including the train lines, a train station

and associated offices/buildings, power lines and an electricity substation in addition to the existing 30-metre-tall telecommunication monopole. As such, the location of the proposed infrastructure is appropriate by minimising the impact it may have elsewhere within the site or area.

Clause 52.19 - Telecommunications Facility

The Purpose of this clause is:

- *To ensure that telecommunications infrastructure is provided in an efficient and cost-effective manner to meet community needs.*
- *To facilitate an effective state-wide telecommunications network consistent with proper and orderly planning.*
- *To support the provision of telecommunications facilities with minimal impact on the amenity of the area.*

Before deciding on an application, in addition to the decision guidelines of clause 65, the responsible authority must consider, as appropriate:

- *The design, siting, construction and operation of the telecommunications facility.*
- *The effect of the telecommunications facility on adjacent land.*

Officer Discussion

The proposed telecommunications infrastructure is located in a specific location in which it is considered that the impact to adjacent and surrounding land, including residential properties is minimised. The public transport corridor contains existing infrastructure as detailed within this report, and therefore the proposed monopole will not be a unique built form in the area. As detailed within Table 1 of this report, views to the existing 30 metre high telecommunications monopole located approximately 25 metres to the north of the proposed location of the new monopole, are minimised from the surrounding residential streets including Warburton Road, Bow Crescent, Beaumont Street, Dudley Parade, Sefton Place and Broadway, as well as various locations within Boroondara Park. Views to and of the new monopole are expected to be similar.

With regards to other amenity impacts of adjacent land and occupiers, a telecommunications facility is required to comply with a number of other policies and acts, including 'A Code of Practice for Telecommunications Facilities in Victoria'.

General Planning Scheme - Amenity, Heritage & Open Space

In addition to the above specific clauses, broadly the planning scheme also seeks to protect and foster the amenity of residential areas, protect and maintain heritage places and values, and provide quality open space.

Amenity of Residential Area

As discussed within this report, visibility of the proposed monopole is expected to be similar to that of the existing monopole, including from residential properties within the immediate area. It is considered that the existing infrastructure in the immediate area, and level of vegetation including tree canopy will screen the monopole from majority of surrounding locations.

In regard to potential amenity impacts such as noise and vibration, it is not expected that the proposed infrastructure will cause such impacts to nearby residents, or those using Boroondara Park. The proposed infrastructure will operate in a similar way to the existing monopole, which does not cause noise or vibration impacts.

Heritage

The proposed monopole will be located further away from the significantly graded heritage building located at 2B Warburton Road, which is the East Camberwell Electrical Substation affected by Heritage Overlay 696, shown in the below image.

It is considered that the new location of the proposed monopole and decommissioning of the existing monopole will provide the substation, the closest heritage building, with separation. Further, it is considered that the proposed infrastructure does not impact on the heritage values of nearby residential dwellings, with the closest heritage dwelling being located over 43 metres from the proposed works, separated by the railway line.

Above - Location of Heritage Overlay within the area (Red Circle = Location of existing monopole, Blue Rectangle = Location of Proposed Infrastructure, Red Shading = Significantly Graded Heritage Properties, Green Shading = Contributory Graded Properties)

Open Space

Whilst the proposal involves the removal of five trees and associated shrubs to allow for the proposed infrastructure, it is considered that a significant level of canopy tree cover, and vegetation more broadly is able to be maintained along the transport corridor and the surrounding parkland.

The proposal will have no impact on Boroondara Park, including vegetation contained within. Whilst the telecommunication monopole will be visible from certain locations within Boroondara Park, such views will be similar to the existing 30 metre monopole, as shown within Table 1. Therefore, it is considered that the proposal will not impact upon the enjoyment and use of the park by nearby residents and visitors.

However, as there is a loss of vegetation due to the proposed development, it is considered that replacement planting is appropriate as an offset. As a result, a condition can be included in the Planning Permit that 5 native trees to Victoria are planted on site, which must achieve a minimum mature height of 15 metres.

OBJECTION RESPONSE

Those matters not already addressed in the foregoing report are discussed below:

Total Number of Objections Received:	**34**
Summary of Objections	**Officer Comment**
Inappropriate visibility from a heritage overlay.	The proposed 30-metre-tall monopole is the same height as the existing monopole located on the site (approximately 25 metres north-west) to be decommissioned. The monopole is not expected to be increasingly visible, in comparison to the existing pole, from properties affected by a Heritage Overlay, and the broader surrounding area.
Impact on/loss of heritage values/significance in the surrounding area.	It is considered that the impact on the heritage values and significance within the area, is negligible. There is an existing 30 metre tall telecommunication monopole located approximately 25 metres north-west of the proposed site of the works, of the same height as that proposed with limited visibility. Therefore, the proposed monopole and associated infrastructure is considered to be of a similar built form.
Eyesore in the park area.	The proposed monopole and associated infrastructure are expected to have similar visibility from Boroondara Park to the existing monopole. Whilst there may be a casual view of the monopole from selected locations within the park, generally the existing vegetation and high canopy tree cover within the park and along the railway corridor provides sufficient screening to the proposed infrastructure.
Ruins parkland and damages local park area and Anniversary Trail.	Whilst the proposal includes the removal of some vegetation on the immediate site of the telecommunication facility, there will be no impact to any vegetation or trees located within the parkland itself. Boroondara Park and the railway corridor will maintain a high level of vegetation and canopy tree cover. Furthermore, it is recommended that conditions be imposed that requires the replanting of five native

	trees, capable of growing to a minimum height of 15 metres. These trees will make a positive contribution to the biodiversity of the area.
Loss of native trees and vegetation.	As discussed within this report, the proposed removal of three (3) native trees, in addition to two exotic trees and some additional shrubs does not require a planning permit pursuant to the Scheme. The removal of these trees is considered appropriate, on the balance of allowing for the infrastructure to be constructed, whilst new planting will enhance the significant surrounding canopy tree cover to be retained. However, it is recommended that any removed vegetation is replaced to avoid significant environmental impacts. As a result, a condition will be recommended that five (5) native trees to Victoria are planted on site, which must achieve a minimum mature height of 15 metres.
Devalues the area and property prices.	The Victorian Civil and Administrative Tribunal (VCAT) and its predecessors have generally found subjective claims that a proposal will reduce property values are difficult, if not impossible to gauge and of no assistance to the determination of a planning permit application. It is considered the impacts of a proposal are best determined through an assessment of the amenity implications rather than any impacts upon property values. This report provides a detailed assessment of the amenity impact of this proposal.
Loss of vegetation affects amenity of neighbouring properties.	The loss of five trees and shrubs will not significantly alter the level of canopy tree cover along the railway corridor, which will provide screening to the proposed infrastructure from particular directions and residential properties. The amount of vegetation and canopy trees along the railway corridor will be predominately maintained. Regardless, to offset the development and ensure

	impacts on the environment are minimised, it is recommended that any planning permit should include a condition requiring replacement canopy trees to be planted on site.
Health concerns (e.g. electromagnetic radiation).	The Australian Communications and Media Authority (ACMA) comprises of regulations on how radiocommunication devices and transmitters must function to keep electromagnetic energy (EME) at safe levels. The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) defines what are safe levels of EMEs for people. Any telecommunication facility must be designed and operate in compliance with maximum human exposure levels to radio frequency emissions as per Radiation Protection Standard - Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300 GHz, Arpansa, May 2002. The Industry code C564: 2020 mobile phone base station deployment (the Code) requires the carrier to make site EME assessments in accordance with an ARPANSA prediction methodology and report format. ACMA may also inspect and audit sites.
Potential for “transponders” to be fixed to the tower going forward.	It is recommended that a condition be imposed on any planning permit that requires any modification to the approved telecommunications facility to obtain the prior written consent of Council to avoid a saturation of telecommunication facilities on this particular monopole.
Increase carbon emissions.	Any potential increase of carbon emissions caused by the proposal is not specifically addressed within the Scheme.
Widespread digging associated and contaminated soils.	Council has no record that the site contains contaminated soil. No Environmental Audit Overlay exists on the land. Environment Protection Authority (EPA) has an industry standard publication for

	providing employers and workers guidance for identifying site contamination and managing the risk of exposure to harmful contaminants during construction work. WorkSafe has also contributed to these guidelines.
Length of construction will hinder traffic and cause daily disruption.	Impacts from construction impacts will be mitigated by Council's Protection of Council Assets and Control of Building Sites Local Law. The Local Law seeks to prevent damage to public infrastructure, and provides measures to protect the health and safety of residents and site occupiers whilst also mitigating amenity impacts to residents.
Safety of pedestrians during construction.	Any planning permit issued for the proposal can include standard conditions for amenity during construction. However, a building permit is likely to be required for the proposed infrastructure, which will include the subject site being appropriately separated from the surrounding parkland and walking/cycling trails.
Lack of notification/consultation.	As discussed within this report, Council advertised the planning permit application pursuant to Section 52 of the Planning & Environment Act 1987, by sending notices to the owners and occupiers of adjoining and surrounding land. It is considered that the scale of public notice was sufficient in regard to the *Planning and Environment Act* 1987.
Application being made by tower operator, not the owner of the land/tower.	Pursuant to the *Planning and Environment Act* 1987 Section 48, if the applicant is not the owner of the land for which the permit is needed, an application must: (a) Be signed by the owner of the land; or (b) Include a declaration by the application that the applicant has notified the owner about the application. The Applicant has declared that the owner has been notified of the permit application,

	in accordance with the requirements of the Act. Furthermore, the obligations under the Transport Zone require the public land manager to give consent of the application being made.

DATE OF ISSUE		23.02.23
DRAWING PACKAGE VERSION		01
GENERAL		
M1682 - G1	SITE SPECIFICATIONS	A
M1682 - G2	OVERALL SITE PLAN - SHEET 1 OF 2	A
M1682 - G2-1	OVERALL SITE PLAN - SHEET 2 OF 2	A
M1682 - G3	SITE LAYOUT AND SETOUT PLAN	A
M1682 - G4	SITE ELEVATION	A
ANTENNAS & TRANSMISSION		
M1682 - A1	PANEL ANTENNA SYSTEM CONFIGURATION - SHEET 1 OF 2	A
M1682 - A1-1	PANEL ANTENNA SYSTEM CONFIGURATION - SHEET 2 OF 2	A
M1682 - A2	RF PLUMBING DIAGRAM - SHEET 1 OF 2	A
M1682 - A2-1	RF PLUMBING DIAGRAM - SHEET 2 OF 2	A
STRUCTURAL		
ELECTRICAL		
M1682 - E1	ELECTRICAL SPECIFICATIONS	A
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M1682 - E3	SITE EARTHING PLAN	A
SHELTER / FITOUT		
M1682 - F1	OTC RACK LAYOUT	A
M1682 - F2	OTC RACK CONFIGURATION	A
EME EXCLUSION ZONES		
LEASE / LICENCE		
21813/124	LEASE AND SITE SURVEY PLAN DATED 19/07/2022	-
REFERENCE DOCUMENTS		
DISTRIBUTION		
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OPTUS

OPTUS SITE - M1682

CANTERBURY WEST

26 MYRTLE ROAD

CANTERBURY WEST

VIC 3126

DRAWING CHECK			
CHECKER	INITIALS	✓	DATE
Project Engineer		❑	
Design Engineer		❑	
Structural Engineer		❑	
Drafting Check		❑	
Property		❑	
Planning		❑	
EME		❑	
Build		❑	

OPTUS GREENFIELD PROJECT

OPTUS WORK AUTHORITY NO XXXXXX

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FOR CONSTRUCTION

Drawing No.
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A3

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DATE OF ISSUE	23.02.23
DRAWING PACKAGE VERSION	01

REFERENCE DOCUMENTS

OSD-020	OPTUS EARTHING SPECIFICATION	13
OSD-030	OPTUS TOWER SPECIFICATION	B
OSD-100	STANDARD CONSTRUCTION NOTES	C
OSD-140	SITE BOUNDARY FENCE AND GATE DETAILS	B
OSD-170	SITE SIGNAGE - TYPICAL GROUND SITE	B
OSD-191	OPTUS EME SAFETY SIGNAGE REQUIREMENTS	A
OSD-210	ELEVATED SHELTER PIER FOOTING DETAILS	E
OSD-510	ELEVATED CABLE LADDER SUPPORT DETAILS SHEET 1	A
OSD-530	CABLE LADDER RISER FIXING TO MONOPOLES	B
OSD-710	TYPICAL MONOPOLE GROUND SITE EARTHING PLAN	B
OSD-712	SITE EARTHING DETAILS (STEEL MONOPOLE)	A
OSD-713	OUTDOOR CABINET GENERAL EARTHING DETAILS	A
OSD-730	TYPICAL CO-LOCATION GROUND SITE EARTHING PLAN	B
OSD-750	TYPICAL GROUND SITE EARTHING DETAILS SHEET 1	B
OSD-760	TYPICAL GROUND SITE EARTHING DETAILS SHEET 2	B
OSD-830	EARTH BAR DETAILS	B
OSD-831	SINGLE POINT EARTH BAR DETAILS	A
900010-S	CIVILTEST SOIL TESTING DATED 23/06/22	-
1220036-1	30.0m HIGH MONOPOLE AND A PRE-FABRICATED EQUIPMENT DATED 28/09/22	2
GA13581	GENERAL ARRANGEMENT OF FOUNDATION BOLT AND TEMPLATE ASSEMBLY	0
GA16095	GENERAL ARRANGEMENT OF 30m COMMUNICATION POLE BASE PLATE MOUNTED - SHEET 1 OF 2	0
GA16095	GENERAL ARRANGEMENT OF 30m COMMUNICATION POLE BASE PLATE MOUNTED - SHEET 2 OF 2	0
GA16095-FN	30m COMMUNICATION POLE FOOTING	0
SC124163 OPT	STRUCTURAL ANALYSIS AND DESIGN CERTIFICATE	1

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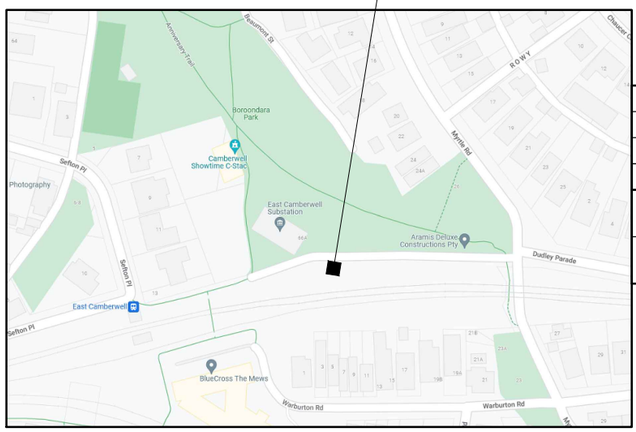
SITE ADDRESS

26 MYRTLE ROAD
CANTERBURY WEST
VIC 3126

OPTUS SITE M1682
RFNSA: 3126002



SITE LOCATION DATA	
SOURCE: SURVEY	
DATUM: MGA (GDA94)	ZONE: 55
REF LOCATION:	℄ MONOPOLE
EASTING	330 125
NORTHING	5 811 808
LATITUDE	-37.825350°
LONGITUDE	145.070120°

NEW OPTUS MONOPOLE

1. NEW 30m HIGH MONOPOLE WITH COLLAR MOUNT HEADFRAME AT EL 28.60m, 30.0m & 20.0m. REFER TO VICTRACK MONOPOLE CERTIFICATE GA16095 DATED 20/09/22 FOR DETAILS.
2. NEW ANTENNAS TO BE INSTALLED ON NEW HEADFRAME ON NEW MONOPOLE. REFER TO CERTIFICATE OF STRUCTURAL ADEQUACY GA16095 DATED 20/09/2022.
3. FOR NEW TOWERS, SPECIFIC MOUNTS FOR PANEL ANTENNAS ON THE HEADFRAME AND NEW MOUNTS TO BE PROVIDED BY THE TOWER SUPPLIER.
4. ANTENNA MAINTENANCE ACCESS BY QUALIFIED PERSONNEL ONLY.
5. REFER TO 900010-S CIVILTEST SOIL TESTING REPORT FOR SUBSOIL CONDITIONS DATED 23/06/22.

EQUIPMENT SHELTER / FITOUT

NEW eJV 6-BAY ODC

TRANSMISSION

VIA MEDIUM FIBRE.

REMOTE ELECTRONIC TILT

RET CONTROL FOR THIS SITE TO BE INSTALLED AS PER OPTUS (OM38040) RET/MHA DEPLOYMENT GUIDE LATEST REVISION

CONSTRUCTION SITE ACCESS

VIA MYRTLE ROAD.

EXISTING SITE HAZARDS

1. MANUAL HANDLING
2. WORKING AT HEIGHTS
3. SLIP, TRIP AND FALLS
4. ELECTRICAL HAZARDS
5. WEATHER / LIGHTNING
6. SUN EXPOSURE
7. WILDLIFE / INSECTS

WHS SAFETY IN DESIGN RISK ASSESSMENT

1. ALL HAZARDS ASSOCIATED WITH THE DESIGN OF THE NEW WORKS AS WELL AS ANY EXISTING OR LEGACY DOCUMENTATION "OM38346 - MRD WHS SAFETY IN DESIGN RISK ASSESSMENT MATRIX.

SITE SIGNAGE

1. SITE SIGNAGE SHALL BE IN ACCORDANCE WITH OSD-170 (GROUND SITE) OR OSD-180 (ROOFTOP SITE)

EME EXCLUSION ZONES

1. REFER LATEST EME EXCLUSION ZONES FOR EXISTING AND NEW ANTENNAS AT THIS SITE.

GENERAL

1. THE CONTRACTOR SHALL COMPLY WITH ALL THE RELEVANT OPTUS CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. ALL INFORMATION TO BE CHECKED ON SITE PRIOR TO FABRICATION AND CONSTRUCTION.
3. THE LOCATION AND DEPTH OF ANY EXISTING UNDERGROUND SERVICES SHALL BE PHYSICALLY VERIFIED ON SITE PRIOR TO COMMENCING EXCAVATION (e.g. BY POTHOLING)

ELECTRICAL INSTALLATION AND SITE EARTHING

REFER TO DRAWINGS M1682-E1, E2 AND E3 FOR THE ELECTRICAL SPECIFICATION NOTES AND SITE EARTHING DETAILS.

