

Planning Report



Works associated with a futsal
pitch at the North Richmond
Housing Estate

February 2022

Contents

Proposal.....	3
Summary	3
Background on proposal	5
Other exempt works.....	5
Planning permit triggers.....	6
Nesting diagram	6
Land use classification.....	7
Planning permit triggers.....	8
Site and surrounding context	8
Location.....	8
Title description.....	8
Land size	8
Existing conditions	8
Aboriginal cultural heritage	10
Locality.....	10
Planning controls.....	12
Planning assessment.....	14
Planning Policy Framework	14
Local Planning Policy Framework.....	15
General Residential Zone – Schedule 3.....	18
Overlays.....	19
Particular provisions.....	20
Notice of application	21
Conclusion.....	24

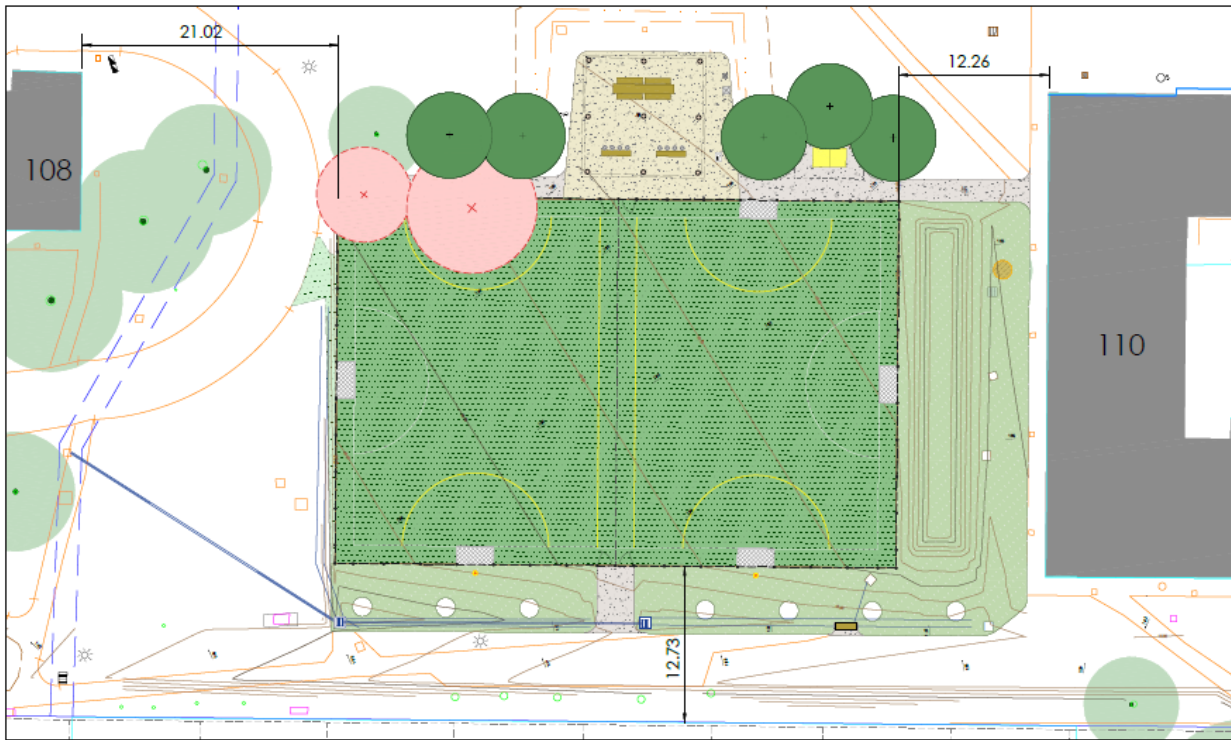
Proposal

Summary

Homes Victoria, on behalf of the Director of Housing, is proposing to undertake various landscaping and public realm improvement works at the North Richmond Housing Estate, including a futsal pitch. The proposal features:

