LIVEABLE YARRA

Better planning for people and places

People's Panel #4
Preparatory reading pack

The information in this pack will be provided on the day for your reference

The People's Panel

The People's Panel was convened because Council is looking for community input into tricky planning challenges that will inform the rewrite of the Yarra Planning Scheme.

These planning challenges included:	
Population growth	How should Council manage population growth and change, including where growth and change should be supported
Economic development	How should Council should support local economic development, given broader trends?
Future built form	What qualities are important for the future built form of Yarra and what sort of other things might we need to accept if we want these outcome/s?
Movement around Yarra	How do we want people to move around Yarra in the future, and what priorities and trade-offs might need to occur to achieve this?
Other priorities	What other priorities are there for Council to consider when rewriting the Scheme?

Through the People's Panel Meetings 1, 2 and 3, you have worked hard to give the Council a lot of useful feedback to these challenges through many great discussions. Through your input so far, Council feel they now have a good idea of some of your priorities.

These priorities include:	
Environmental priorities	The importance of sustainability and environmental priorities for housing design
Shared community assets	The importance of urban agriculture, open space, community and social infrastructure as the city grows and changes
Business priorities	The need to find ways to support the provision of spaces for small businesses; retain spaces for business
Density preferences	A preference for more medium density development in activity centres and mixed use areas, rather than small scale and much taller buildings.
Heritage values	Protection of high value heritage – character of Yarra is important and unique
Active travel	A desire to prioritise active forms of travel - cycling and pedestrian movements

Following Forum Meeting #3, Council has been working to consolidate your feedback into draft recommendations for each of the four thematic areas:

- Business & Employment

- People & Housing

- Built Environment

- Access & Movement

In Forum #4, Council will be asking you:

1. In Activity #1, to confirm that the draft recommendations correctly reflect your priorities, and;

2. In Activity #2, to work together to create a set of recommendations in addition to those confirmed in Activity #1.

Activity #1

In Activity #1, you will be asked to give feedback on the draft recommendations.

Council officers have worked with the material that you developed in the last workshop to shape it in to a vision statement, actions and implications. As much as possible, this is based on text from the workshops, and we attempted to reflect the intent of the discussions in preparing these drafts. The recommendations for each thematic area include:

- A draft *'vision'*

- A list of actions to achieve the vision *'To deliver this, Council should…'*

- An acknowledgment of trade-offs *'We acknowledge that this might mean…'*

- An outline of the benefits *'But it would deliver...'*

Activity #1 will involve:

1. Council giving an overview of each thematic area

2. Participants undertaking a short discussion with fellow table members

3. Participants providing for each thematic vision and actions:

   a. **General** level of support through GREEN (agree), YELLOW (possibly, but needs more work), and RED (disagree) stickers

      *Please note indication of general level of support for the each vision/action. Given the extent of information time will not allow for detailed feedback on every element.

   b. *Rationale* on level of support

      **please note that space allows only a very succinct rationale for each action on the voting stickers, however you are welcome to make additional comment on the note-taking pages provided in this booklet and submit for Council's further consideration.*

   c. Suggestions for additional actions to meet the thematic vision

4. Participants indicating which of the actions across the four themes you consider a priority for Council to act upon

Please note:

- At the completion of Activity #1, the results will be displayed around the room.

- Suggestions for additional actions will be fed into Activity #2 where possible.

- Please review the following draft recommendations and make notes in preparation for the meeting. We understand there is quite a bit of information, and unfortunately time will limit a deep discussion on each action point, so we suggest you bring along your notes as a reference.

- When reviewing the draft recommendations below, please be aware that 'plain text' is taken directly from Forum #3 outputs, and 'italicised text' is Council officer suggestions/ interpretation.