DRAFT

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
A	23.02.23	ISSUED FOR CONSTRUCTION (OPTUS GREENFIELD PROJECT)	VENTIA	SWM			

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Project: MOBILE NETWORK AUSTRALIA
SITE No:- M1682
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Drawing Title: SITE SPECIFICATIONS

Drawing Status: FOR CONSTRUCTION
Drawing No. M1682-G1
Revision A

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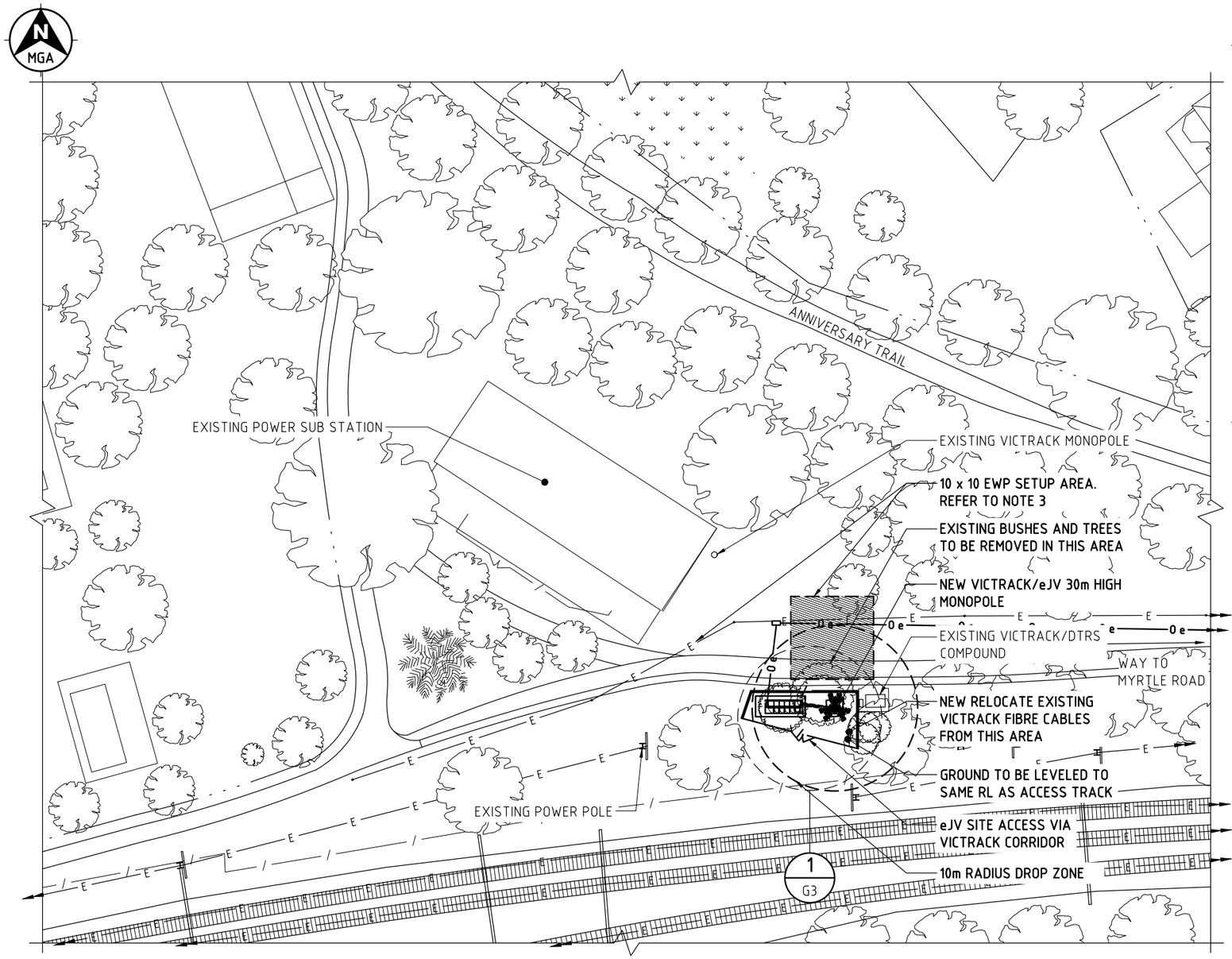

OVERALL SITE PLAN

SCALE 1:500

NOTES:

1. ALL INFORMATION TO BE CHECKED ON SITE PRIOR TO FABRICATION AND CONSTRUCTION.
2. DRAWINGS BASED ON INFORMATION PROVIDED BY OTHERS.
3. CONSTRUCTION CONTRACTOR TO CONFIRM SUITABILITY OF NEW EWP SET-UP/PARKING LOCATION ON SITE PRIOR TO WORK COMMENCING.
4. SERVICES INFORMATION CONTAINED ON THIS DRAWING IS INDICATIVE ONLY AND REFERENCE SHOULD BE MADE TO THE AUTHORITIES DRAWINGS TO CONFIRM ACCURACY AND COMPLETENESS. WHERE INFORMATION IS AVAILABLE, THE SUB-SURFACE SERVICES INSTALLED BY AGENTS OTHER THAN AUTHORITIES HAVE BEEN SHOWN, BUT ADDITIONAL UNDOCUMENTED SERVICES MAY BE PRESENT. SHOULD THE CONTRACTOR BELIEVE THAT SUB-SURFACE SERVICES ARE AT RISK OF DAMAGE DURING CONSTRUCTION, THE CONTRACTOR SHOULD NOTIFY THE RELEVANT AUTHORITIES AND ESTABLISH THE EXACT LOCATION OF THE SERVICES.
5. REMOVE ALL TALL GRASS / WEEDS WITHIN THE COMPOUND TO MINIMISE SNAKE ACTIVITY.

LEGEND

—— / —— / ——	FENCE LINE
—— E —— E ——	O/H POWER SUPPLY
—— O e —— O e ——	OPTUS UG ELECTRICITY
	EXISTING LEVEL
	EXISTING CONTOUR

DRAFT

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
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CANTERBURY WEST
26 MYRTLE ROAD

Drawing Title: OVERALL SITE PLAN
SHEET 1 OF 2

Drawing Status: FOR CONSTRUCTION
Drawing No. M1682-G2
Revision A

20 10 0 10 20 30 40 50mm A3

CAD File: D:\SIVA\FC\M1682 - Canterbury West\BD2\M1682 - Canterbury West - FC - Rev 01 - 20221023.dwg
Plot By: Sivananda handi Date: 23.02.23 5:14 PM

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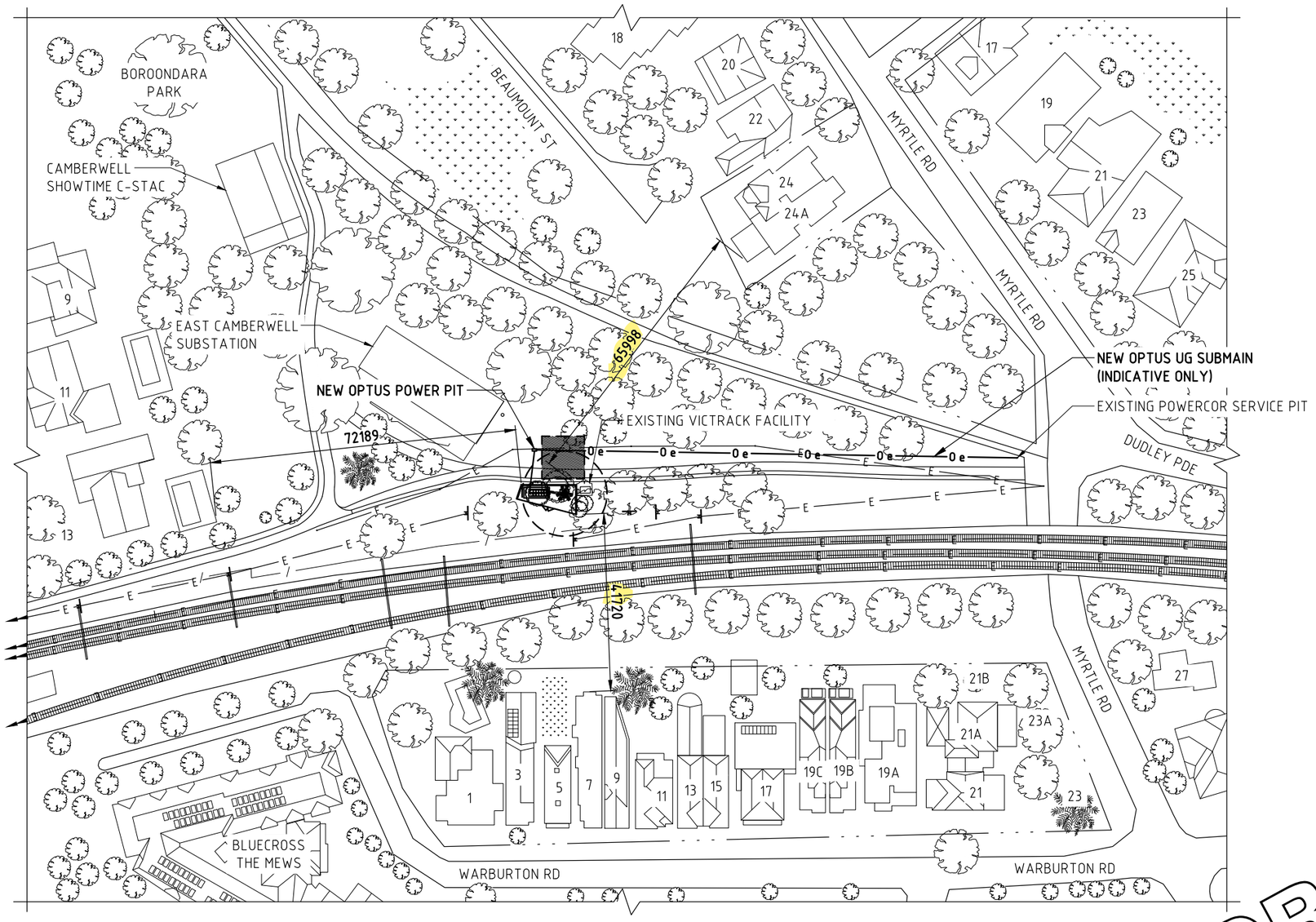

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Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
A	23.02.23	ISSUED FOR CONSTRUCTION (OPTUS GREENFIELD PROJECT)	VENTIA	SWM			

ventia
Level 8, 80 Pacific Hwy, North Sydney, NSW 2060
www.ventia.com

Client: OPTUS

Project: MOBILE NETWORK AUSTRALIA
SITE No:- M1682
CANTERBURY WEST
26 MYRTLE ROAD

Drawing Title: OVERALL SITE PLAN SHEET 2 OF 2

Drawing Status: FOR CONSTRUCTION

Drawing No. M1682-G2-1

Revision A

CAD File: D:\SIVA\FC\M1682 - Canterbury West\BD2\M1682 - Canterbury West - FC - Rev 01 - 20221023.dwg
Plot By: Sivananda handi Date: 23.02.23 5:14 PM

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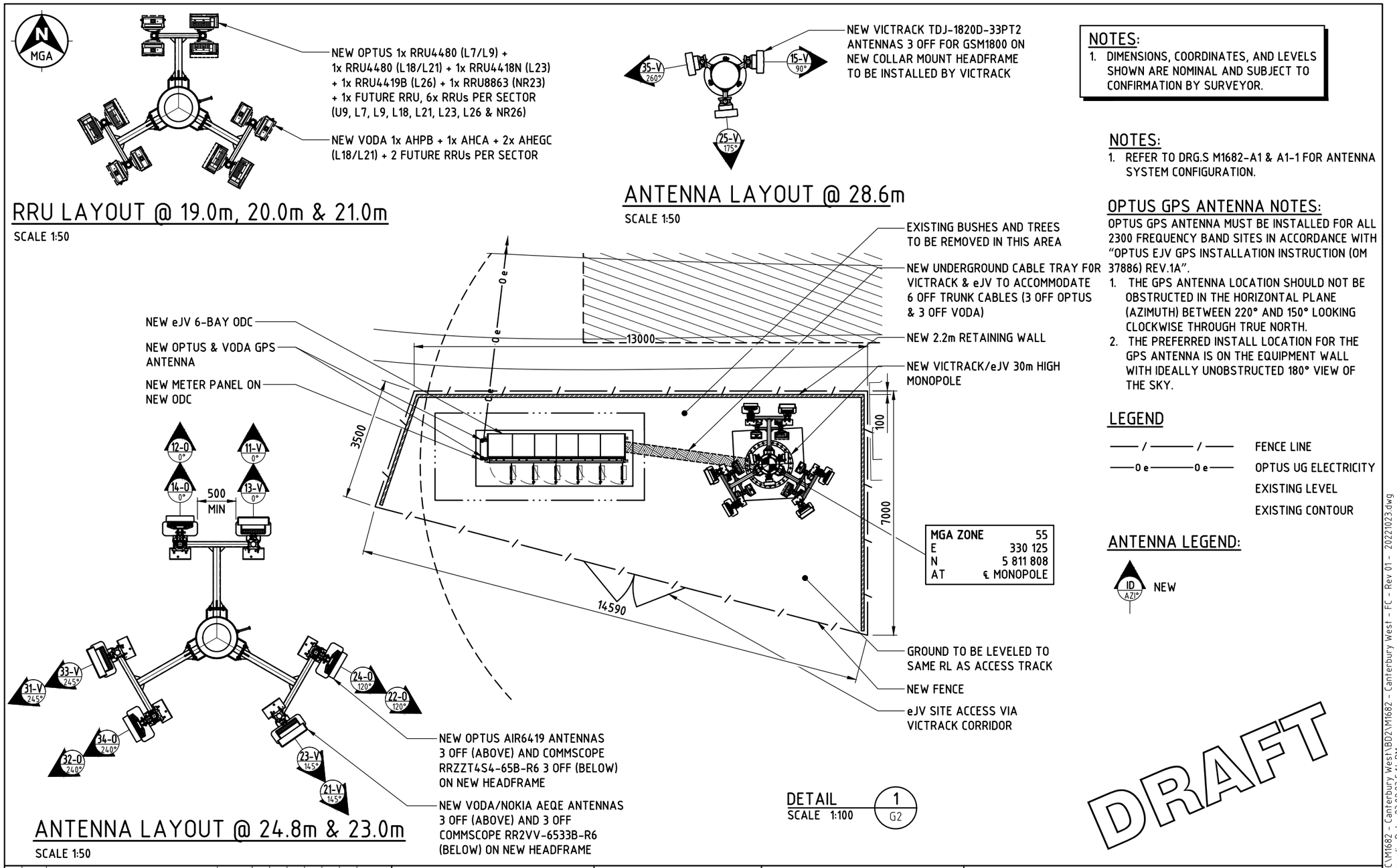
20 10 0 10 20 30 40 50mm A3



NOTES:
1. DIMENSIONS, COORDINATES, AND LEVELS SHOWN ARE NOMINAL AND SUBJECT TO CONFIRMATION BY SURVEYOR.

NOTES:
1. REFER TO DRG.S M1682-A1 & A1-1 FOR ANTENNA SYSTEM CONFIGURATION.

OPTUS GPS ANTENNA NOTES:
OPTUS GPS ANTENNA MUST BE INSTALLED FOR ALL 2300 FREQUENCY BAND SITES IN ACCORDANCE WITH "OPTUS EJV GPS INSTALLATION INSTRUCTION (OM 37886) REV.1A".
1. THE GPS ANTENNA LOCATION SHOULD NOT BE OBSTRUCTED IN THE HORIZONTAL PLANE (AZIMUTH) BETWEEN 220° AND 150° LOOKING CLOCKWISE THROUGH TRUE NORTH.
2. THE PREFERRED INSTALL LOCATION FOR THE GPS ANTENNA IS ON THE EQUIPMENT WALL WITH IDEALLY UNOBSTRUCTED 180° VIEW OF THE SKY.

LEGEND

—— / —— / ——	FENCE LINE
—— O e —— O e ——	OPTUS UG ELECTRICITY
	EXISTING LEVEL
	EXISTING CONTOUR

ANTENNA LEGEND:

ID AZI° NEW

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
A	23.02.23	ISSUED FOR CONSTRUCTION (OPTUS GREENFIELD PROJECT)	VENTIA	SWM	—	—	—

ventia
Level 8, 80 Pacific Hwy, North Sydney, NSW 2060
www.ventia.com

Client: OPTUS

Project: MOBILE NETWORK AUSTRALIA
SITE No:- M1682
CANTERBURY WEST
26 MYRTLE ROAD

Drawing Title: SITE LAYOUT AND SETOUT PLAN

Drawing Status: FOR CONSTRUCTION
Drawing No. M1682-G3
Revision A

CAD File: D:\SIVA\FC\M1682 - Canterbury West\BD2\M1682 - Canterbury West - FC - Rev 01 - 20221023.dwg
Plot By: Sivananda nandi Date: 23.02.23 5:14 PM

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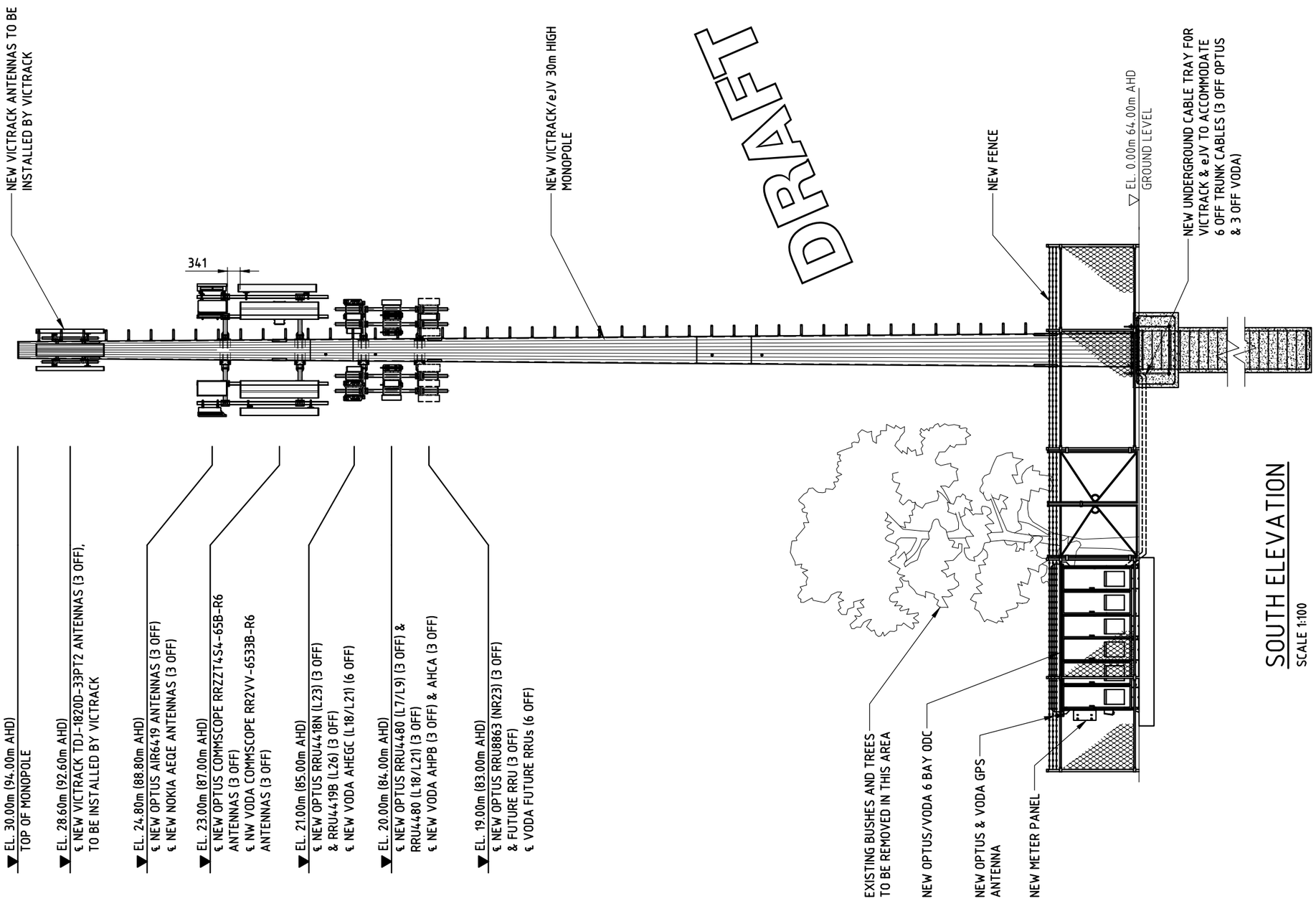
20 10 0 10 20 30 40 50mm A3



NOTES:
1. REFER TO DRAWING M1682-G1 FOR SITE SPECIFIC NOTES.
2. REFER TO DRAWINGS M1682-A1 & A1-1 FOR PANEL ANTENNA DETAILS
3. THIS DRAWING IS DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED.
4. ALL INFORMATION TO BE CHECKED ON SITE PRIOR TO FABRICATION AND CONSTRUCTION.

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
A	23.02.23	ISSUED FOR CONSTRUCTION (OPTUS GREENFIELD PROJECT)	VENTIA	SWM	—	—	—

ventia
Level 8, 80 Pacific Hwy, North Sydney, NSW 2060
www.ventia.com

Client: OPTUS

Project: MOBILE NETWORK AUSTRALIA
SITE No:- M1682
CANTERBURY WEST
26 MYRTLE ROAD

Drawing Title: SITE ELEVATION

Drawing Status: FOR CONSTRUCTION

Drawing No. M1682-G4

Revision A

CAD File D:\SIVA\FC\M1682 - Canterbury West\BD2\M1682 - Canterbury West - FC - Rev 01 - 20221023.dwg
Plot By: Sivananda nandi Date: 23.02.23 5:15 PM

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20 10 0 10 20 30 40 50mm A3

OPTUS ANTENNA CONFIGURATION TABLE

ANTENNA	OPERATOR	OPTUS						OPTUS						OPTUS						OPTUS	OPTUS	OPTUS
	SECTOR	1						2						3						1	2	3
	ANTENNA IDENTITY	12-0						22-0						32-0						14-0	24-0	34-0
	AZIMUTH (° TN)	0						120						240						0	120	240
	HEIGHT AT ANTENNA CL	23m						23m						23m						24.8m	24.8m	24.8m
	ANTENNA MAKE & MODEL	COMMSCOPE RRZZT454-65B-R6						COMMSCOPE RRZZT454-65B-R6						COMMSCOPE RRZZT454-65B-R6						ERICSSON AIR6419	ERICSSON AIR6419	ERICSSON AIR6419
	DIMENSIONS (H x W x D)	2100 x 498 x 197 mm						2100 x 498 x 197 mm						2100 x 498 x 197 mm						796 x 400 x 186 mm	796 x 400 x 186 mm	796 x 400 x 186 mm
	STATUS	NEW						NEW						NEW						NEW	NEW	NEW
	BAND (MHz)	700/900	700/900	18/21/23/26	18/21/23/26	2300	SPARE	700/900	700/900	18/21/23/26	18/21/23/26	2300	SPARE	700/900	700/900	18/21/23/26	18/21/23/26	2300	SPARE	3500	3500	3500
	PORTS	1 & 2	3 & 4	5 & 6	7 & 8	Y1 to Y8	P1 to P8	1 & 2	3 & 4	5 & 6	7 & 8	Y1 to Y8	P1 to P8	1 & 2	3 & 4	5 & 6	7 & 8	Y1 to Y8	P1 to P8	1 & 2	1 & 2	1 & 2
	PORT USER	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT	OPT
	RET	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO
	ELECTRICAL TILT (°)	2	2	2	2	2	-	2	2	2	2	2	-	2	2	2	2	2	-	6	6	6
	MECHANICAL TILT (°)	0						0						0						0	0	0
ANCILLARIES	MHA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	RRU TYPE & COUNT	NEW RRU4480 (L7/L9) (1 OFF) + RRU4480 (L18/L21/NR21) (1 OFF) + RRU4418N (L23) (1 OFF) + RRU4419B (L26/Design Only NR26) (1 OFF) + RRU8863 (NR23) (1 OFF) FUTURE RRU (1 OFF: SIZE SIMILAR TO RRU4480)						NEW RRU4480 (L7/L9) (1 OFF) + RRU4480 (L18/L21/NR21) (1 OFF) + RRU4418N (L23) (1 OFF) + RRU4419B (L26/Design Only NR26) (1 OFF) + RRU8863 (NR23) (1 OFF) FUTURE RRU (1 OFF: SIZE SIMILAR TO RRU4480)						NEW RRU4480 (L7/L9) (1 OFF) + RRU4480 (L18/L21/NR21) (1 OFF) + RRU4418N (L23) (1 OFF) + RRU4419B (L26/Design Only NR26) (1 OFF) + RRU8863 (NR23) (1 OFF) FUTURE RRU (1 OFF: SIZE SIMILAR TO RRU4480)						N/A	N/A	N/A
	COMBINER TYPE & COUNT	NEW 850REJ-W (1 OFF)	NEW 850REJ-W (1 OFF)	NEW COM19c (1 OFF)		N/A	N/A	NEW 850REJ-W (1 OFF)	NEW 850REJ-W (1 OFF)	NEW COM19c (1 OFF)		N/A	N/A	NEW 850REJ-W (1 OFF)	NEW 850REJ-W (1 OFF)	NEW COM19c (1 OFF)		N/A	N/A	N/A	N/A	N/A
COAXIAL FEEDERS	FEEDER TYPE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	FEEDER LENGTH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	QUANTITY	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	TECHNOLOGY	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	STATUS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRUNK CABLES	STATUS	NEW																				
	TECHNOLOGIES	L7/L18/L21/L23/L26/U9/NR21/NR23/NR35/Design Only NR26																				
	FIBRE TYPE	HUBER & SUHNER 9/18 (MLEH) (10mm²)																				
	FIBRE LENGTH	30m																				
	QUANTITY	3 (SHARED 3G/4G/5G)																				

OPTUS ANCILLARY EQUIPMENT

ANCILLARY	EQUIPMENT CODE	MANUFACTURER	PRODUCT CODE	TECHNOLOGY FREQUENCIES	DIMENSIONS (H x W x D) (mm)	WEIGHT (kg)	QUANTITY
RRU	ERICSSON RRU	ERICSSON	RRU4480	700	588 x 398 x 195	38.1	3
		ERICSSON	RRU4480	1800/2100	588 x 398 x 154	32.5	3
		ERICSSON	RRU4418N	2300	420 x 342 x 131	15.6	3
		ERICSSON	RRU4419B	2600	447 x 400 x 160	21	3
		ERICSSON	RRU8863	2300	478 x 375 x 155	24	3
		ERICSSON	FUTURE	TBC	588 x 398 x 195	38.1	3
AAU	ERICSSON 5G AAU	ERICSSON	AIR6419	3500	796 x 400 x 186	20	3
DIPLEXER / COMBINER	850REJ-W	COMMSCOPE	E14V00P21	700/900	257 x 179.5 x 124	7	6
	COM19c	COMMSCOPE	E14F10P73	1800-2100/2300/2600	398 x 167 x 94	8.45	3

ANTENNA LEGEND:

ID AZI° NEW

NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH RF PLUMBING DIAGRAM DRAWING M1682-A2.
2. INFORMATION IN THE TABLES SUPPLIED AND VERIFIED BY VENTIA.
3. ANCILLARIES REFER TO ITEMS AT OR NEAR THE ANTENNA.
4. CO-AXIAL FEEDER AND TRUNK LENGTHS ARE ESTIMATED, ROUNDED UP TO THE NEXT 5m.
5. UNLESS NOTED AS EXISTING, ALL OTHER ANCILLARIES EQUIPMENT IS NEW.

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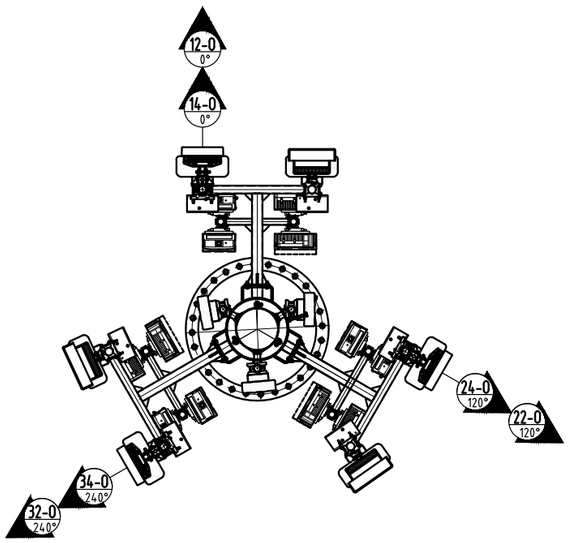

OPTUS ANTENNAS PLAN

SCALE 1:50

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
A	23.02.23	ISSUED FOR CONSTRUCTION (OPTUS GREENFIELD PROJECT)	VENTIA	SWM	—	—	—

ventia
Level 8, 80 Pacific Hwy, North Sydney, NSW 2060
www.ventia.com

Client: OPTUS

Project: MOBILE NETWORK AUSTRALIA
SITE No:- M1682
CANTERBURY WEST
26 MYRTLE ROAD

Drawing Title: PANEL ANTENNA SYSTEM CONFIGURATION - SHEET 1 OF 2

Drawing Status: FOR CONSTRUCTION
Drawing No. M1682-A1
Revision A

CAD File: D:\SIVA\FC\M1682 - Canterbury West\BD2\M1682 - Canterbury West - FC - Rev 01 - 20221023.dwg
Plot By: Sivananda nandi Date: 23.02.23 5:15 PM

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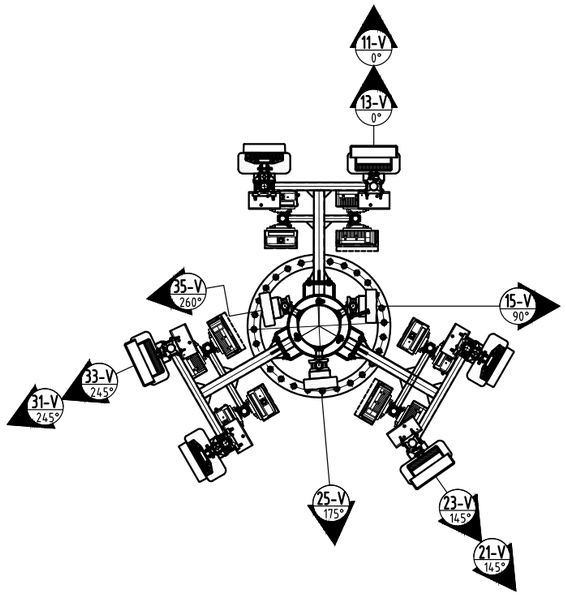
20 10 0 10 20 30 40 50mm A3

VODA ANTENNA CONFIGURATION TABLE

ANTENNA	OPERATOR	VODA						VODA						VODA						VODA	VODA	VODA
	SECTOR	1						2						3						1	2	3
	ANTENNA IDENTITY	11-V						21-V						31-V						13-V	23-V	33-V
	AZIMUTH (° TN)	0						145						245						0	145	245
	HEIGHT AT ANTENNA CL	23m						23m						23m						24.8m	24.8m	24.8m
	ANTENNA MAKE & MODEL	COMMSCOPE RR2VV-6533B-R6						COMMSCOPE RR2VV-6533B-R6						COMMSCOPE RR2VV-6533B-R6						NOKIA AEQE	NOKIA AEQE	NOKIA AEQE
	DIMENSIONS (H x W x D)	2100 x 498 x 197 mm						2100 x 498 x 197 mm						2100 x 498 x 197 mm						750 x 450 x 240 mm	750 x 450 x 240 mm	750 x 450 x 240 mm
	STATUS	NEW						NEW						NEW						NEW	NEW	NEW
	BAND (MHz)	750/850	750/850	1800/2100	1800/2100	1800/2100	1800/2100	750/850	750/850	1800/2100	1800/2100	1800/2100	1800/2100	750/850	750/850	1800/2100	1800/2100	1800/2100	1800/2100	3600	3600	3600
	PORTS	1 & 2	3 & 4	5 & 6	7 & 8	9 & 10	11 & 12	1 & 2	3 & 4	5 & 6	7 & 8	9 & 10	11 & 12	1 & 2	3 & 4	5 & 6	7 & 8	9 & 10	11 & 12	1 & 2	1 & 2	1 & 2
	PORT USER	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE	VODAFONE
	RET	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO
	ELECTRICAL TILT (°)	2	2	2	2	2	2	4	4	4	4	4	4	2	2	2	2	2	2	-4	-2	-4
	MECHANICAL TILT (°)	0						0						0						0	0	0
ANCILLARIES	MHA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	RRU TYPE & COUNT	NEW AHPB (N7) (1 OFF) + AHCA (L85) (1 OFF) + AHEGC (L18/L21) (2 OFF) FUTURE RRU (2 OFF: SIZE SIMILAR TO AHPDA)						NEW AHPB (N7) (1 OFF) + AHCA (L85) (1 OFF) + AHEGC (L18/L21) (2 OFF) FUTURE RRU (2 OFF: SIZE SIMILAR TO AHPDA)						NEW AHPB (N7) (1 OFF) + AHCA (L85) (1 OFF) + AHEGC (L18/L21) (2 OFF) FUTURE RRU (2 OFF: SIZE SIMILAR TO AHPDA)						N/A	N/A	N/A
	COMBINER TYPE & COUNT	NEW COM2 (1 OFF)	NEW COM2 (1 OFF)	FUTURE COM18 (1 OFF)		FUTURE COM18 (1 OFF)		NEW COM2 (1 OFF)	NEW COM2 (1 OFF)	FUTURE COM18 (1 OFF)		FUTURE COM18 (1 OFF)		NEW COM2 (1 OFF)	NEW COM2 (1 OFF)	FUTURE COM18 (1 OFF)		FUTURE COM18 (1 OFF)		N/A	N/A	N/A
COAXIAL FEEDERS	FEEDER TYPE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	FEEDER LENGTH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	QUANTITY	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	TECHNOLOGY	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	STATUS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TRUNK CABLES	STATUS	NEW																				
	TECHNOLOGIES	NR7/L85/L18/L21/NR36																				
	FIBRE TYPE	HUBER & SUHNER 9/18 (MLEH) (10mm²)																				
	FIBRE LENGTH	30m																				
	QUANTITY	3 (SHARED 3G/4G/5G)																				

VODA ANCILLARY EQUIPMENT

ANCILLARY	EQUIPMENT CODE	MANUFACTURER	PRODUCT CODE	TECHNOLOGY FREQUENCIES	DIMENSIONS (H x W x D) (mm)	WEIGHT (kg)	QUANTITY
RRU	NOKIA RRU	NSN	AHPB	700	512 x 308 x 130	24	3
		NSN	AHCA	850	386.5 x 309 x 165	16.7	3
		NSN	AHEGC	1800/2100	560 x 308 x 149	34	6
		NSN	FUTURE RRU	TBC	560 x 308 x 169	33	6
AAU	NOKIA 5G AAU	NSN	AEQE	3600	750 x 450 x 240	45	3
COMBINER	COM2	COMMSCOPE	E14F60P18	700/850	111 x 272 x 254	8.5	6
	COM18	COMMSCOPE	FUTURE E14F55P19	1800/2100	100 x 116 x 212	4	6



ANTENNA LEGEND:

ID AZI° NEW

NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH RF PLUMBING DIAGRAM DRAWING M1682-A2-1.
2. INFORMATION IN THE TABLES SUPPLIED AND VERIFIED BY VENTIA.
3. ANCILLARIES REFER TO ITEMS AT OR NEAR THE ANTENNA.
4. CO-AXIAL FEEDER AND TRUNK LENGTHS ARE ESTIMATED, ROUNDED UP TO THE NEXT 5m.
5. UNLESS NOTED AS EXISTING, ALL OTHER ANCILLARIES EQUIPMENT IS NEW.

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VODAFONE ANTENNAS PLAN

SCALE 1:50

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
A	23.02.23	ISSUED FOR CONSTRUCTION (OPTUS GREENFIELD PROJECT)	VENTIA	SWM	—	—	—

ventia
Level 8, 80 Pacific Hwy, North Sydney, NSW 2060
www.ventia.com

Client: OPTUS

Project: MOBILE NETWORK AUSTRALIA
SITE No:- M1682
CANTERBURY WEST
26 MYRTLE ROAD

Drawing Title: PANEL ANTENNA SYSTEM CONFIGURATION - SHEET 2 OF 2

Drawing Status: FOR CONSTRUCTION

Drawing No. M1682-A1-1

Revision A

CAD File: D:\SIVA\FC\M1682 - Canterbury West\BD2\M1682 - Canterbury West - FC - Rev 01 - 20221023.dwg
Plot By: Sivananda nandi Date: 23.02.23 3:15 PM

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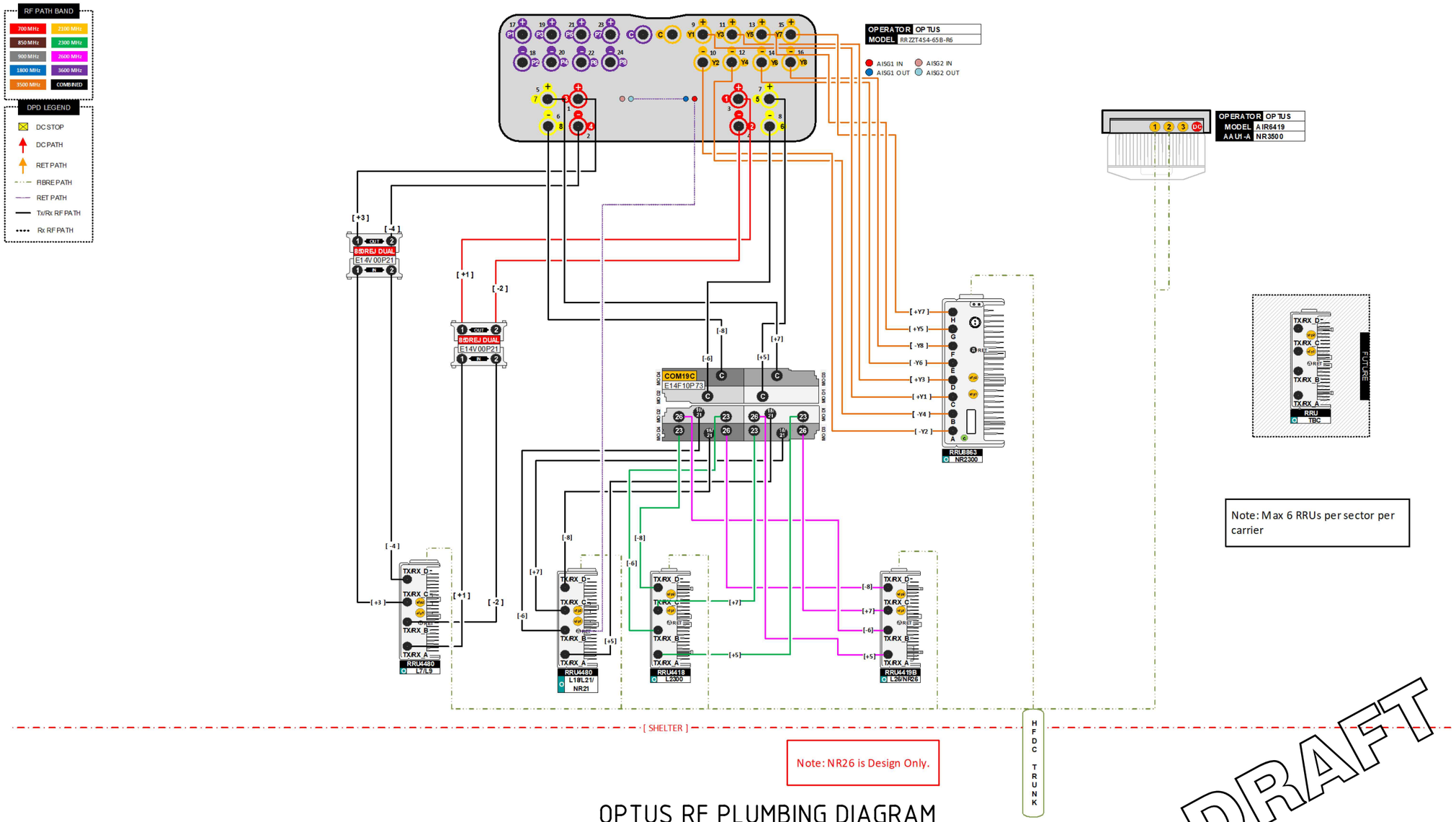

OPTUS RF PLUMBING DIAGRAM

PER SECTOR

NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DRAWING M1682-A1.

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
A	23.02.23	ISSUED FOR CONSTRUCTION (OPTUS GREENFIELD PROJECT)	VENTIA	SWM	_	_	_

ventia
Level 8, 80 Pacific Hwy, North Sydney, NSW 2060
www.ventia.com

Client: OPTUS

Project: MOBILE NETWORK AUSTRALIA
SITE No:- M1682
CANTERBURY WEST
26 MYRTLE ROAD

Drawing Title: RF PLUMBING DIAGRAM - SHEET 1 OF 2

Drawing Status: FOR CONSTRUCTION

Drawing No. M1682-A2

Revision A

CAD File: D:\SIVA\FC\M1682 - Canterbury West\BD2\M1682 - Canterbury West - FC - Rev 01 - 20221023.dwg
Plot By: Sivananda nandi Date: 23.02.23 5:15 PM

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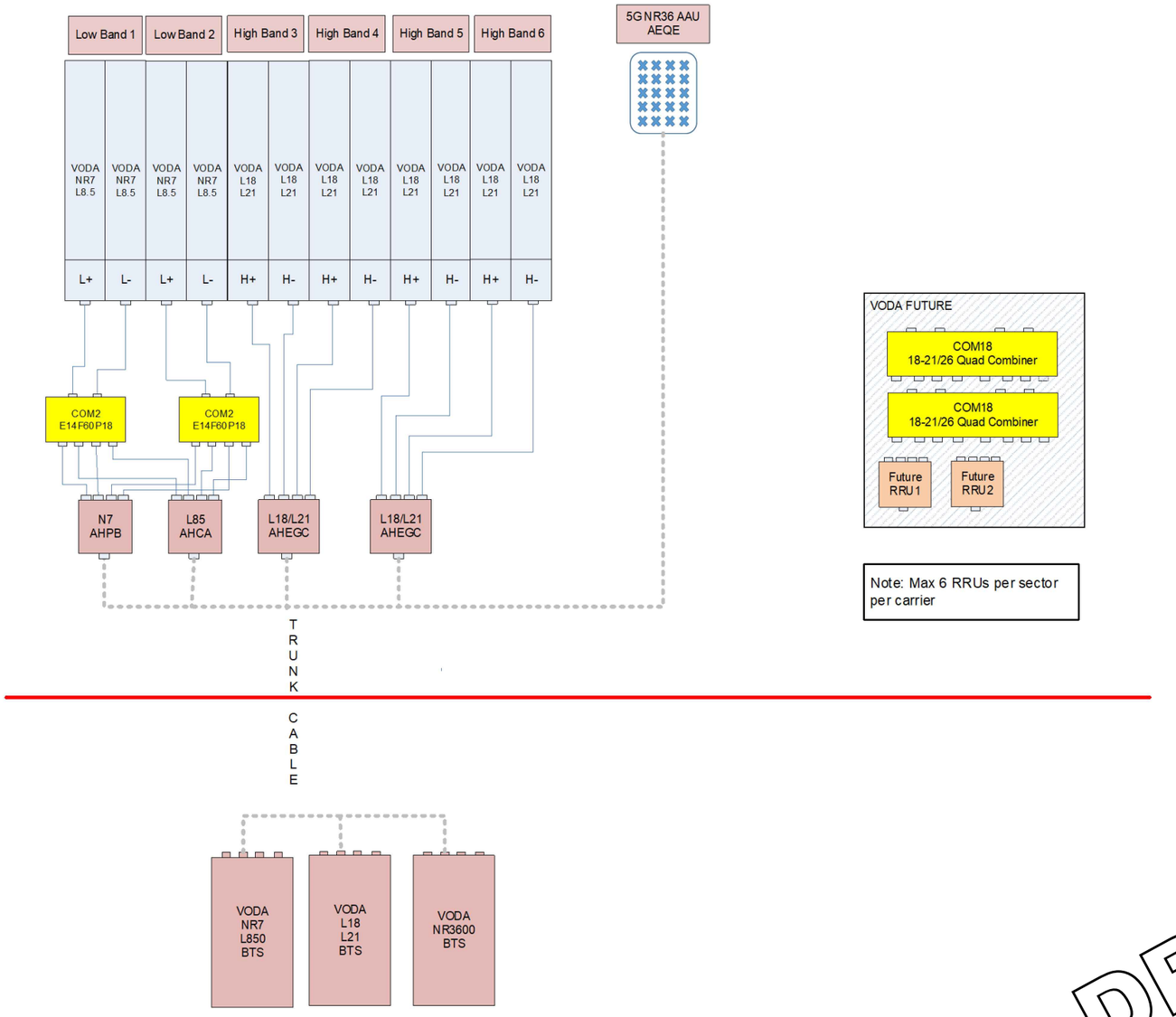
20 10 0 10 20 30 40 50mm A3

RR2VV-6533B-R6



DRAFT

VODAFONE RF PLUMBING DIAGRAM

PER SECTOR

NOTES:

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DRAWING M1682-A1-1.