Business & Employment *draft recommendations*

Vision	Our vision for the future of Yarra is a diverse and growing business community		
Action	**To deliver this, Council should…**	**We acknowledge that this might mean…**	**But it would deliver…**
1	Encourage mixed use in developments including small spaces for businesses	• Increased price of development - passed on to purchasers	• Increased opportunities for small businesses • short term leases and space for creative industries • Altering the balance between commercial and residential development
2	Make planning processes more supportive of new types of business (easier / fast tracked) including for collaborative work spaces *(Would you like to be more specific?)*	• More council resources required to support priority planning process	• More support for new businesses, including co-working/ collaborative spaces
3	Consider rate reduction or rental support for businesses	• *A reduction in Council revenue – reduction in other services* • *Other areas (business and residential) may have to pay more in rates to make up shortfall*	• *Not clear – link between reduced rates and increased opportunities for small businesses – not established*
4	Consider opening up council property for small business use	• *Potentially, some forgone revenue from other opportunities*	• More opportunities for small businesses
5	Council run e-marketplace to connect landlords and businesses	• Financial/ resources and additional expertise required to undertake match making role (and maintenance) *(note this is generally a role undertaken by Real Estate sector)*	• Not clear how effective it would be • Potentially, better information for developers and businesses

6	Encourage clustering of activity via zones *(Council is not sure what this means?)*	• More foot/car traffic through residential areas?	
7	*Retain land for non-residential uses to support arts, cultural and other employment and economic uses*	• *Housing will need to be accommodated elsewhere*	• *More affordable land for business* • *Less likelihood of potential amenity impacts* • *Opportunities for micro manufacturing businesses*

Some food for thought….

- Should the vision include something about building on and fostering our diverse economic profile?

- What is the longer term future business environment and how do we plan for it?

- What do our businesses need and how can we facilitate this through planning?

- Some of the actions are outside the planning domain – are there other planning related actions?

- How can we balance housing pressure and employment land?

- Council already allows small businesses to use Council owned spaces (Fitzroy town hall, Vere Street Collingwood)

Business & Employment notes

	Agree, Possibly, Disagree	Rationale, Comments, Notes	This is a priority action
Vision			
Action 1			
Action 2			
Action 3			
Action 4			

Action 5			
Action 6			
Action 7			
General notes			

People & Housing *draft recommendations*

Vision	Our vision for the future of Yarra is a supply of housing to support a diverse community		
Action	**To deliver this, Council should…**	**We acknowledge that this might mean…**	**But it would deliver…**
1	Actively plan for Yarra's projected housing growth, including identifying the range of housing needs to support a diverse community	• Use of time and resources to prepare and implement plan	• A clear direction about how to accommodate projected housing growth • Better informed planning for infrastructure and community facilities • A more diverse housing profile • Ultimately, certainty regarding locations and nature of growth will mean reduced need for Council resources associated with major developments
2	Encourage housing development with high environmental qualities	• Potential impacts on housing costs as a result of increased requirements	• More sustainable outcomes • Lower cost of living (energy and water use) • A more resilient community
3	Encourage the provision of *communal* spaces in housing development (*Any particular types of housing?*)	• There might be a need for higher density to *support more communal spaces* • planning will be required to identify what sort of spaces required in different types of developments	• *Spaces to encourage social interaction* • *Spaces for cross age recreational activities* • *Opportunities for urban agriculture* • *Smarter use of roof space*
4	Encourage continuing community dialogue between ratepayers, developers, council, particularly in the development approval process to facilitate better outcomes (*what sort of outcomes? Design/ building characteristics*)	• *Additional council resources to coordinate interactions* • *Councillors & staff would need to attend site visits of completed & proposed development*	• Proponents having a better understanding of community aspirations for *built form/ building characteristics* and provide better outcomes • Councillors and community seeing examples of good design in completed projects

		• *Resources to undertake post occupancy reviews (including of surrounding residents)*	
5	Encourage developer contribution approach that includes dialogue between community, developers and Council	• *Additional council resources to coordinate*	• Proponents having a better understanding of community aspirations *for infrastructure* and therefore provide better outcomes
6	*Promote the inclusion of accessible and adaptable housing, and housing suitable for all life stages*	• Potential resources required to support any assessment process • Potentially, increased cost of housing • Time required to implement change including working with development sector • Yarra may have a different approach to State government	• *Opportunities for a wider diversity of housing* • *Opportunities to live in Yarra regardless of age or access needs*
7	Have specific targets and check progress towards achieving these objectives (*Are you able to be more specific?)*	• *Costs associated researching and developing appropriate targets* • *Resources required for data collection and reporting*	• A clearer understanding of progress towards vision
8	Support provision of affordable housing including through co-housing and housing associations	• *Cost of other housing within the development may increase* • *Higher density development*	• *An increased number of dwellings available to people on lower incomes*

Please note…..