Rev	Date	Revision Details	Consultant	CAD	Designer	Verifier	Approver
A	23.02.23	ISSUED FOR CONSTRUCTION (OPTUS GREENFIELD PROJECT)	VENTIA	SWM			

ventia
Level 8, 80 Pacific Hwy, North Sydney, NSW 2060
www.ventia.com

Client: OPTUS

Project: MOBILE NETWORK AUSTRALIA
SITE No:- M1682
CANTERBURY WEST
26 MYRTLE ROAD

Drawing Title: RF PLUMBING DIAGRAM - SHEET 2 OF 2

Drawing Status: FOR CONSTRUCTION

Drawing No. M1682-A2-1

Revision A

CAD File: D:\SIVA\FC\M1682 - Canterbury West\BD2\M1682 - Canterbury West - FC - Rev 01 - 20221023.dwg
Plot By: Sivananda nandi Date: 23.02.23 5:15 PM

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20 10 0 10 20 30 40 50mm A3

1. GENERAL

ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THIS SPECIFICATION, DRAWING M1682-E2. OPTUS CONSTRUCTION SPECIFICATION (OSD - 010), OPTUS EARTHING SPECIFICATION (OSD - 020), OPTUS SHELTER SPECIFICATION (OSD – 040), AS/NZS 3000, AS/NZS3008, AS/NZS3015, AS/NZS3017, AS/NZS1768, ALL OTHER RELEVANT AUSTRALIAN STANDARDS, VICTORIAN SERVICE AND INSTALLATION RULES, LATEST EDITION WITH AMENDMENTS AT TIME OF CONSTRUCTION IS TO APPLY.
UNDERGROUND CABLING IS TO BE INSTALLED IN uPVC HEAVY DUTY RIGID CONDUIT. THE CABLE ROUTE SHALL BE AS SHOWN ON DRAWING M1682-G2. WHERE CABLE TURNS ARE REQUIRED, THE RADIUS OF ANY BENDS SHALL NOT BE LESS THAN THE MINIMUM BENDING RADIUS OF THE CABLE.
ALL CABLE LENGTHS SHOWN ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED ON SITE. THESE CABLE LENGTHS ARE NOT TO BE RELIED UPON FOR ORDERING OR ESTIMATION PURPOSES.
ALL CONDUITS SHALL BE INSTALLED AS A CATEGORY A WIRING SYSTEM AS DEFINED BY AS3000 AND SHALL HAVE MINIMUM COVER OF 500mm UNLESS NOTED OTHERWISE.
CONTRACTOR SHALL MAKE THEMSELVES AWARE OF ALL SITE CONDITIONS AND SAFETY REQUIREMENTS PRIOR TO COMMENCING WORK ON SITE.

2. POINT OF SUPPLY

POWERCOR TO PROVIDE A NEW 63A 400V THREE PHASE SERVICE FOR OPTUS FROM EXISTING LOW VOLTAGE SERVICE PIT NEAR 26A MYRTLE ROAD.

3. CONSUMERS MAINS

NEW UG CONSUMERS MAINS FROM EXISTING SERVICE PIT TO NEW METER PANEL LOCATED ON NEW OPTUS OTC.
REFER DRAWING M1682-E2 FOR DETAILS.

4. METERING

CONTRACTOR SHALL PROVIDE AND INSTALL A NEW METER PANEL LOCATED ON NEW OPTUS OTC.
THE NEW METER PANEL SHALL HOUSE:
- NEW OPTUS 3P kWH METER WITH METER PROTECTION FUSE
- NEW 63A 3P TYPE C MCB AS OPTUS MAIN SWITCH

INSTALL M.E.N. AND ELECTRODE AT THIS LOCATION.
THE CONTRACTOR SHALL LIAISE WITH POWERCOR FOR ALL METERING REQUIREMENTS BEFORE THE INSTALLATION BEGINS.

5. APPLICATION FOR SUPPLY OF ELECTRICITY

APPLICATION FOR CONNECTION HAS BEEN MADE WITH POWERCOR.
APPROVAL FOR THE SERVICE HAS BEEN PROVIDED:
POWERCOR REFERENCE NUMBER: 308320525
APPROVED LOAD: 63A 3 PHASE
CONTACT: Brent Caldwell ON cru@powercor.com.au OR 1800 771 434.

6. LABELLING

FIX STANDARD LABELS TO ALL FUSE, METER AND SWITCH POSITIONS. LABELS TO BE BLACK LETTERING ON WHITE BACKGROUND "TRAFFOLYTE". LETTERING TO BE MINIMUM 10mm HIGH. TEXT TO READ "OPTUS". PROVIDE A SKETCH IN THE SITE MAIN SWITCHBOARD/OPTUS METER ENCLOSURE INDICATING THE SIZE AND DIRECTION OF THE SERVICE.

7. DC POWER SYSTEM

REFER TO M1682-F1 FOR DC DETAILS.

8. GENERATOR SUPPLY

CONTRACTOR IS TO ENSURE THAT ALL EQUIPMENT AND WIRING COMPLIES WITH AS/NZ3010 FOR ALTERNATE GENERATOR SUPPLY.
CORRECT SWITCHING OF AUXILIARY (PORTABLE GENERATOR) SUPPLY NEUTRAL SHELTER CHANGEOVER SWITCH VIA THE INLET SOCKET WILL NEED TO BE CONFIGURED IN ACCORDANCE WITH AS3010.

9. EARTHING

OPTUS OTC AND STRUCTURE EARTHING IS TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 1768, DRAWING E3, OPTUS EARTHING SPECIFICATION (OSD - 020) AND OPTUS STANDARD DRAWINGS OSD – 710,OSD – 711, OSD – 712,OSD – 713, OSD – 750, OSD – 760, OSD – 830, OSD – 831 AND ALL OTHER REFERENCED OPTUS STANDARD DOCUMENTATION.
STANDARD DRAWINGS ARE PROVIDED TO GIVE METHODOLOGY TO BE EMPLOYED. NOT ALL ASPECTS OF THESE DRAWINGS WILL BE APPLICABLE.
EARTH GRID ELECTRODES: 5 OFF. ELECTRODE LENGTH TO BE 3m.
IF EARTH RESISTANCE OF 5 OHMS OR LESS CANNOT BE ACHIEVED, REPORT THE FINDINGS TO THE CONSTRUCTION MANAGER FOR FURTHER ASSESSMENT AND DIRECTION.
THE ESTIMATED EARTH RESISTANCE IS 1.7 Ohm . CALCULATION BASED ON AVAILABLE GEOTECH REPORT.

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A	23.02.23	ISSUED FOR CONSTRUCTION (OPTUS GREENFIELD PROJECT)	VENTIA	SWM			

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SITE No:- M1682
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Drawing Title: ELECTRICAL SPECIFICATIONS

Drawing Status: FOR CONSTRUCTION
Drawing No. M1682-E1
Revision A

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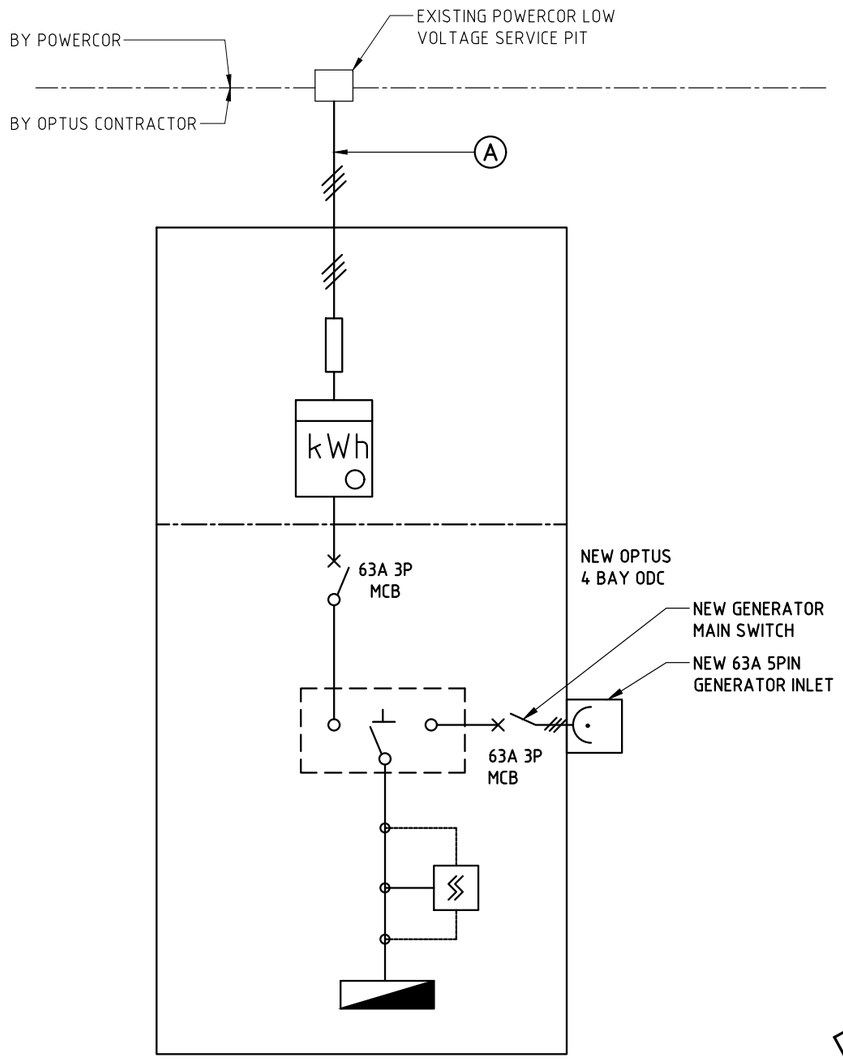
CABLE SCHEDULE

CABLE	CABLE TYPE	CORES	ACTIVE	NEUTRAL	EARTH	LENGTH	INSTALLATION METHOD	COMMENTS
A	XLPE/PVC Cu	4 x 1C	35mm²	35mm²	-	135m	U/G 63mm DIA. ORANGE HEAVY DUTY UPVC CONDUIT	BY OPTUS CONTRACTOR



SINGLE LINE DIAGRAM

NOT TO SCALE

LEGEND:

N	NEUTRAL
MEN	MULTIPLE EARTHED NEUTRAL
E	EARTH
SPD	SERVICE PROTECTION DEVICE
kWh	SINGLE PHASE METER O = OPTUS T = TELSTRA
	CIRCUIT BREAKER
	3 PHASES
	2 PHASES
	SINGLE PHASE
	ISOLATOR
	FUSE
	EARTH CONNECTION
	RESIDUAL CURRENT DEVICE
	TRANSFORMER
	GENERATOR INLET SOCKET
	DISTRIBUTION BOARD
	DENOTES METER ISOLATION LINK
	TRANSIENT SURGE PROTECTOR ERICO TDX 100M
	4 POLE - CHANGE-OVER SWITCH C/W "OFF" POSITION 32A - 32A THERMAL RATING (AC3) DOUBLE THROW

DRAFT

NOTES

1. OPTUS CONTRACTOR IS TO ENSURE THAT SCCD COORDINATE WITH THE UPSTREAM POWER SUPPLY AUTHORITY SERVICE PROTECTION DEVICES.
2. THE OPTUS CONTRACTOR SHALL LIAISE WITH RESPECTIVE POWER SUPPLY AUTHORITY FOR THE METERING AND PROTECTION REQUIREMENT BEFORE INSTALLATION.
3. THE OPTUS CONTRACTOR SHALL SUPPLY AND INSTALL A METER ENCLOSURE. THE ENCLOSURE SHALL COMPLY WITH THE RELEVANT AND LATEST CODES, STANDARDS, RULES AND REGULATIONS OF ALL VIC STATUTORY AUTHORITIES.

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SITE No:- M1682
CANTERBURY WEST
26 MYRTLE ROAD

Drawing Title: SINGLE LINE DIAGRAM

Drawing Status: FOR CONSTRUCTION
Drawing No. M1682-E2
Revision A

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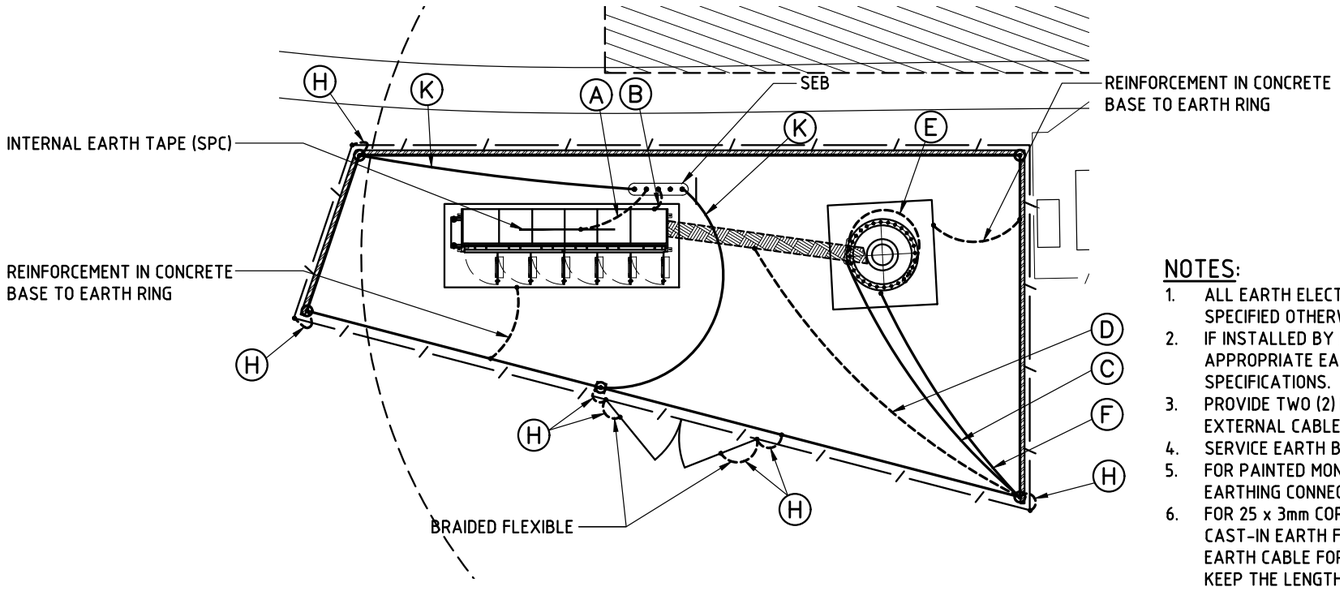


SITE EARTHING PLAN

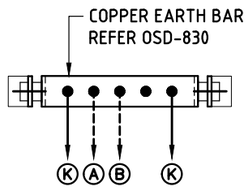
SCALE 1:50

ITEM	DESCRIPTION	CONNECTION REF. №
A	INTERIOR EARTH TAPE TO SEB	EC4
B	SHELTER BASE FRAME TO SEB	EC2
C	POLE EB TO ELECTRODE	EC8
D	CABLE LADDER SUPPORT POST	EC6
E	TOP EB TO BOTTOM EB	-
F	MONOPOLE EARTH TO ELECTRODE	EC10
H	FENCING AND GATES	EC6/EC9
K	SEB TO ELECTRODE	EC7

ATTENTION !

IF CADWELDING IS NOT PERMITTED OR POSSIBLE:

1. USE BOLTED CLAMP CONNECTIONS TO ELECTRODES AS DETAILED ON OSD-760.
2. RUN 35mm² CABLES TO NEAREST ELECTRODE INSTEAD OF TAPE.
3. MAKE 2-HOLE LUG CONNECTIONS TO FENCE POSTS (WITH TAPPED HOLES).



SINGLE POINT EARTH BAR

DRAFT

LEGEND:

- EARTHING ELECTRODE IN INSPECTION SLEEVE ELECTRODE LENGTH (SITE SPECIFIC)
- TRAFFICABLE INSPECTION SLEEVE (WHERE REQUIRED)
- 35mm² STRANDED COPPER GREEN/YELLOW PVC
- 25 x 3mm COPPER TAPE

NOTES:

1. ALL EARTH ELECTRODES SHALL BE A MINIMUM OF Ø13mm AND DRIVEN TO A MINIMUM DEPTH OF 3m UNLESS SPECIFIED OTHERWISE IN SITE DRAWINGS.
2. IF INSTALLED BY DRILLING, INSTALL ELECTRODES IN MINIMUM Ø75mm HOLES AND BACKFILL WITH APPROPRIATE EARTH ENHANCING COMPOUND AS DETAILED IN SECTION 2.2.2 OF OSD-020 OPTUS EARTHING SPECIFICATIONS.
3. PROVIDE TWO (2) EARTH BARS. EB (TOP) ON HEADFRAME OR TURRET AND EB (BOTTOM) ON STRUCTURE IN EXTERNAL CABLE TRAY BEFORE VERTICAL CABLE RUN FOR FEEDER / HYBRID CABLE EARTHING.
4. SERVICE EARTH BAR (SEB) SHALL BE INSTALLED VIA INSULATORS ON THERMOCABS AS SHOWN.
5. FOR PAINTED MONOPOLES, REMOVE PAINT LOCALLY TO EXPOSE BARE METAL PRIOR TO MAKING ANY EARTHING CONNECTION.
6. FOR 25 x 3mm COPPER TAPE SYSTEM, USE 25 x 3mm COPPER TAPE FOR CONNECTION FROM MONOPOLE CAST-IN EARTH FERRULE TO EARTH GRID ELECTRODE. FOR CBSC SYSTEM, USE 70mm² INSULATED G/Y EARTH CABLE FOR SIMILAR CONNECTION. CONNECTION IS TO BE MADE TO CLOSEST EARTH ELECTRODE TO KEEP THE LENGTH AS SHORT AS POSSIBLE.
7. DOWN CONDUCTOR FROM INTEGRATED EARTH PLATES ON HEADFRAME OR MOUNTING ARRANGEMENT IS ONLY REQUIRED WHEN EARTH PLATES ARE CONNECTED VIA U-BOLTS. USE 35mm G/Y EARTH CABLE FROM EARTH PLATE TO EB (TOP). FOR EARTH PLATES WELDED TO HEADFRAME, DOWN CONDUCTOR IS NOT REQUIRED AND ELECTRICAL CONTINUITY IS ACHIEVED VIA STRUCTURAL CONNECTION/BONDING TO HEADFRAME.
8. ALL CONNECTIONS ARE TO BE VIA SINGLE HOLE LUG. DOUBLE HOLE LUG CONNECTIONS ARE STILL PERMITTED BY OPTUS.
9. FOR HOLD DOWN BOLT AND CLEAT PLATE CONNECTION, CONTRACTOR TO ENSURE THAT THE BOLT BEING CONNECTED TO HAS A MINIMUM 2 THREADS PROTRUDING PASSED THE NUT TO MAINTAIN STRUCTURAL INTEGRITY OF THE STRUCTURE.
10. FOR COPPER BONDED STEEL ROUND CONDUCTOR SYSTEM - USE CBSC10 (Ø10mm = 75mm² CSA).
11. ALL TOWER MOUNTED EQUIPMENT IS TO BE EARTHED AS PER OPTUS MANUAL OM36991. ALL EQUIPMENT REQUIRING EARTH CONNECTION SHALL BE EARTHED TO INDIVIDUAL EARTH POINT VIA 16mm² INSULATED G/Y EARTH CABLE UNLESS STATED OTHERWISE.
12. INTEGRATED EARTH PLATES ON HEADFRAME / MOUNTING ARRANGEMENT CAN BE USED FROM BOTH SIDES FOR EARTHING CONNECTIONS BUT PIGGY BACKING IS NOT PERMITTED UNDER ANY CIRCUMSTANCES.
13. ALL BOLTED EARTH CONNECTIONS ARE TO USE FLAT & SPRING WASHERS AS PER OPTUS SPECIFICATIONS.
14. JOINT COMPOUND / PASTE MUST BE USED ON ALL EXTERNAL EARTHING CONNECTIONS.
15. ALL EARTHING CONNECTIONS ARE TO BE MADE AS DETAILED IN DRAWINGS OSD-711 & OSD-712.
16. ALL INTERNAL EARTHING CONNECTIONS ARE PRE-WIRED BY MANUFACTURER. CONNECTION FROM INTERNAL SPC TO OPTUS SEB TO BE MADE ON SITE VIA 35mm² G/Y INSULATED EARTH CABLE WHICH IS COILED AND LEFT IN CABINETS FOR ONSITE INSTALLATION.
17. FOR ALL INTERNAL EARTH CONNECTIONS AND CABLE SIZES REFER TO MANUFACTURER'S SPECIFICATIONS.
18. THE EARTH KITS FOR FEEDERS / HYBRID CABLES TO BE INSTALLED INSIDE THE POLE BEFORE THE CABLE BEND FOR FEEDER / HYBRID CABLE EARTHING.

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26 MYRTLE ROAD

Drawing Title: SITE EARTHING PLAN

Drawing Status: FOR CONSTRUCTION

Drawing No. M1682-E3

Revision A

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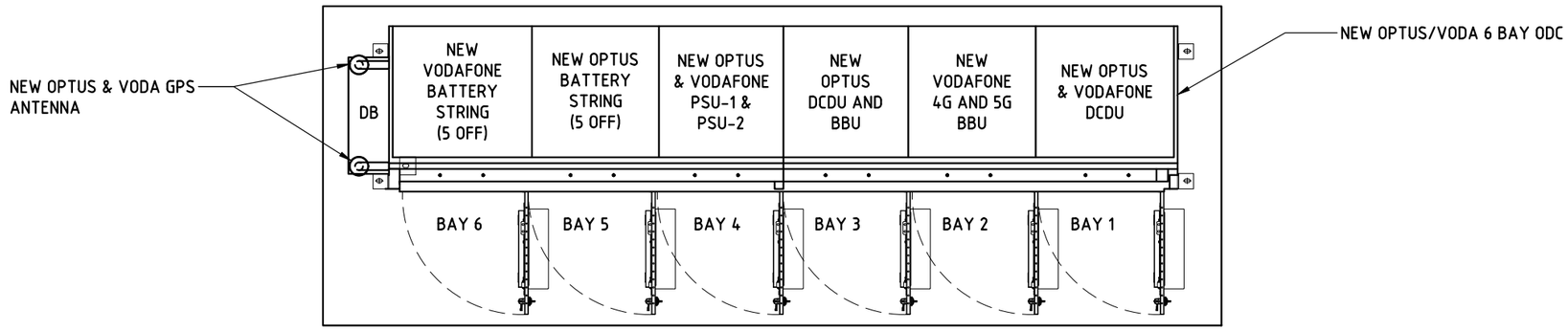
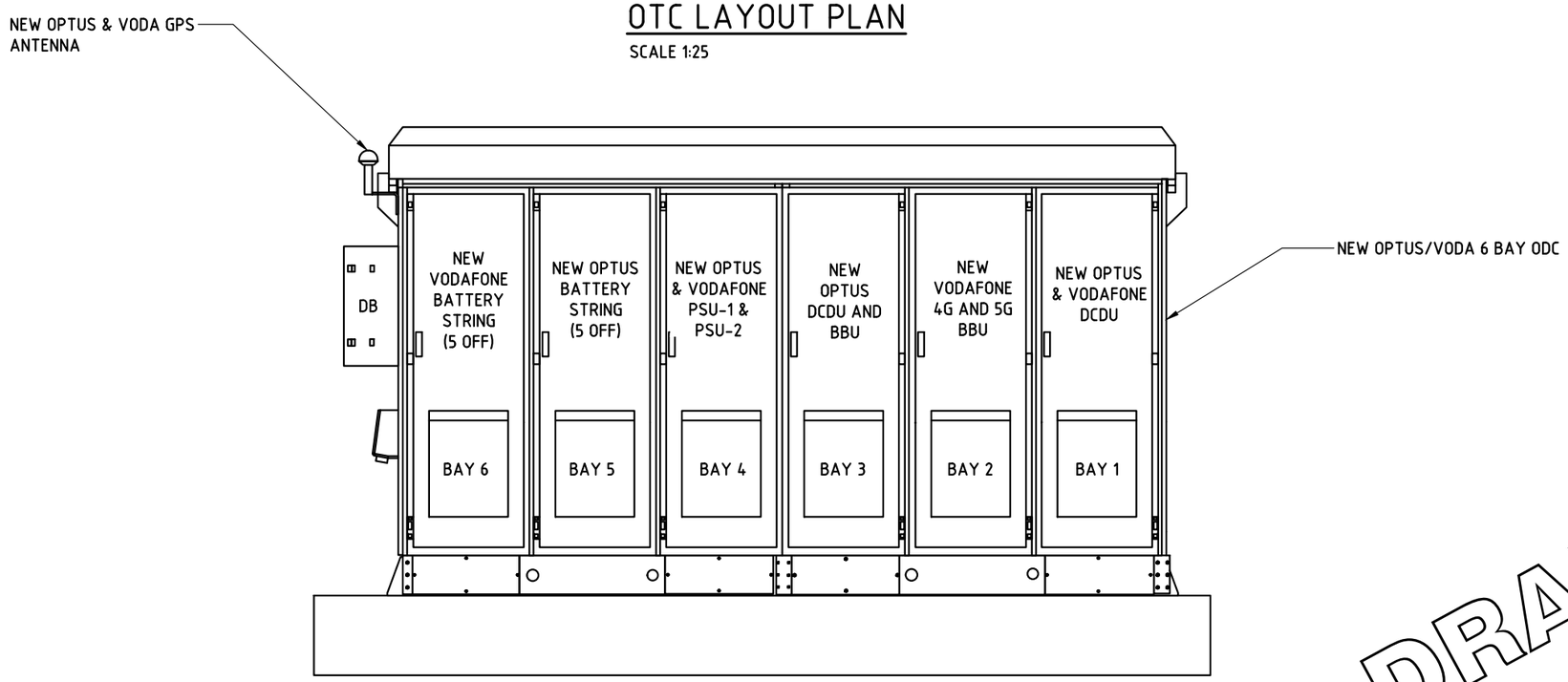


OTC LAYOUT PLAN

SCALE 1:25



OTC LAYOUT ELEVATION

SCALE 1:25

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Drawing Title: OTC RACK LAYOUT

Drawing Status: FOR CONSTRUCTION

Drawing No. M1682-F1

Revision A

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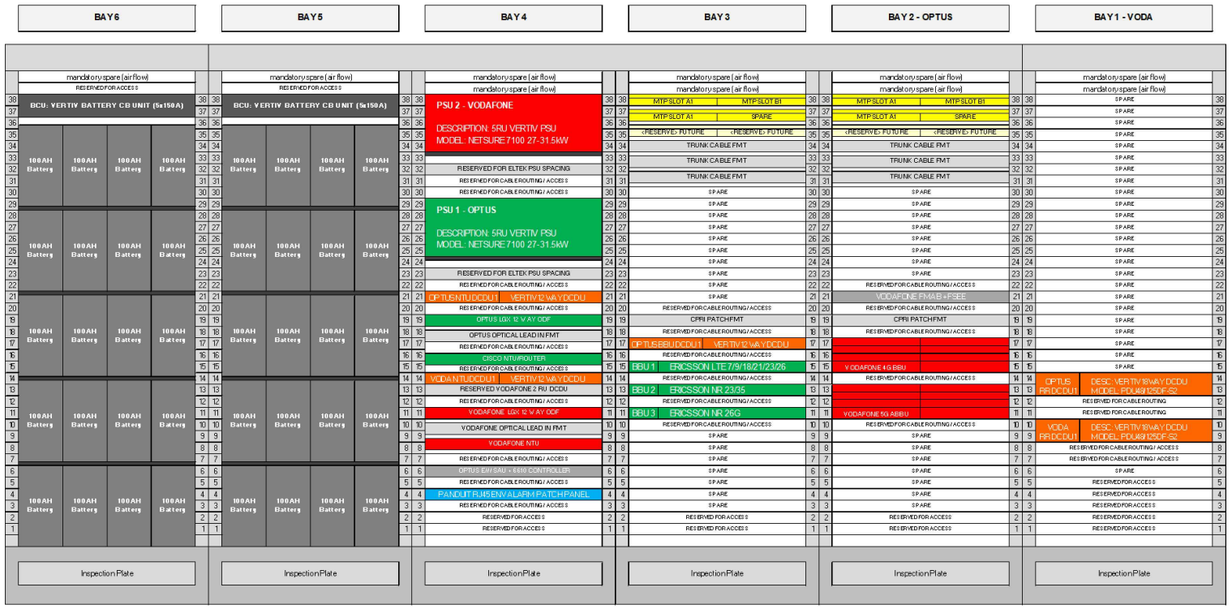
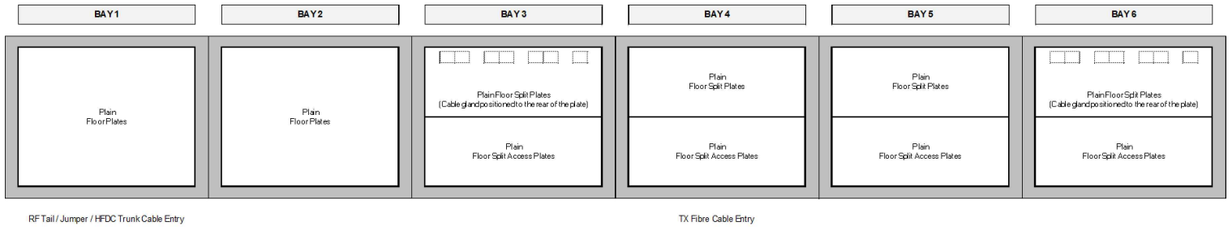


INTERNAL FRONT ELEVATION



FLOOR PLAN

OTC RACK CONFIGURATION

NTS

NOTES:

1. INSTALL 1 OFF OPTUS VERTIV 27kW OTC PSU WITH 6 OFF 3kW RECTIFIER, 2 OFF LOAD RESTRICTION STICKER AND 5 OFF STRINGS OF LPFG12-100HS BATTERIES.
2. NEW OPTUS VERTIV 27kW PSU IS TO BE FED FROM NEW 40AMP SP TYPE C MCB (3 OFF) AND 10mm² 2C + E CABLES (3 OFF) IN THE NEW ODU DISTRIBUTION BOARD.
3. INSTALL 2 OFF VODAFONE VERTIV 27kW OTC PSU WITH 6 OFF 3kW RECTIFIER, 2 OFF LOAD RESTRICTION STICKER AND 5 OFF STRINGS OF LPFG12-100HS BATTERIES.
4. NEW VODAFONE VERTIV 27kW PSU IS TO BE FED FROM NEW 40AMP SP TYPE C MCB (3 OFF) AND 10mm² 2C + E CABLES (3 OFF) IN THE NEW ODU DISTRIBUTION BOARD.
5. FOR ALL INSTALLATION OF THE EQUIPMENT REFER TO OPTUS ENGINEERING ORDER FOR DETAILS AND OPTUS CURRENT INSTALLATION GUIDELINES
6. INSTALL NEW 18 WAY DCDU FOR ALL OPTUS RRUs AND AAUs.
7. INSTALL NEW 18 WAY DCDU FOR ALL VODAFONE RRUs AND AAUs.

DRAFT

RECTIFIER RESTRICTION CONFIGURATION:

OPTUS VERTIV 27kW PSU-1

CPU	L1	L2	L3	L1
L2	L3	L1*	Warning Do not install the rectifers in slot 8 without prior approval	Warning Do not install the rectifers in slot 9 without prior approval

VODAFONE VERTIV 27kW PSU-2

CPU	L1	L2	L3	L1
L2	L3	Warning Do not install the rectifers in slot 7 without prior approval	L2*	Warning Do not install the rectifers in slot 9 without prior approval

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Drawing Title: OTC RACK CONFIGURATION

Drawing Status: FOR CONSTRUCTION
Drawing No. M1682-F2
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3.3 Serpells Lane car park rezoning (Amendment C385boro) - Consideration of panel report

Executive Summary

Purpose
The purpose of this report is to provide a summary to the Urban Planning Delegated Committee on the independent Planning Panel hearing held to consider submissions made on the rezoning of Serpells Lane car park (Amendment C385boro).

Background
Amendment C385boro proposes to rezone the land at 399 Burwood Road, Hawthorn, also known as the Serpells Lane car park, from Public Use Zone 6 (PUZ6) to Commercial 1 Zone (C1Z).

The amendment process is part of the Serpells Lane Strategic Property Project which includes the rezoning and sale of the site.

Amendment C385boro was authorised on 17 August 2022 and formal exhibition was carried out from 22 September to 24 October 2022. Council received a total of 38 submissions at the end of the exhibition period and continues to receive submissions. A total of 67 submissions have now been received.

Key issues raised in submissions include:
- Objections to the loss of car parking.
- Objections to the sale of the site.
- Objections relating to the potential future development of the site.
- Objections to the proposed Commercial 1 Zone and the exemption from notice provisions within the Zone.

At the UPDC meeting of 5 December 2023, the UPDC resolved to refer all submissions received to an independent Planning Panel for consideration.

Key Issues
The Planning Panel hearing was held on 27 and 28 February 2023. The Panel's report (Attachment 1) and recommendations were received by Council on 14 April 2023.

The Panel concluded that the Amendment is consistent with the strategic intent as detailed in the Glenferrie Structure Plan and that the Commercial 1 Zone is the most appropriate zone to support retail, office, business, entertainment and community uses. The Panel also supported Council's submission that any future redevelopment of the land is a separate matter best assessed through a future planning permit application process.

The Panel recommends that Amendment C385boro be adopted as exhibited without any changes.

Next Steps
Officers recommend that the UPDC resolve to receive and note the Panel's report and recommendations, and forward Amendment C385boro to a Meeting of Council to be adopted.

Officers' recommendation

That the Urban Planning Delegated Committee resolve to:

1. Receive and acknowledge the Panel's report and recommendations, as shown at **Attachment 1**, in accordance with Section 27(1) of the *Planning and Environment Act 1987*.

2. Refer Amendment 385boro to a Meeting of Council to be adopted in accordance with Section 29(1) of the *Planning and Environment Act 1987*.

3. Authorise the Director Urban Living to undertake administrative changes to the amendment and associated planning controls that do not change the intent of the controls.

Responsible director: Scott Walker, Director Urban Living

1. Purpose

The purpose of this report is to:

1. Provide a summary of the planning panel hearing into Amendment C385boro and the panel's report and recommendations.

2. Seek a resolution from the Urban Planning Delegated Committee (UPDC) to refer Amendment C385boro to a Meeting of Council for adoption.

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

Boroondara Community Plan

The Boroondara Community Plan 2021-31 sets out the 10-year vision for Boroondara's future based on values, aspirations and priorities important to the community.

The amendment supports the following strategic objectives of the Community Plan:

- **Strategic Objective 4:** *Protect the heritage and respect the character of Boroondara, while facilitating appropriate, well-designed development.*
- **Strategic Objective 6**: *A vibrant local economy and shops that are accessible, attractive and a centre of community life*.

Boroondara Planning Scheme

The amendment is consistent with Council's Municipal Planning Strategy, in particular:

- Clause 02.03-1 Settlement - Ensure major activity centres, neighbourhood centres, local centres and commercial corridors retain a commercial focus with regard to land use and built form outcomes.

The amendment is consistent with the Planning Policy Framework and Council's Hawthorn–Glenferrie Road Major Activity Centre Policy (Clause 11.03-1L-02) strategy to ensure use and development makes the best use of available land and provides opportunities for additional retail, commercial or housing.

Plan Melbourne

Plan Melbourne 2030-2050 is the Victorian State Government's metropolitan planning strategy that local planning policies have to be consistent with.

Plan Melbourne establishes a hierarchy of centres across Melbourne to assist in the delivery of employment, housing and the creation of 20-minute neighbourhoods. The activity centres identified in *Plan Melbourne* form part of a wider network of centres that together will deliver Plan Melbourne's desire to create 20-minute neighbourhoods.

In addition to this, *Plan Melbourne* provides the policy basis to achieve a greater balance between planning for housing growth and the protection of neighbourhood character.

The amendment is consistent with the directions and policies within *Plan Melbourne*. In particular:

- Policy 1.3.2: Plan for new development and investment opportunities on the existing and planned transport network.
- Policy 2.1.2: Facilitate an increased percentage of new housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport.

The amendment supports the implementation of Plan Melbourne by ensuring that the site is rezoned in a manner that supports mixed use development in a major activity centre.

3. Background

On 25 July 2022, Council resolved to commence the Serpells Lane Strategic Property Project, including the rezoning and sale of the land at 399 Burwood Road, Hawthorn.

This resolution followed an investigation of the titles and easements that apply to the site, an investigation of the use patterns and occupancy rates of the car park and a consideration of planning controls, strategies and policies that apply to the area.

Following the Council meeting, officers applied to the Minister for Planning for authorisation to prepare and exhibit Amendment C385boro, which proposed rezoning the land from Public Use Zone 6 (PUZ6) to Commercial 1 Zone (C1Z).

The *Ministerial Direction on the Form and Content of Planning Schemes* specifies that a planning scheme should only include land in a public land zone if the land is Crown land or is owned, vested in or controlled by a Minister, government department, public authority or a municipal council.

To facilitate the future sale of the land, the property must be rezoned to a more suitable zone to reflect the change from public ownership and to facilitate future redevelopment. However, rezoning the land does not oblige Council to sell the land. Even if the rezoning proceeds Council could continue to own the land.

It should also be noted that Council can abandon the planning scheme amendment process at any time prior to adoption of the amendment should a decision be made in relation to the sale of the land that no longer necessitates the rezoning.

Glenferrie Structure Plan

Adopted in 2010, the Glenferrie Structure Plan establishes the strategic land use and development objectives for the Glenferrie Activity Centre, including the subject site.

The Glenferrie Structure Plan identifies the subject site as a location for long-term parking to service the needs of the University and local commuters.

However, the Glenferrie Structure Plan also identifies the opportunity to provide a mixed-use development outcome for the site, incorporating a mix of residential, retail and office uses as well as a potential multi-deck car park.