- There is an environmental policy currently awaiting final sign off (included in the 11 September email), and a copy will be available on the Resource Table)

- Public open space is addressed in the built form section , and some of the actions are in the 'benefits' column

People & Housing notes

	Agree, Possibly, Disagree	Rationale, Comments, Notes	This is a priority action
Vision			
Action 1			
Action 2			
Action 3			
Action 4			

Action 5			
Action 6			
Action 7			
Action 8			
General notes			

Built Environment *draft recommendations*

Vision — **Our vision for the future of Yarra is a mix of built forms which respects Yarra's place in the metropolitan context and contributes to a high quality public realm and a more sustainable community***

- *Metropolitan context* could mean consideration of Yarra's strategic location in relation to building heights (ie between CBD and suburban areas) and heritage (ie Yarra's important heritage assets)

- *Sustainable* could mean proximity to jobs/ services/ transport, and community resilience

It would comprise:

- medium density mixed use development in activity centres (all?) mixed use areas and some main road locations

- Higher built form in selected appropriate locations

- Protection of high value heritage

Action	To deliver this, Council should…	We acknowledge that this might mean…	But it would deliver…
1	Encourage medium density development (6-8 stories) *in activity centres and mixed use areas and* a mix of uses at the ground floor by developing precinct plans	*Some difficulties with implementation without impacting neighbouring sites due to small lot sizes in some locations* - Change in streetscape character in some *activity centre and mixed use* locations *Medium density might not be viable on some smaller sites* - Increased noise and congestion in the short term - Adjacency to incompatible uses - Contested spaces: overlooking/ overshadowing	- Housing located with good access to jobs, services and transport – 20 minute principles - Capacity to direct housing away from more sensitive locations like heritage in residential areas and sections of the Yarra River corridor - Potentially, increased housing diversity

2	Support local precinct character - use local characteristics to determine appropriate heights by tailoring overlays (*planning controls)* ***do you mean** *Council should identify future built form and development should appropriately respond to this future built form context?*	• Resources and detailed analysis to determine appropriate built form outcome • New built form character in some locations	• Capacity for varying heights to suit different parts of Yarra • Potentially, increased housing diversity • Improved public realm outcomes • Greater certainty in planning system
3	*Continue to protect existing high value heritage areas across Yarra*	• *Housing growth will need to be accommodated elsewhere*	• *Clear direction to development community about expectations* • *Protection for areas that are not suitable for medium and higher density development* • *Protection for Yarra's high value heritage character*
4	*Allow modernisation of some heritage areas to* enable continued viable use of the property	• Change in streetscape character in some locations	• *Some heritage maintained but in a different format* • *Built form which reflects contemporary context* • *Increased diversity of locations that can support growth and change*
5	*Identification of criteria that indicates a site may be suitable for higher density development*	• *Some higher density development will occur in some activity centres and on other designated sites* • *Additional work required to determine criteria, where these sites are located and their capacity*	• Better use of land in some locations • Capacity to direct housing away from more sensitive locations like heritage areas & sections of the Yarra River corridor • *More efficient use of council resources* • *Protects areas that are not suitable for higher density development* • *A clear direction to development community about expectations* • *Better provision of open space, permeability and access*
6	Development contributions tailored to support local precinct character (Do you mean *infrastructure should match level of projected growth? Or: Development contributions are tailored to meet the needs of projected*	• *Council spending time and resources undertaking infrastructure planning*	• *Capacity to match future requirements to expected levels of growth* • *Capacity for upgrades of existing infrastructure and provision of new infrastructure*

	population growth in the local area/ at a precinct level?)		
7	Encourage high quality design outcomes – conversation with community, developers and Councillors *(does this refer to a* design advisory committee*?)*	• *Council spending time and resources supporting a design advisory committee*	• A breadth of views regarding design quality being acknowledged and considered

Some food for thought…..