The Serpells Lane site is included in Area 2 - Glenferrie and Burwood Roads Mixed Use of the Glenferrie Structure Plan, which provides the following guidance for development in this area:

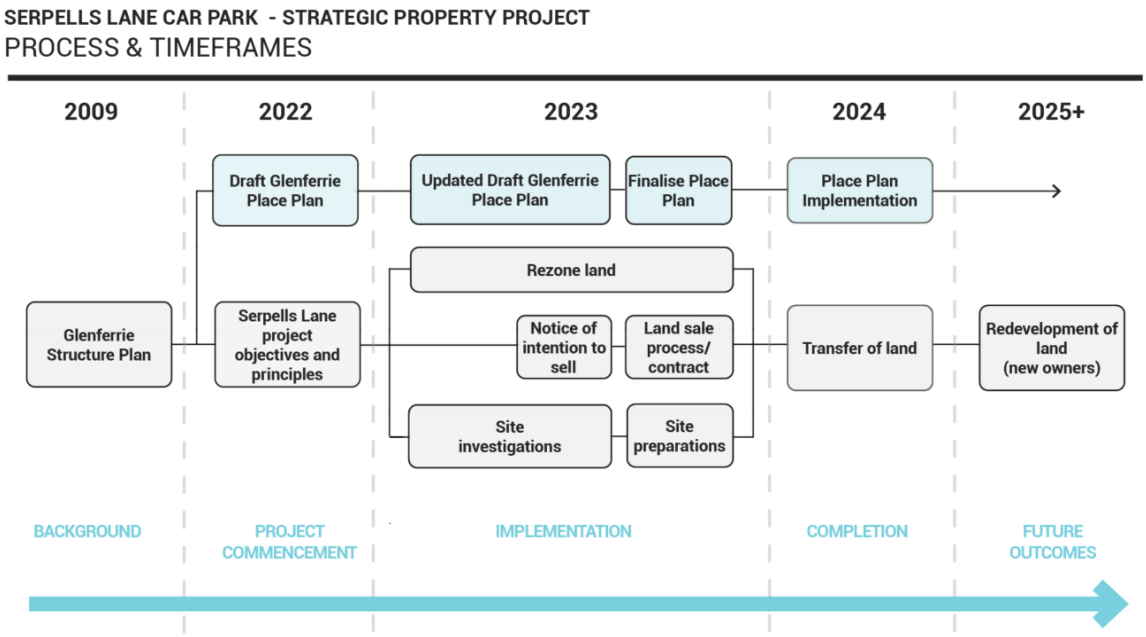
1. Maintain the mixed-use nature of this area, which includes offices, retail, food outlets, residential and community or cultural facilities.
2. Encourage the development of underused land, such as surface car parks or sites containing single storey buildings, for mixed use development that includes office or retail at the ground level (as appropriate to the location), office or residential uses above and underground or internal deck car parking.
3. Promote mixed use development on these sites that includes either retail or commercial uses at the ground level with commercial or residential uses above.

Based on the policy direction set out in the Glenferrie Structure Plan, it is considered that C1Z is the most appropriate zone to achieve these outcomes. Rezoning to C1Z will ensure consistency with the surrounding commercial properties and allow for the development of the land in accordance with the directions of the Glenferrie Structure Plan.

The C1Z allows for a diversity of land uses, including retail, office & residential, and is consistent with the site's location at the heart of a Major Activity Centre. Given its location and the Glenferrie Structure Plan guidance to accommodate mixed use developments, it is considered that a residential zoning would not be appropriate for the site.

Serpells Lane Strategic Property Project

This amendment process is part of the Serpells Lane Strategic Property Project. The diagram below provides an overview of the process and timeline for the sale of the Serpells Lane site.



The formal sale of the land is a separate process to the planning scheme amendment process.

For any sale of property, Council must comply with the obligations set out under section 114 of the *Local Government Act 2020*. This includes a community feedback process on any proposed sale for private development purposes that invites submissions from the community and responds to any feedback received. This will be part of the future sale of land process.

Exhibition

Under delegation from the Minister for Planning, the Department of Environment Land Water and Planning granted authorisation to prepare and exhibit Amendment C385boro on 17 August 2022.

Exhibition was carried out from 22 September to 24 October 2022 and included:

- Letters to owners and occupiers of properties in the area.
- Letters to prescribed Ministers, traders groups and public authorities.
- Notices published in The Age and the Victorian Government Gazette.
- Information published on Council's website.

At the conclusion of the exhibition period, Council received a total of 38 submissions. Of these submissions:

- Thirty-six were opposed to the amendment, sought changes to the amendment or objected to the sale of the land and loss of the car park.
- One was in support of the amendment.
- One was a statement of no objection to the amendment.

Key issues raised in submissions included:

- Objections to the loss of car parking.
- Objections to the sale of the site.
- Objections relating to the future development of the site or the design of any future building on the site.
- Objections to the proposed Commercial 1 Zone and the exemption from notice provisions within the Zone.

At the UPDC meeting of 5 December 2023, the UPDC resolved to refer all submissions received to an independent Planning Panel for consideration.

4. Outline of key issues/options

Late submissions

Since the UPDC meeting of 5 December 2022, Council has continued to receive submissions to the amendment.

At the time of the panel hearing, Council had received a further 24 submissions bringing the total number of submissions referred to the panel to 62.

Since the panel hearing, council has received a further 5 submissions. As these submissions were received after the panel hearing had concluded, they were not referred to the panel for consideration.

The late submissions have not raised any new matters that had not been previously raised in submissions and considered by the Panel.

Planning Panel

A directions hearing was held on 31 January 2023 followed by the Panel hearing on 27 and 28 February 2023. Three submitters presented to the Panel.

The Panel considered the following matters:

1. Planning context summary
2. Planning strategies and policies
3. Boroondara Planning Scheme
4. Strategic justification
5. Sale of the land
6. Loss of car parking
7. Ownership
8. Future development of the site

The Panel's report and recommendations were received by Council on 14 April 2023. A copy of the report is included in **Attachment 1**.

In summary, the Panel concludes that the Amendment is consistent with the strategic intent as detailed in the Glenferrie Structure Plan and that the Commercial 1 Zone is the most appropriate zone to support retail, office, business, entertainment and community uses.

The Panel also supported Council's submission that any future redevelopment of the land is a separate matter best assessed through a future planning permit application process.

With regards to the potential sale of the land the Panel stated that it is not its role to review or consider any decision of Council to sell a particular parcel of land. While the Panel appreciates that the two are related their role is to consider whether the Amendment is strategically justified when assessed against the provisions of the Boroondara Planning Scheme. As noted above, the Panel concludes that the rezoning is strategically justified.

Accordingly, the Panel recommends that Amendment C385boro be adopted as exhibited without any changes.

Recommendations

Officers recommend that the UPDC resolve to receive and note the Panel's report and to refer Amendment C385boro to a Meeting of Council to be adopted.

5. Consultation/communication

Owners and occupiers of surrounding properties were sent written notice of Amendment 385boro and invited to lodge a submission with Council.

All submissions received were forwarded to the Planning Panel for consideration (except for submissions received after the panel hearing). Submitters were also provided with the opportunity to address the Panel in support of their submission.

Owners and occupiers of surrounding properties and all submitters were also sent a written invitation to attend this UPDC meeting and to address the UPDC should they wish.

6. Financial and resource implications

Costs associated with the planning scheme amendment process will be covered by the Planning and Placemaking Department's operational budget.

7. Governance issues

No officers involved in the preparation of this report have a general or material conflict of interest requiring disclosure under chapter 5 of the Governance Rules of Boroondara City Council.

The recommendation contained in this report is compatible with the Charter of Human Rights and Responsibilities 2006 as it does not raise any human rights issues.

8. Social and environmental issues

Officers consider that the Serpells Lane Strategic Property Project will allow Council to realise a positive social and environmental outcome, through the provision of additional community and other uses.

Manager: **David Cowan, Manger Planning and Placemaking**

Report officer: Nick Brennan, Senior Strategic Planner

Planning Panels Victoria

Boroondara Planning Scheme Amendment C385boro
Serpells Lane Car Park

Panel Report

Planning and Environment Act 1987

14 April 2023

VICTORIA State Government

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether or not to adopt the Amendment.
[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Boroondara Planning Scheme Amendment C385boro

Serpells Lane Car Park

14 April 2023

Alison McFarlane, Chair

Kate Partenio, Member

Planning Panels Victoria

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Glossary and abbreviations

Council	Boroondara City Council
C1Z	Commercial 1 Zone
DTP	Department of Transport and Planning
GTA	Glenferrie Traders Association
MPS	Municipal Planning Strategy
PE Act	*Planning and Environment Act 1987*
PPF	Planning Policy Framework
PUZ6	Public Use Zone Schedule 6
Structure Plan	*Glenferrie: Heart of Hawthorn Structure Plan*, December 2011
VPP	Victoria Planning Provisions

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Overview

Amendment summary	
The Amendment	Boroondara Planning Scheme Amendment C385boro
Common name	Serpells Lane Car Park
Brief description	Rezone the Serpells Lane Car Park in the Glenferrie Activity Centre from Public Use Zone 6 (Local Government) to Commercial 1 Zone.
Subject land	399 Burwood Road, Hawthorn
Planning Authority	Boroondara City Council
Authorisation	17 August 2022
Exhibition	22 September to 24 October 2022
Submissions	Number of Submissions: 60 (57 opposing) Refer Appendix A

Panel process	
The Panel	Alison McFarlane (Chair), Kate Partenio
Directions Hearing	31 January 2023 by Video Conference
Panel Hearing	Planning Panels Victoria, 27 February 2023 and Video Conference 28 February 2023
Site inspections	Unaccompanied, 21 February 2023
Parties to the Hearing	**Boroondara City Council** represented by John Rantino and Chloe Henry-Jones of Maddocks Lawyers and Nick Brennan, Senior Strategic Planner **Antonia Fleming** **Montserrat Pezzimenti** **Glenferrie Road Shopping Centre Association Incorporated** (trading as Glenferrie Traders Association) represented by Tony Stolarek, Romano Del Beato, Sam Aldemir and Montserrat Pezzimenti
Citation	Boroondara PSA C385boro [2023] PPV
Date of this report	14 April 2023

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Executive summary

Serpells Lane is located directly south of Glenferrie Train Station in the heart of the Glenferrie Activity Centre. The Serpells Lane Car Park (the site), located at 399 Burwood Road, Hawthorn, is owned and operated by the City of Boroondara (Council) and provides 89 free public car parking spaces. Council has resolved to undertake site investigations and other preparations to enable the future sale of the land.

Boroondara Planning Scheme Amendment C385boro (the Amendment) proposes to rezone the site from Public Use Zone 6 (Local Government) to Commercial 1 Zone. Public exhibition of the Amendment attracted 60 submissions, most of which opposed the Amendment. Opposing submissions largely objected to the sale of public land and the loss of car parking.

The Panel appreciates that for the community, the rezoning and sale are matters that are inextricably linked and that the rezoning advances the possibility of sale. However, while this may be the case, the role of the Panel is to consider whether the Amendment is strategically justified having regard to the Boroondara Planning Scheme. It is not the role of Panel to review any decision of Council to dispose of the land.

The Panel finds the Amendment is consistent with the strategic intent for the land expressed in the *Glenferrie: Heart of Hawthorn Structure Plan*, December 2011 (the Structure Plan) which has been given effect in the Boroondara Planning Scheme. The Structure Plan provides explicit support for redevelopment of the site for a high scale mixed use development. The Commercial 1 Zone is an appropriate zone to support this outcome because its purpose is to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses. The Commercial 1 Zone is an appropriate zone irrespective of whether the site is publicly or privately owned.

The merit of a development proposal for the site is a matter separate to the rezoning and will be assessed through a future planning permit application process. The Boroondara Planning Scheme provides comprehensive provisions to guide future development of the land, consistent with the Structure Plan. The impact of any lost parking on the functionality of the Glenferrie Activity Centre will be a relevant consideration as part of the future permit assessment.

Recommendation

Based on the reasons set out in this Report, the Panel recommends:

1. **Boroondara Planning Scheme Amendment C385boro be adopted as exhibited**.

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of the Amendment is to rezone land at 399 Burwood Road, Hawthorn known as the Serpells Road Car Park (the site), which the City of Boroondara (Council) is preparing for sale. Specifically, the Amendment proposes to rezone the site from Public Use Zone 6 (Local Government) (PUZ6) to Commercial 1 Zone (C1Z).

(ii) The subject land

The location of the site is shown in Figure 1. It is 2,950 square metres in area and currently provides 89 at-grade car parking spaces, including two disabled spaces, three loading zone spaces and one flexi-car space.

The site is located immediately south of Glenferrie Station. Swinburne University campus buildings and facilities are located east of the car park and extend across both sides (north and south) of the railway line.

There is a single vehicle entry and exit point to the car park via Burwood Road to the south. Pedestrian access to Railway Arcade and the Glenferrie Train Station is available via ramps located in the northeast and northwest corners of the site.

Figure 1 Locality Plan

1.2 Background

The Amendment was initiated following a Council resolution of 7 July 2022 to rezone and initiate the process to sell the land.

As part of this resolution, Council established the following project objectives to guide the future outcomes on the site:

- Enable a high quality, integrated development that responds to site features and constraints and is consistent with the Glenferrie Structure Plan and Boroondara Planning Scheme.
- Create a positive interface with adjacent public realm, considering issues of safety and surveillance.
- Achieve the optimal commercial return for the land to enable investment in new projects to the benefit of the Boroondara community.

Preparation of the Amendment was authorised by the Minister for Planning in August 2022. The Amendment was exhibited from 22 September to 24 October 2022. Council received a total of 60 submissions, including 12 late submissions. All submissions were referred to the Panel.

1.3 Submissions

Of the 60 submissions received, two submissions supported the Amendment, and one was a statement of no objection. The remaining 57 submissions objected to the Amendment. Key issues raised in submissions were:

- objections to the sale of the land
- objections to the loss of car parking
- Glenferrie Trader's Association's contribution to purchase of the land
- objections relating to the future development of the site or the design of any future building on the site
- objections to the notice provision exemptions within the C1Z.

1.4 The Panel's approach

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Boroondara Planning Scheme (Planning Scheme).

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from the site visit, and submissions and other material presented to it during the Hearing. The Panel has been selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context summary
- Strategic justification
- Issues raised by submitters.

1.5 Limitations

The Glenferrie Traders Association (GTA) suggested the Amendment was prepared hastily and there was insufficient community consultation on the proposal. In response, Council advised it followed the statutory notice requirements set out in the PE Act. Ultimately, it is not the role of a Panel to make legal rulings about the validity or otherwise of an amendment or procedure. A person who is substantially and materially affected by a technical defect can refer the matter to the Victorian Civil and Administrative Tribunal for resolution.

The GTA further suggested the rushed timing of the Amendment may be due to Council's desire to avoid windfall gains tax liabilities that may soon apply if the land is rezoned. Taxation matters are not relevant to the Panel's considerations and have not been considered by the Panel in the preparation of this Report.

2 Strategic issues

2.1 Planning context summary

Table 1 lists relevant planning provisions and policies applicable to the Amendment. Appendix C provides a more detailed explanation of these provisions.

Table 1 Planning context

	Relevant references
Victorian planning objectives	- section 4 of the PE Act
Municipal Planning Strategy	- Clause 02.01-5 Transport - Clause 02.03-1 Settlement - Clause 02.03-6 Transport - Clause 02.04 Strategic framework plans
Planning Policy Framework	- Clause 11.02-1S Supply of Urban Land - Clause 11.02-2S Structure Planning - Clause 11.03-1S Activity Centres - Clause 11.03-1L-02 Hawthorn-Glenferrie Road Major Activity Centre - Clause 17.02-1S Business - Clause 18.02-4S Roads
Other planning strategies and policies	- Plan Melbourne Direction 4, Policies 4.1, 4.2 - *Glenferrie: Heart of Hawthorn Structure Plan*, December 2011
Planning scheme provisions	- Commercial 1 Zone - Public Use Zone 6 - Design and Development Overlay Schedule 15 Glenferrie Activity Centre
Ministerial directions	- Ministerial Direction Form and Content of Planning Schemes - Ministerial Direction 11 (Strategic Assessment of Amendments)
Planning practice notes	- Planning Practice Note 46: Strategic Assessment Guidelines, August 2018

2.2 Planning strategies and policies

(i) Glenferrie Structure Plan

The vision for the Glenferrie Activity Centre expressed in the *Glenferrie: Heart of Hawthorn Structure Plan*, December 2011 (Structure Plan) is:

> The Glenferrie Activity Centre will be the vibrant learning and community village hub of Boroondara. As a thriving retail and commercial centre, it will provide for the needs of the local community, students, academics and commercial operators.
>
> The streetscapes will maintain their character and vibrancy by blending the older buildings with cutting edge architecture, small quirky shops and larger format office buildings.

> Car based travel to the centre will be reduced as the centre will be easily accessible by public transport, cycling and walking. Glenferrie will also be a pleasant place to walk around, shop, meet, conduct business or relax.
>
> A range of well connected community facilities and public spaces will support a growing community.

The Structure Plan provides objectives for land use and development under the themes of 'activities', 'buildings', 'spaces' and 'access'.

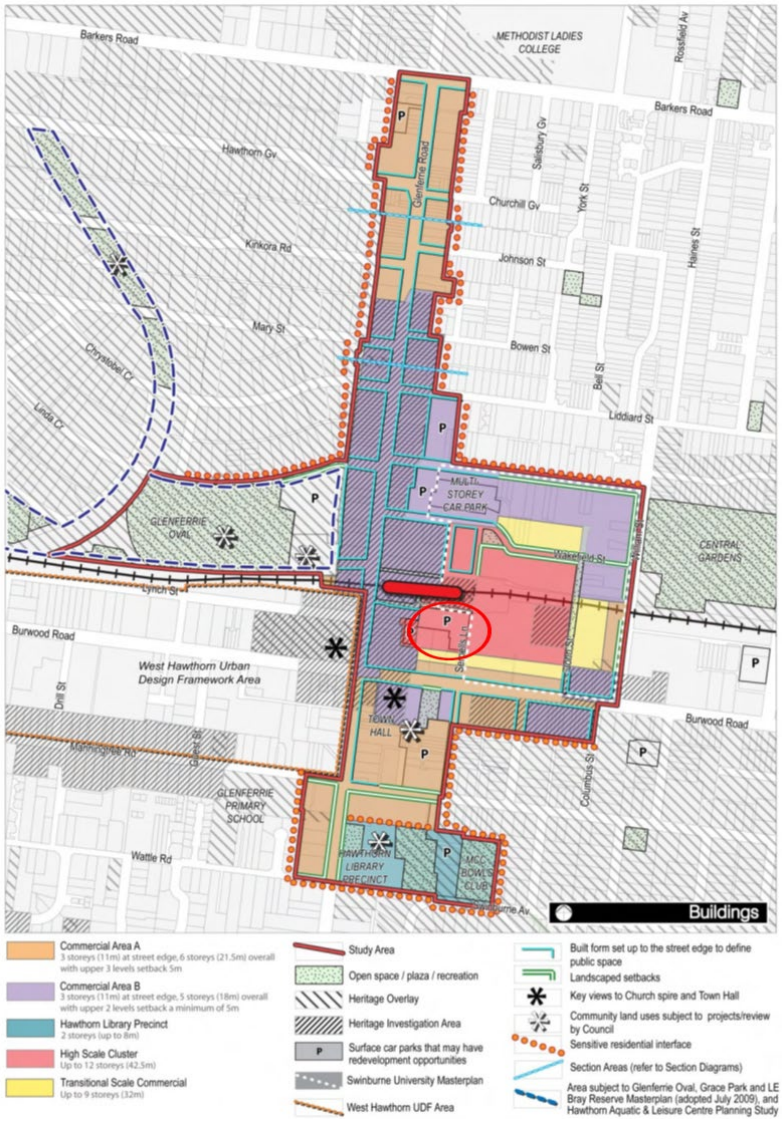
The car park is included in Activity Area 2 - Glenferrie and Burwood Roads Mixed Use (Figure 2, red oval outline).

Figure 2 Glenferrie Structure Plan Activity Areas

The Structure Plan recognises there is a limited amount of available space within the Glenferrie Activity Centre for expansion. Strategies for Area 2 include redeveloping surface car parks for a mix of uses, with office or retail at the ground level, office or residential uses above and underground or internal deck car parking.

The car park forms part of the 'High Scale Cluster' on the 'Buildings' plan (Figure 3, red oval outline).

Figure 3 Glenferrie Structure Plan Buildings Plan



The design considerations for this area are:

- Cluster high scale buildings within this small and confined area, creating a district difference in scale to the low-medium rise scale of the rest of the centre.
- Where possible, construct new buildings around the Telstra tower to improve long range views to this cluster of tall buildings.
- Allow an overall heigh of up to 12 storeys (42.5 metres).

The car park is recognised as one of several key opportunity sites in the Glenferrie Activity Centre. The opportunity for this land is described as follows:

> … high scale development to accommodate residential, retail, office or educational uses may be suitable. The car park also presents opportunities to provide long-term parking to service the needs of visitors to the centre and to provide a pick up/drop off point for commuters using the Glenferrie train station.
>
> Replacement car parking provided underground or as a deck car park.
>
> Provide active frontages facing the car park similar to the rear of shops at Camberwell Junction.