- Council would like more direction about locations for medium/higher density development as there are some mixed views

- What is 'high' density to you? It's not just about height

- There might be a need to consider more than 6-8 stories, even in Activity Centres and on strategic sites. What are the characteristics/ criteria for these sites?

- What would be the trade-offs for greater height? What is the criteria for sites that would be suitable for higher density development?

- What design elements are important to contribute to the public realm?

Built Environment notes

	Agree, Possibly, Disagree	Rationale, Comments, Notes	This is a priority action
Vision			
Action 1			
Action 2			
Action 3			
Action 4			

Action 5			
Action 6			
Action 7			
General notes			

Access & Movement *draft recommendations*

Vision	Our vision for the future of Yarra is a redistribution of street space for pedestrians, bikes, public transport, local cars, and through cars		
Action	**To deliver this, Council should…**	**We acknowledge that this might mean…**	**But it would deliver…**
1	Articulate targets for streetshare Develop a municipality wide plan for transport and access	• *Use of Council time & resources* • *Requiring commitment to implementation*	• *A strategic blueprint for consistent transport planning decision making across Yarra* • *Articulation of priority projects* • *Clearer rationale for decisions*
2	Close local (*residential*) streets to through traffic including living streets (*what sort of local streets? What characteristics?*)	• *Reduced car accessibility in neighbourhoods & streets (including on street car parking availability)*	• Lower car ownership • More attractive streets • *Improved pedestrian and cycling environment* • *Encouragement of public transport use* • *Reduce traffic speed – increase safety* • *More opportunities for green space, public furniture, urban agriculture* • *More activated streets – more street activity*
3	Increase space for pedestrians and bikes, dedicated lanes/corridors (*on commercial/ retail streets?*) Decrease car space on the streets	• Would businesses suffer because cars are de-prioritised? • *Potentially more difficult/ slower to drive around Yarra including for local residents* • *May be more difficult to find on street car parking - home and activity centres* • *Potentially decreased revenue for Council – (if parking meters removed)*	• Healthier/more environmentally sustainable streets • Businesses could benefit from *improved* pedestrian environments • Shift to more localised retail (shopping locally) • *Better access for cyclists* • *Improved pedestrian environment* • *Increased opportunities for street trading*

4	*Require better bicycle parking as part of major developments (retail, commercial and residential?)*	• *Less car spaces; more demand in short term for on-street spaces* • *Need to provide for better trip end bike hoops – for eg, on retail streets this may impact car parking*	• *More cycling trips* • *Increased urban capacity – can accommodate more trips without generating more car trips* • *Improved environment*
5	Reduce barriers that discourage riding, *improve* safety, connections, lighting *Council to provide additional cycling infrastructure – a comprehensive network that consistently provides a good level of service*	• *Other capital works projects/ services may take longer* • *Reduced street car parking, car priority, street capacity (junctions/ turning, etc)* • *Travel time increases by car*	• *A shift to more localised retail* • *<ore diversity in profile of cyclists* • *Potentially significantly increasing cycle mode share* • *Environmental benefits* • *Improved health and activity* • *Reduced car reliance* • *Potential for redirection of household finances away from car ownership* • *Reinforces council investment in other cycling infrastructure* • *Significant safety improvements* • *Reduced anxiety for cyclists*
6	*Move away from a 'predict and provide' approach to providing car parking in new development*	• *Reduced car parking availability* • *Further on-street car parking measures (changes to parking permits, restrictions in some places)*	• *Reduced car ownership* • *Reduced car use* • *Reduced building heights* • *Improved public realm* • *Lower building costs* • *Reduced traffic on local roads* • *Less noise* • *Encourage car sharing* • *Encourage non car modes of transport*
7	*Continue to work with state government to improve performance of current public transport infrastructure assets*	• *Reassigning street space (eg tram improvements) may require reallocation of road space away from cars* • *Potentially, reduced revenue to council from parking meters*	• *Improved reliability and frequency of public transport* • *Improved transport capacity and connectivity* • *Improved liveability* • *Wider range of transport choices* • *Reduced exposure to congestion and car parking issues*

| **8** | *Continue lobbying for improved public transport (new infrastructure & services)* | • *Potential improvements to public transport provision*
 • *Increased public transport use* |

Some food for thought…..