Under the access theme, the Structure Plan states:

- the Glenferrie Activity Centre is well served by a variety of transport options
- there is significant potential to reduce the number of short trips taken by car
- there is high demand from the ageing population and students for transport options other than car
- there is increasing awareness of how sustainable transport choice can achieve a healthier lifestyle.

The background to the Structure Plan's approach to car parking is:

> Firstly, the demand for future car parking is based only on the requirements for retail activity. This is because office and residential development (aside from student housing) is normally able to provide on-site car parking. It is predicted that if retail floorspace expands an additional 4,300 square metres, 129 spaces will be required.
>
> Secondly, it is assumed that modal split for trips to the centre can be achieved. This means that in moving towards a greater degree of sustainability, more people will rely on other methods of transport than the car. Therefore, Council may choose to waive some of these spaces, instead of providing the exact amount of additional car parking required by the Planning Scheme.
>
> In developing a car parking plan for the area, a key consideration will be to ensure that commercial car parking does not overspill into residential streets and open space areas. Currently there are a number of off-street surface car parking areas within the centre. While these car parks are well used, they are unattractive, poorly laid out and a poor use of valuable land within the centre. These spaces present opportunities for new activities or public spaces within the centre, whereby replacement parking is provided underground or a as deck parking.[1]

The Structure Plan gives detailed consideration to land in three 'Action Areas'. The car park is in the 'Swinburne and Surrounds' Action Area. The concept plan for this area (Figure 4, red outline) identifies the site as a multi storey car park with office/retail/education on frontages to Serpells Lane and along the walkway to the train station, with the potential for residential above.

[1] D6, page 33

Figure 4 Glenferrie Structure Plan Swinburne and surrounds action area concept plan

(ii) Draft place plan for revitalising Glenferrie

The draft *Glenferrie Place Plan* (undated) includes guidance for the revitalisation and improvement of the public realm in Glenferrie Activity Centre, including through consolidated parking facilities, improved laneway connectivity and activation and a focus on sustainability.

Council undertook community consultation on the draft plan from 26 October to 7 December 2021. Following that consultation, Council has been reviewing and updating the draft plan to address concerns raised by the community.

The vision for Glenferrie in the draft plan is:

> Glenferrie will be a vibrant and accessible place where everyone feels welcome.
>
> The streets and public spaces will offer more greenery and opportunities for people to meet, shop, learn and hold events.
>
> The local economy and community will flourish, with people and businesses representing the area's rich diversity.[2]

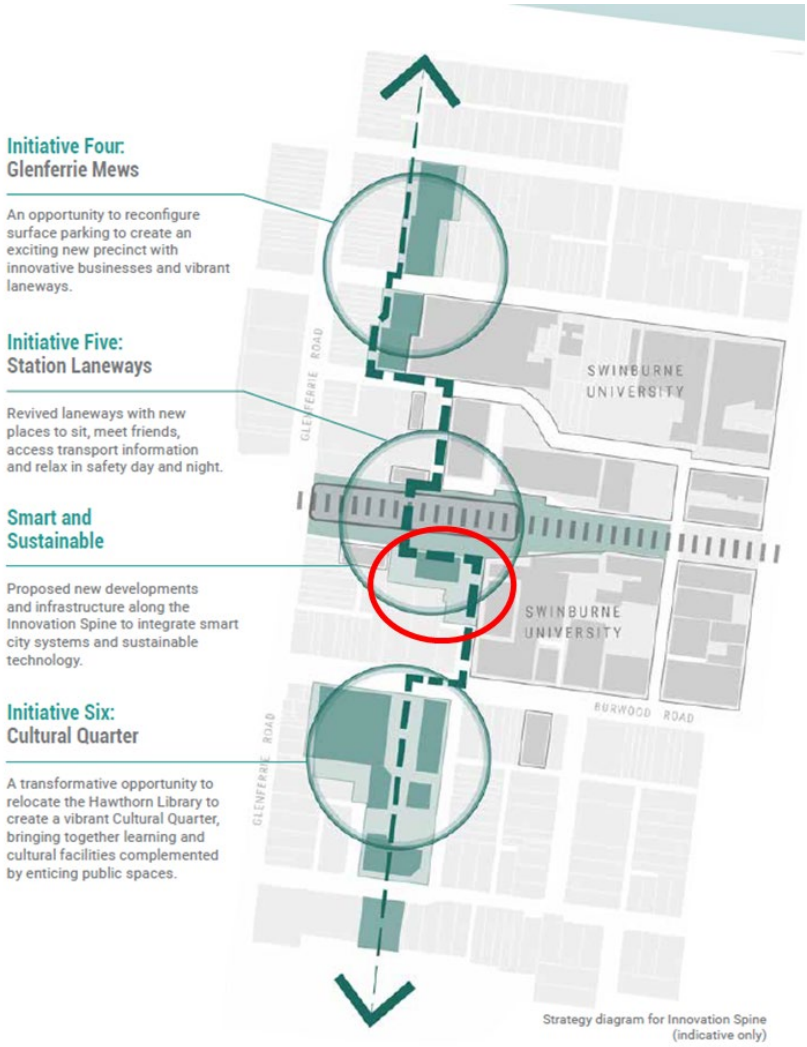
The draft plan includes place making initiatives to achieve this vision. The site is located along a 'innovation spine'. This is to be a focus for mixed used activity set amongst a network of laneways. The draft plan explains:

> Rundown and unloved urban spaces like surface car parks and laneways would be transformed over time into exciting hubs of creativity, industry and learning.
>
> Car parking would be consolidated into multi-level public car parks that offer improved security and weather protection.
>
> The proposal aims to leverage the quality education opportunities in the area by enabling pathways to employment and facilitating connections between business and tertiary education.

[2] D7

The concept image for the innovation spine in shown in Figure 5. The site is shown with a red outline.

Figure 5 Draft Place Plan for Revitalising Glenferrie concept image for innovation spine



2.3 Boroondara Planning Scheme

The Glenferrie Structure Plan is given effect by Clause 11.03-1L-02 and Design and Development Overlay Schedule 15 Glenferrie Activity Centre (DDO15) of the Planning Scheme. Other relevant provisions are identified in Table 1 and summarised in Appendix C.

(i) Hawthorn-Glenferrie Road Major Activity Centre

The Glenferrie Structure Plan is listed as a policy document to Clause 11.03-1L-02 (Hawthorn-Glenferrie Road Major Activity Centre). Clause 11.03-1L-02 contains a map (Figure 6) that is consistent with the Activities Area Plan (Figure 2).

The objectives for the centre expressed in Clause 11.03-02 are:

> To maintain and enhance the centre's role as a mixed-use shopping strip.

To ensure that the centre is an attractive, vibrant and functional place to visit, work and live.

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.

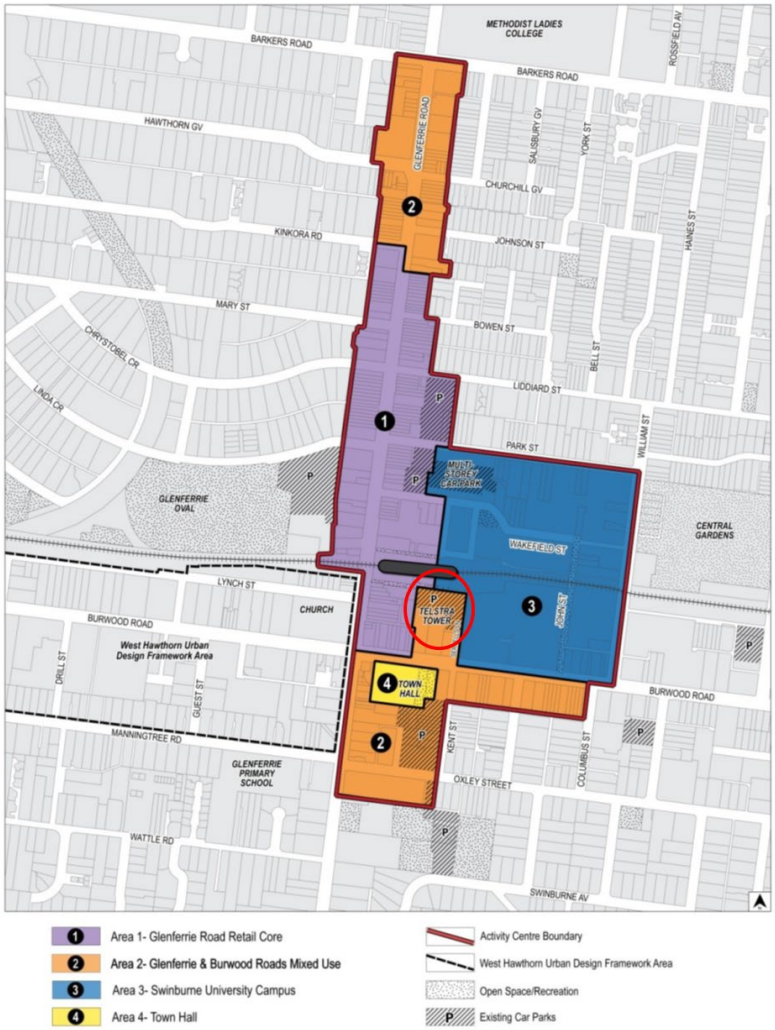
Relevant strategies are:

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 (Figure 10).

Ensure use and development makes the best use of available land and provides opportunities for additional retail, commercial or housing.

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.

Figure 6 Clause 11.03-1L-02 Hawthorn-Glenferrie Road Major Activity Centre Structure Plan



(ii) Design and Development Overlay Schedule 15

The schedule to clause 74.01 (Application of zones, overlay and provisions) states DDO15 applies to implement the Glenferrie Structure Plan. Map 1 in DDO15 (Figure 7) replicates the Buildings

Plan contained in the Structure Plan (Figure 3) for all land excluding the Swinburne University Campus. The site is in 'Precinct 4 High Scale Cluster' on Map 1.

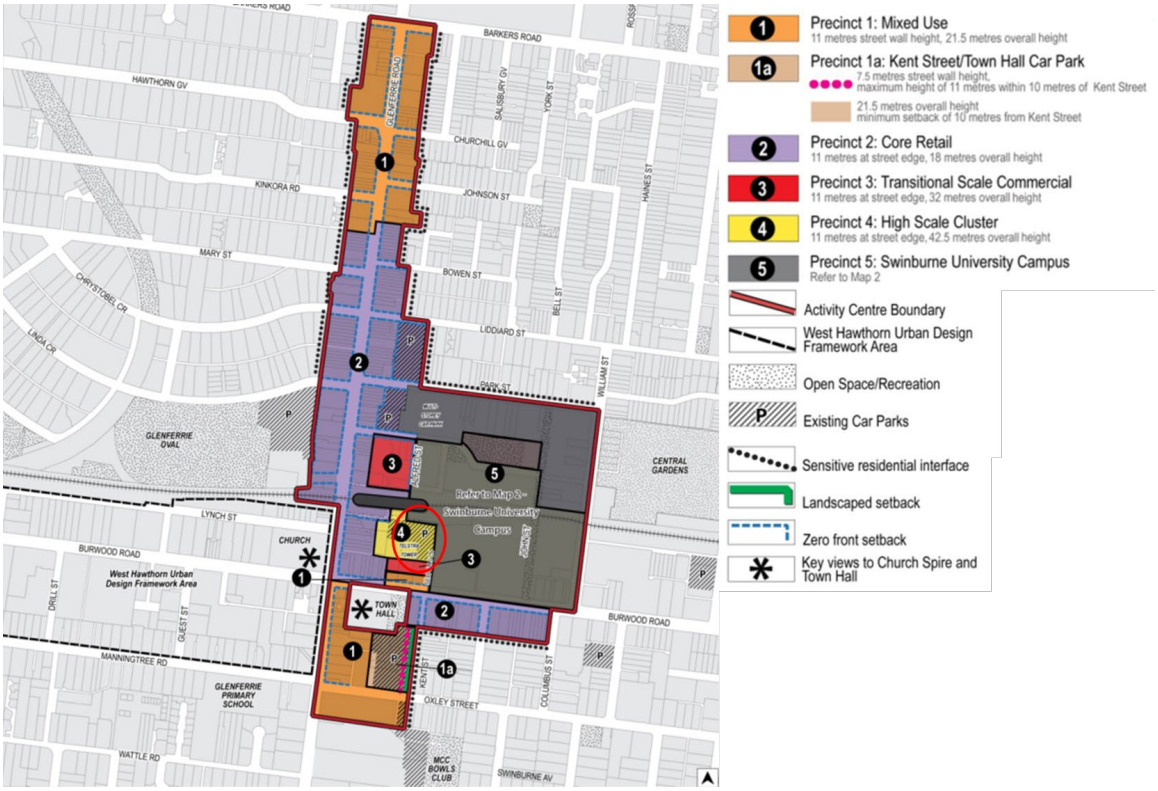
The design objectives for Precinct 4 are:

> To create a distinct character, distinguishable from the low to medium scale development in the rest of the centre by clustering high scale buildings within a defined area.
>
> To improve long range views of the cluster of tall buildings around the Telstra Tower.
>
> To enhance the pedestrian environment of the pedestrian walkways to the railway station.

The requirements for Precinct 4 are:

> Development should not exceed an overall building height of 42.5 metres.
>
> Any redevelopment of the Serpelle's (sic) Lane car park should provide passive surveillance of the pedestrian walkway to the railway station. Space for commercial uses to the pedestrian walkway should also be considered to activate pedestrian links to the train station.

Figure 7 DDO15 Map 1 Building heights and setbacks



2.4 Strategic justification

(i) Submissions

Council submitted the Amendment is consistent with Plan Melbourne, the Municipal Planning Strategy, the Planning Policy Framework and the Structure Plan. The latter establishes the specific strategic land use and development objectives for the Glenferrie Activity Centre, including the site. Based on the policy direction set out in the Structure Plan, the C1Z is the most appropriate zone to achieve the outcomes sought for the car park site.

Council also noted the C1Z would provide consistency with the zoning of surrounding commercial properties. A car park is a section 2 use (permit required) in the C1Z, however given that the site has been in continuous use as a car park for more than 15 years, existing use rights exist and use of the site a car park would be permitted to continue without additional planning permission.

Council submitted little weight should be given to the draft *Glenferrie Place Plan* because it is in the early stages of development and has not been adopted by Council. While the plan reflects 'new thinking' it remains broadly consistent with the Structure Plan.

GTA submitted the Amendment is not consistent with the strategic planning for the current conditions in Glenferrie and has not properly considered the parking and access requirements of the centre.

Ms Fleming submitted Council had relied on select extracts of the planning framework to support the Amendment but had overlooked relevant provisions of Plan Melbourne and the Municipal Planning Strategy that encourage active transport and development of high quality open spaces, which are both appropriate public uses of the site. In response, Council submitted the car park site *"is not open space of the type sought to be advanced by Council's open space policies"*.[3]

(ii) Discussion

The Amendment is entirely consistent with the Glenferrie Structure Plan, which has informed Clause 11.03-1L-02 and DDO15 of the Planning Scheme. Together these provide unequivocal policy support for redevelopment of the car park site for a high scale mixed use development. The C1Z is an appropriate zone to support this outcome because its purpose is to *"create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses"*.[4] It is an appropriate zone irrespective of whether the site is publicly or privately owned.

There is no risk that the Amendment will compromise Council's strategic approach to access and movement set out in the Structure Plan. This recognises:

- expansion of the centre will need to be supported by increased parking supply
- modal shift will potentially reduce future demand
- there is an opportunity to redevelop at grade public car parks to make better use of and improved the presentation of public land.

Importantly, the Amendment will not result in a loss of car parking within the Glenferrie Activity Centre. It simply includes the land in the appropriate zone to support the development outcome sought for the site by the Planning Scheme. The centre wide impacts of any loss of parking supply can be considered at a permit stage. This is discussed further in Chapter 3.

While provision of high quality and useable open space is central to the objectives of Plan Melbourne and Council's Municipal Planning Strategy, the site is not identified as a preferred location for open space within the Structure Plan. No weight can be given to the 'opportunity' to develop the site for open space given the clear planning strategy expressed for the site in the Structure Plan.

[3] D23, paragraph 35
[4] Commercial 1 Zone

The Panel agrees with Council that little weight should be given to the draft *Glenferrie Place Plan* given it is still a draft document and yet to be adopted by Council. Regardless, the Panel observes general alignment between this plan and the Glenferrie Structure Plan.

(iii) Conclusions

The Panel concludes the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 Issues raised by submitters

3.1 Sale of the land

(i) The issues

The issues are whether:

- the car park should be retained by Council for a public purpose
- the land should not be rezoned before Council formally resolves to sell it.

(ii) Submissions

Council submitted a decision to sell or transfer the car park site has not been made or predetermined and no contract of sale had been entered into. The *Local Government Best Practice Guidelines for the Sale, Exchange and Transfer of Land*, June 2009 set out the 'rules' Council is required to follow when considering whether to sell, transfer or exchange council land. The guidelines provide:

> Councils should ensure that land is offered for sale in a manner that will ensure the maximum price is achieved while protecting both the council and the public interest. Land zoned for public purposes must be appropriately rezoned prior to public sale.

The Amendment was initiated for consistency with this guidance. Council also noted this sequencing (rezoning before sale) has been recognised as best practice by previous Panels, including the Panel for Macedon Ranges Planning Scheme Amendment C126macr.

Council emphasised the potential land sale and the Amendment are separate matters. This is a position consistently held by previous Panels, and summarised by the Panel for Greater Geelong Planning Scheme Amendment C299ggee, as follows:

> The focus of the Panel is to consider the most appropriate zoning of the site if the sale is ultimately approved by Council in accordance with the proper statutory process.[5]

Community submitters opposed the rezoning because it would lead to the loss of a public asset, and it pre-empts a decision to sell the land.

(iii) Discussion

The Panel appreciates that for the community, the rezoning and sale are matters that are inextricably linked and that the rezoning progresses the possibility of sale. However, while this may be the case, the role of the Panel is to consider whether the Amendment is strategically justified having regard to the Planning Scheme (as discussed in Chapter 2). It is not the role of Panel to review any decision of Council to dispose of the land. Guidance requires Council to ensure land is appropriately zoned for sale. The Amendment has been pursued in accordance with this guidance.

[5] D23, paragraph 9

(iv) Conclusion

The Panel concludes:

- The potential sale of the land is a matter separate to the Amendment and is outside the remit of the Panel.
- Rezoning surplus government land prior to sale is consistent with the guidance in *Local Government Best Practice Guidelines for the Sale, Exchange and Transfer of Land,* June 2009.

3.2 Loss of car parking

(i) The issue

The issue is whether loss of car parking is acceptable.

(ii) Submissions

Council acknowledged the concerns GTA and other community submitters hold about the loss of car parking. However, Council submitted the Amendment does not propose to make any changes to the operation of the existing car park and these concerns are more appropriately considered as part of the sale of land process and are outside the scope of the Amendment.

GTA submitted the demand for car parking in the Glenferrie retail core is very high to extreme in busy times. The car park is zoned PUZ6 which means it is for public use. The Amendment will worsen the shortage of public parking places at busy times as there is no other suitable site which can be used to replace the lost 89 car spaces. Further, the impacts of lost parking would be exacerbated by an anticipated reduction in on-street parking to accommodate grade separated tram stops and dedicated cycling lanes.

GTA submitted the rezoning was premature until the outcomes of the following actions were known:

- improved management of the car park by Council, including enforcement of parking restrictions and installation of directional signage to increase public awareness of the car park
- development of a sustainable parking strategy to reach agreement on improved car parking provision between Wakefield and Liddiard Streets.

Based on its observations over January and February 2023, GTA submitted the car park is mostly used by Swinburne staff and students.

In reply, Council observed the GTA parking survey is not accompanied by expert evidence and should be weighted accordingly by the Panel. In any event, Council noted the findings of the survey align with Council's understanding that the car park is used in the main by university staff and students rather than short term visitors to the activity centre.

(iii) Discussion

Rezoning from PUZ6 and C1Z will not immediately change parking supply in the Glenferrie Activity Centre.

There will be two future opportunities to consider whether a loss of public car parking from the site is acceptable. Firstly, this will be considered in a future planning permit application to

redevelop the site, particularly having regard to the objective and strategies in Clause 18.02-4S (Roads) which require consideration of parking supply and demand. Secondly, loss of parking will be considered by Council before it decides to offer the land for sale. Both processes are separate to the Amendment and cannot be considered by the Panel.

(iv) Conclusions

The Panel concludes:

- The Amendment will not result in a loss of car parking.
- Matters associated with a future planning permit application to redevelop the site are separate to the Amendment and beyond the remit of the Panel.