- Regarding 'closing local streets to through traffic' - how would 'local' be identified and gain access, and 'non-local' be prevented? under what conditions should this happen?

- Are there particular public transport priorities?

- What would 'A holistic municipality - wide plan' show/ do/ include?

- Other suggestions to consider (from Forum #3 comments)

    o car sharing/ renting

    o implement current policy

    o further speed reductions

    o naked streets

    o Shift to new technologies, eg driverless cars, web apps

Access & Movement notes

	Agree, Possibly, Disagree	Rationale, Comments, Notes	This is a priority action
Vision			
Action 1			
Action 2			
Action 3			
Action 4			

Action 5			
Action 6			
Action 7			
Action 8			
General notes			

Activity #2

In Activity #2, you will be asked to work as a table on some targeted discussion questions that require further clarification. These may be questions you have raised in the past that fall outside the four thematic areas, or questions that require additional discussion.

The table discussions are listed below. We have posed some general questions here for your consideration this week, however targeted questions will be provided at Forum #4.

Vision statement alignment

- Is the existing Vision (Clause 21.03) in the Planning Scheme an accurate reflection of the recommendations generated so far by the People's Panel? (See existing Vision below)

- What needs to be changed/ added/ removed?

Built Form

- If 6-8 storeys is 'medium' density, what is 'higher density'?

- What sort of criteria could we use to identify locations for higher density development?

- What does 'contemporary' interpretation of heritage mean?

Activity centres

- What is the future of the centres? What sort and scale of growth should we expect in each?

- It is important to acknowledge the broader role of centres. They attract people from across Melbourne and this is what supports uniqueness & diversity

Longer term future business environment

- What does this look like?

- What are the challenges/ opportunities?

- What does council need to do to support this?

Continuing the conversation

- How can the productive work undertaken in this process be utilised and carried forward in a meaningful way?

- Would you like to be involved in longer term policy work or the Scheme Rewrite? If so, what sort of involvement?

- Should a smaller group stay in touch with the broader group? If so, how would you like to see this happen?

People's Panel choice

- This discussion will be decided through your suggestions for 'additional actions' in Activity #1

People's Panel choice

- This discussion will be decided through your suggestions for 'additional actions' in Activity #1

People's Panel choice

- This discussion will be decided through your suggestions for 'additional actions' in Activity #1

Activity #2 will involve:

- A small group discussion to consider the table question/s

- Drafting of the recommendations and the rationale

- Table to report back to the broader group

- Feedback from broader group to each table

- Table to incorporate feedback into final recommendations

- Display of final discussion recommendations to be displayed alongside Activity #1 themes

Activity #2 notes

Current Planning Scheme Vision (Clause 21.03)

Land Use

- The City will accommodate a diverse range of people, including families, the aged the disabled, and those who are socially or economically disadvantaged

- Yarra will have increased opportunities for employment

- There will be an increased provision of public open space

- The complex land use mix characteristic of the inner City will provide for a range of activities to meet the needs of the community

- Yarra's exciting retail strip shopping centres will provide for the needs of local residents, and attract people from across Melbourne

Built Form

- Yarra's historic fabric which demonstrates the development of metropolitan Melbourne will be internationally recognised

- Yarra will have a distinctive identity as a low-rise urban form, with areas of higher development and highly valued landmarks

- People will safely get together and socialise in public spaces across the City

- All new development will demonstrate design excellence

Transport

- Local streets will be dominated by walkers and cyclists

- Most people will walk, cycle and use public transport for the journey to work

Environmental sustainability

- Buildings throughout the City will adopt state-of the-art environmental design

- Our natural environment will support additional species of flora and fauna