3.3 Ownership

(i) The issues

The issues are:

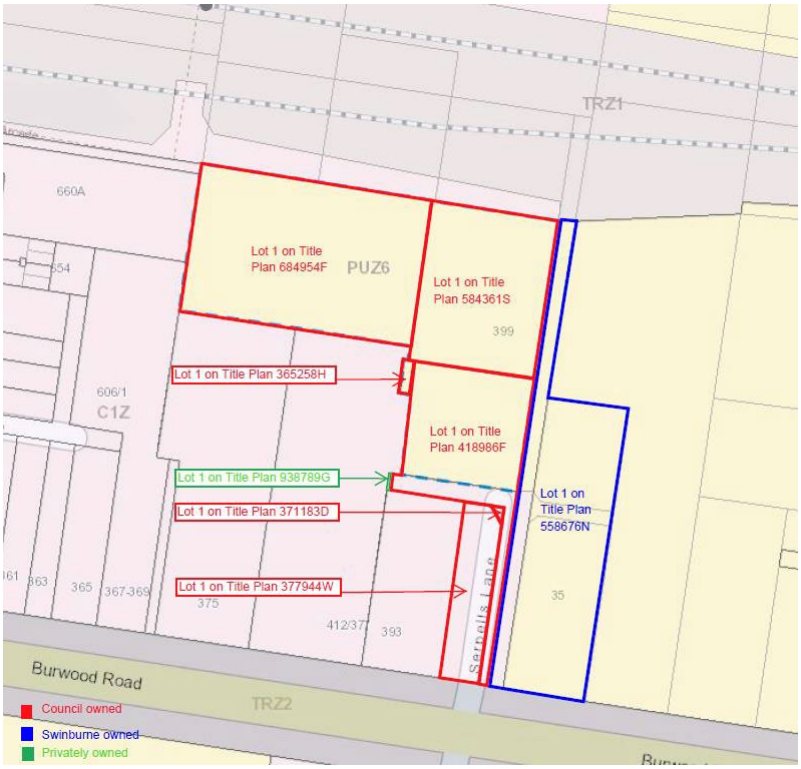
- whether land secured through a special rates scheme should be rezoned or sold
- the impact on access to the Barrett Apartments and 377-383 Burwood Road, Hawthorn.

(ii) Evidence and submissions

Ms Pezzimenti advised the lot providing access to the car park (Lot 1 on Title Plan 377944W (Figure 8)) was purchased through a special rates and charges scheme in the mid 1960's. The land is a "*tangible asset gifted by past traders and councillors as public land to the present and…future residents of the area".*[6]

[6] D17

Figure 8 Title particulars of Serpells Lane Car Park and surrounding land



GTA submitted their "*financial and legacy interests in the Serpells Land Car Park have been overlooked in the Council decision to rezone and sell it*". [7]

In its closing submission, Council accepted a compelling case had been made out that Lot 1 on Title Plan 377944W was acquired by Council using money raised by a separate rate scheme. However, Council noted this lot is already zoned C1Z and therefore the Panel should *"place no relevance or weight on the funding of the acquisition"*.[8]

A number of submitters noted the sale of the land would impact on the access provided from the site to the Barrett Apartments and 377-383 Burwood Road, Hawthorn. Council provided title plans confirming the access is protected by a carriageway easement on Title Plan 418986F.[9] Council advised the Amendment would not change existing access arrangements and this is a matter to be addressed as part of a future land sale.

(iii) Discussion

Lot 1 on Title Plan 377944W forms most of the land known as Serpells Lane and provides access to the site. Based on the material before it, the Panel agrees the lot appears to have been acquired by Council with funds generated through a special rates scheme. The land is zoned C1Z and is not part of the Amendment.

[7] D18, paragraph 7
[8] D23, paragraph 5
[9] D10

The Amendment will not have a material impact on any rights of access that might exist to the Barrett Apartments and 377-389 Burwood Road. Any change to these arrangements is a matter to be considered as part of the land sale rather than this Amendment.

(iv) Conclusion

The Panel concludes:

- The Amendment does apply to Lot 1 on Title Plan 377944W which appears to have been secured by Council as part of a special rates scheme.
- The Amendment will have no impact on the access to the Barrett Apartments and 377-389 Burwood Road, Hawthorn.

3.4 Future development of the site

(i) The issues

The issues are whether:

- future development of the site will be acceptable
- a future application should be exempt from public notice.

(ii) Submissions

Council submitted the design and impact of any future development of the site are outside of the scope of the Amendment. These matters are considered through the statutory planning permit assessment process.

Council identified the provisions of the Planning Scheme that provide permit requirements, application requirements, decision guidelines, objectives and strategies for the development of land, including:

- Clause 15.01-1L-01 (Urban Design and Built Form Outcomes), which ensures that development is designed to sensitively manage interfaces
- Clause 15.01-2S (Building Design), which provides direction for the design of buildings, including consideration of impacts on adjacent properties
- DDO15, which provides built form guidance for future redevelopment, including building heights, setbacks and other design aspects
- C1Z, which provides decision guidelines for applications for use and development.

In response to submissions concerned that a future development application would be exempt from public notice, Council noted the exemption under the C1Z[10] does not apply to land within 30 metres of an education centre. The Amendment will therefore not result in the loss of public notice and review rights.

GTA submitted existing planning rules and overlays provide little protection against a developer producing a large box development with little public parking or interaction with the Glenferrie retail core.

[10] Clause 34.01-7

(iii) Discussion

Any future development proposal for the site will be subject to assessment under the provisions of the Planning Scheme of the day. This is separate to the rezoning process, and it is not the role of the Panel to speculate on the nature or merits of applications that may come forward in the future.

Controls that apply to the land give effect to the Glenferrie Structure Plan. These controls were subject to a previous planning scheme amendment process and were considered appropriate to guide future development of the Activity Centre, including the site. Layered together, the controls encourage a high scale mixed use outcome for the site, that strongly relates to its interface to a key pedestrian link and the Glenferrie Station.

The Panel accepts Council's advice that the site does not benefit from exemptions from notice and review available under the C1Z due to the proximity of Swinburne University to the land.

(iv) Conclusions

The Panel concludes:

- The Planning Scheme provides policy and controls to guide future development of the land, consistent with the Glenferrie Structure Plan.
- The merits of a proposal to redevelop the site will be assessed through the statutory planning permit process.
- The site does not benefit from exemptions from notice and review available under the C1Z due to the proximity of Swinburne University to the land.

Appendix A Submitters to the Amendment

No.	Submitter	No.	Submitter
1	John Curtin	31	Adwin Dermawan
2	Susan McKenzie	32	Diana Payne
3	Kristie Ismail	33	Asuka Sugimoto
4	Nicole Davis	34	Nana Utsugi
5	Elizabeth Gleisner	35	Gemma Parker
6	Elodie Thilliez	36	Nicholas Watson
7	Robert Twigg	37	Abrar Patel
8	Prabhu Tholkappian	38	Glenferrie Road Shopping Centre Association Incorporated (trading as Glenferrie Traders Association)
9	Megan Fisher	39	Department of Transport
10	Dalal Mansour	40	Jeremy Gray
11	Samantha Lilly	41	Charles Miscamble
12	Julie Dickson	42	Anthea Valanidas
13	Janet Cheng	43	Alexander Del Frate
14	VicTrack	44	Kerri Stoddard
15	Mark Switzer	45	Lucas Hipkins
16	Sandra Kucan	46	Reina Utsugi
17	David Mead	47	Clayton Lynch
18	John Y D Chan	48	Aiji Zhan
19	Adrianne Kellock	49	Michelle Wheeler
20	Stephen Fennell	50	Andrew Glow
21	Eunice Blanchard	51	Des & Sue Bunworth
22	Yvonne Dang	52	Natalie Jackson-Adams
23	Montserrat Pezzimenti	53	Anonymous
24	Vincent Chan	54	Jo Harold
25	Tristan Huliganga	55	Helen Wolff
26	Jason Chee	56	Amy Chan
27	Felipe Monteiro Caldas	57	Sharla Cartner
28	Antonia Fleming	58	Kerryn Rozenbergs
29	Wendy Garrett	59	Mary Curnow
30	Christopher Short	60	Melissa Thomas

Appendix B Document list

No.	Date	Description	Provided by
1	1 Feb 23	Panel Directions and Timetable Version 1	Planning Panels Victoria (PPV)
2	3 Feb 23	Distribution List Version 2	PPV
3	14 Feb 23	Panel letter to parties confirming no late requests to be heard	PPV
4	20 Feb 23	Council letter to parties on Direction 4	Boroondara City Council (Council)
5	20 Feb 23	Council Part A submission	Council
6	20 Feb 23	*Glenferrie: Heart of Hawthorn Structure Plan*, 2011	Council
7	20 Feb 23	Draft Place Plan for Revitalising Glenferrie, undated	Council
8	20 Feb 23	Register Search Statement Lot 1 on Title Plan 938789G	Council
9	20 Feb 23	Register Search Statement Lot 1 on Title Plan 584361S	Council
10	20 Feb 23	Register Search Statement Lot 1 on Title Plan 418986F	Council
11	20 Feb 23	Register Search Statement Lot 1 on Title Plan 684954F	Council
12	20 Feb 23	Register Search Statement Lot 1 on Title Plan 365258H	Council
13	20 Feb 23	Register Search Statement Lot 1 on Title Plan 371183D	Council
14	20 Feb 23	Register Search Statement Lot 1 on Title Plan 377944W	Council
15	20 Feb 23	Register Search Statement Lot 1 on Title Plan 558676N	Council
16	24 Feb 23	Council Part B submission with Attachments: - *Local Government Best Practice Guideline for the Sale, Exchange and Transfer of Land* - Macedon Ranges Planning Scheme Amendment C126macr Panel Report - *A Practitioner's Guide to Victoria's Planning Schemes* Version 1.5, April 2022 - Banyule Planning Scheme Amendment C76 Panel Report	Council
17	26 Feb 23	M Pezzimenti submission	M Pezzimenti
18	26 Feb 23	Glenferrie Traders Association submission with Attachment: - Additional material	Glenferrie Traders Association (GTA)
19	27 Feb 23	Extracts Hawthorn Council Minutes 11 November 1966, 14 June 1967 and 12 July 1967	M Pezzimenti
20	27 Feb 23	Photographs Serpells Lane Car Park	GTA
21	27 Feb 23	Revised submission Glenferrie Traders Association	GTA
22	27 Feb 23	Antonia Fleming submission	A Fleming

No.	Date	Description	Provided by
23	28 Feb 23	Council Part C submission with Attachments: - Marked titles on Vicmap plan - *Pembroke Development Corporation Pty Ltd v Boroondara City Council* [2002] VCAT 998	Council

Appendix C Planning context

C:1 Planning policy framework

Victorian planning objectives

The following objectives set out in section 4 of the PE Act are relevant to the Amendment:

a) To provide for the fair, orderly, economic and sustainable use and development of land

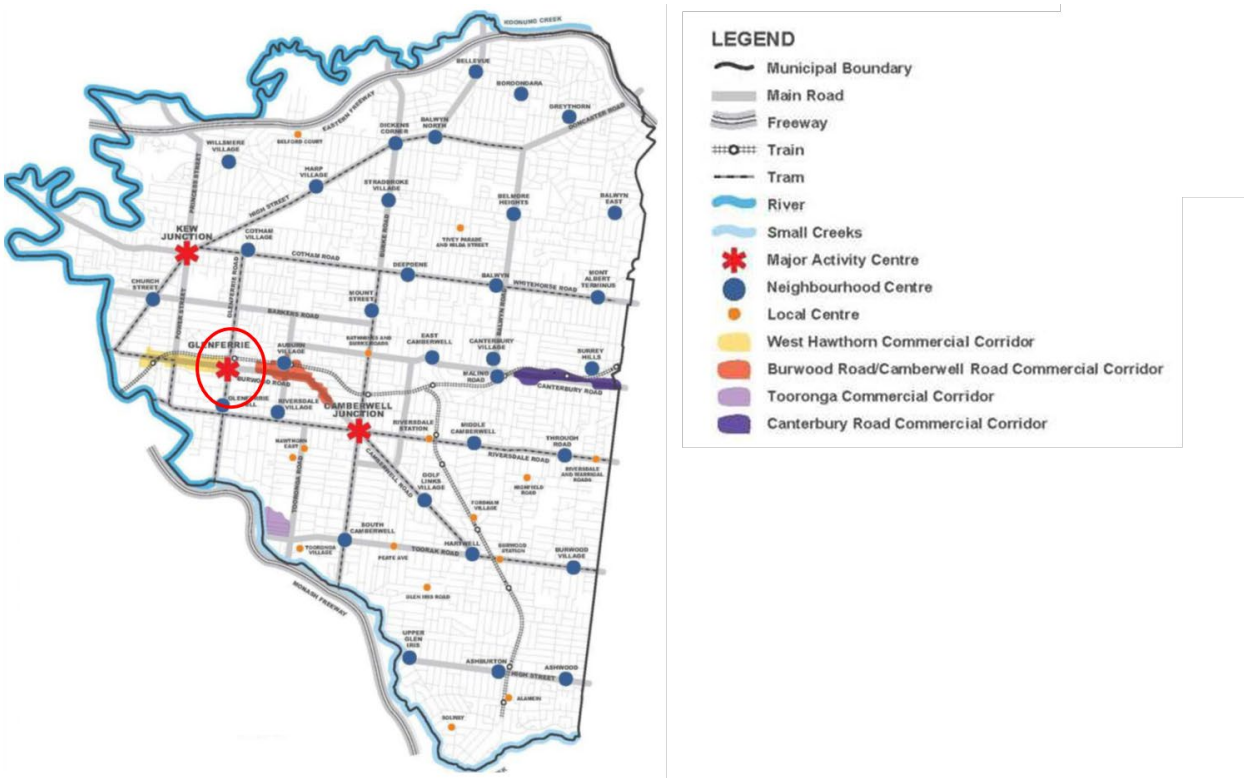
c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria

f) To facilitate development in accordance with objectives set out in paragraphs (a), (b), (c), (d) and (e).

Clause 2 (Municipal Planning Strategy)

Glenferrie is identified as a Major Activity Centre on the Activity centres network framework plan at Clause 02.04-2.

Figure 9 Boroondara activity centre network framework plan



Clause 02.01-5 (Transport) provides:

> 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.

Clause 02.03-1 (Settlement) recognises Hawthorn-Glenferrie Road as a major activity centre and education precinct. Council's strategic directions for activity centre are:

> Maintain and strengthen the network of activity centres, neighbourhood centres, local centres and commercial corridors.

Ensure major activity centres, neighbourhood centres, local centres and commercial corridors retain a commercial focus with regard to land use and built form outcomes.

Ensure residential development complements the commercial focus of activity centres, neighbourhood centres, local centres and commercial corridors, particularly at the upper levels of development.

Minimise the impacts of development on sensitive residential interfaces by way of visual bulk, noise, traffic and vehicle access.

Clause 02.03-6 (Transport) provides:

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.

Council's strategic directions for transport are:

- Manage competing transport demands of walking, cycling, private vehicles and public transport.
- Support a shift towards healthy and sustainable transport modes.
- Ensure provision of sufficient car parking.

Clause 11 (Settlement)

The objective of Clause 11.02-1S (Supply of Urban Land) is:

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Relevant strategies are:

Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.

Ensure that sufficient land is available to meet forecast demand.

Planning for urban growth should consider:

- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.
- The limits of land capability and natural hazards and environmental quality.
- Service limitations and the costs of providing infrastructure.

The objective of Clause 11.02-2S (Structure Planning) is:

To facilitate the fair, orderly, economic and sustainable use and development of urban areas.

Relevant objectives are:

Ensure effective planning and management of the land use and development of an area through the preparation of relevant plans.

Undertake the preparation of a hierarchy of structure plans or precinct structure plans that:

- …
- Provide the broad planning framework for an area as well as the more detailed planning requirements for neighbourhoods and precincts, where appropriate.
- …

The objective of Clause 11.03-1S (Activity Centres) is:

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Relevant strategies are:

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.

Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

The objectives of Clause 11.03-1L-02 (Hawthorn-Glenferrie Road Major Activity Centre) are:

To maintain and enhance the centre's role as a mixed-use shopping strip.

To ensure that the centre is an attractive, vibrant and functional place to visit, work and live.

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.

Relevant strategies are:

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.

Ensure use and development makes the best use of available land and provides opportunities for additional retail, commercial or housing.

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.

Clause 17 (Economic development)

The objective of Clause 17.02-1S (Business) is:

To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.

Relevant strategies are:

Plan for an adequate supply of commercial land in appropriate locations.

Clause 18 (Transport)

The objective of Clause 18.02-4S (Roads) is:

To facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

Relevant strategies are:

- Plan an adequate supply of car parking that is designed and located to:
  - Protect the role and function of nearby roads.
  - Enable the efficient movement and delivery of goods.
  - Facilitate the use of public transport.
  - Maintain journey times and the reliability of the on-road public transport network.
  - Protect residential areas from the effects of road congestion created by on-street parking.
  - Enable easy and efficient use.
  - Achieve a high standard of urban design.

- Protect the amenity of the locality, including the amenity of pedestrians and other road users.
- Create a safe environment, particularly at night.

- Allocate land for car parking considering:
  - The existing and potential modes of access including public transport.
  - The demand for off-street car parking.
  - Road capacity.
  - The potential for demand-management of car parking.
- Consolidate car parking facilities to improve efficiency.

C:2 Other relevant planning strategies and policies

i) Plan Melbourne

Plan Melbourne 2017-2050 sets out strategic directions to guide Melbourne's development to 2050, to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Hawthorn-Glenferrie Road is identified as both a Major Activity Centre and Education Precinct in the Plan. Major Activity Centres are:

> Suburban centres that provide access to a wide range of goods and services. They have different attributes and provide different functions, with some serving larger subregional catchments. Plan Melbourne identifies 121 major activity centres.

Plan Melbourne is structured around seven Outcomes, which set out the aims of the plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved.

Table 2 Relevant parts of Plan Melbourne

Outcome	Directions	Policies
1 Melbourne is a productive city that attracts investment, supports innovation and creates jobs	1.1 Create a city structure that strengthens Melbourne's competitiveness for jobs and investment	1.1.4 Support the significant employment and servicing role of health and education precincts across Melbourne.
	1.2 Improve access to jobs across Melbourne and closer to where people live.	1.2.1 Support the development of a network of activity centres linked by transport.

C:3 Planning scheme provisions

A common zone and overlay purpose is to implement the Municipal Planning Strategy and the Planning Policy Framework.

i) Zones

The land is zoned PUZ6. The purposes of this zone are:

> To recognise public land use for public utility and community services and facilities.
>
> To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

The land is proposed to be zoned C1Z. The purposes of this zone are:

To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.

To provide for residential uses at densities complementary to the role and scale of the commercial centre.

ii) Overlays

The land is subject to DDO15. The purposes of the Overlay are:

To identify areas which are affected by specific requirements relating to the design and built form of new development.

The design objectives of DDO15 are:

To protect and enhance the identity and character of the centre.

To ensure development respects the significance of heritage sites and precincts.

To respect the character and amenity of adjacent residential areas.

To achieve a high standard of architecture and urban design.

To encourage development that is ecologically sustainable.

To encourage development that supports alternative modes of travel such as walking, cycling and public transport.

To create a safe environment that is conducive to walking, cycling and public transport use at all times of the day.

Land surrounding the site is included in Parking Overlay Schedule 1 (Activity Centres). The purposes of the overlay are:

To facilitate an appropriate provision of car parking spaces in an area.

To identify areas and uses where local car parking rates apply.

To identify areas where financial contributions are to be made for the provision of shared car parking.

The parking objective of PO1 is:

To identify appropriate car parking rates for land uses in various activity centres throughout the municipality.

C:4 Ministerial Directions, Planning Practice Notes and guides

Ministerial Directions

The Explanatory Report discusses how the Amendment meets the relevant requirements of Ministerial Direction 11 (Strategic Assessment of Amendments) and *Planning Practice Note 46: Strategic Assessment Guidelines*, August 2018 (PPN46). That discussion is not repeated here.

Practitioner's Guide

A Practitioner's Guide to Victorian Planning Schemes Version 1.5, April 2022 (Practitioner's Guide) sets out key guidance to assist practitioners when preparing planning scheme provisions. The guidance seeks to ensure:

- the intended outcome is within scope of the objectives and power of the PE Act and has a sound basis in strategic planning policy
- a provision is necessary and proportional to the intended outcome and applies the VPP in a proper manner
- a provision is clear, unambiguous and effective in achieving the intended outcome.