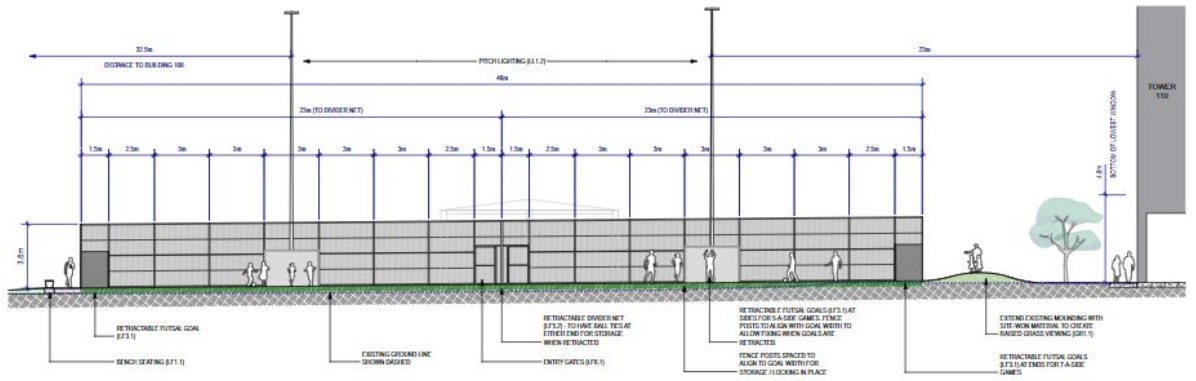
- A 1,380sqm futsal pitch (46m x 30m).
- The futsal pitch is set back:
 - 21.02m from the social housing tower at 108 Elizabeth Street North Richmond.
 - 12.26m from the social housing tower at 110 Elizabeth Street North Richmond.
 - 12.73m from the commercial properties on Bromham Place Richmond.
- Removal and relocation of existing barbeque and picnic tables..
- Addition of a removable scoreboard.
- Addition of two retractable goals.
- Addition of a retractable high divider net.
- Addition of sports floodlighting and powerpoints on 15m high poles. The nearest habitable room window is approximately 23.8 metres from the nearest light pole with the lowest point of the window approximately 4.8 metres above ground level. Lighting will be designed and baffled to limit light spill per Australian Standard AS 4282:2019 – Control of the obtrusive effects of outdoor lighting. Please refer to accompanying lighting assessment prepared by Case Consulting Engineers for further details. Lighting will be controlled and turned off at a reasonable hour each night, no later than 10pm.
- Revised surface treatments and line-marking, including concrete paving, artificial turf, organic mulch and instant turf grass.
- Installation of perimeter fencing of cyclone mesh construction and to a height of 3.6m.
- Removal of one non-native tree and one planted native tree. Please refer to the accompanying arboricultural assessment and report prepared by Tree Logic Pty. Ltd. for further details.
- Retention and protection of an existing tree via a tree protection fence during construction.
- Introduction of new/replacement shade tree plantings.
- Addition of incidental shaded seating in the existing pavilion.
- The futsal pitch has no allowance for spectators.
- The futsal pitch is primarily intended to serve the youth residing within the estate and will be managed by the Local North Richmond Estate Housing Office in conjunction with the Richmond Estate Youth Hub Management Team, located in the adjacent Building 110. These teams form part of the City of Yarra and Victoria Police.
- The futsal pitch will provide additional amenities to residents of the estate and revitalise their existing communal open space, adding to the existing facilities on-site such as the adjacent basketball courts and playgrounds.

- The futsal pitch will operate in the same manner as the existing basketball court.

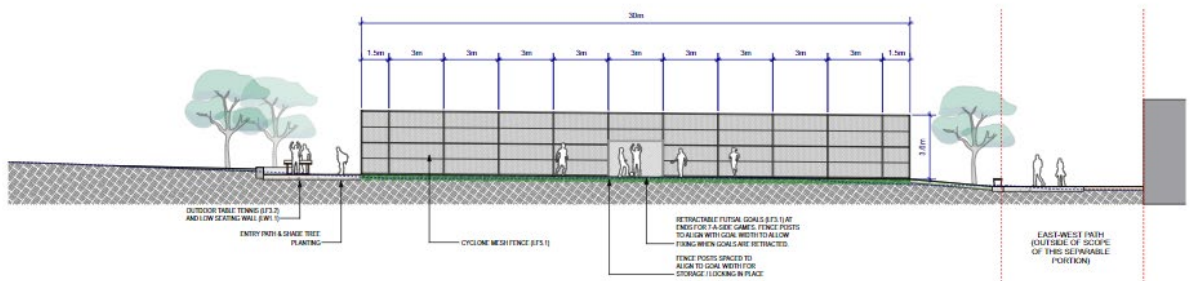


Proposed Futsal Pitch - Concept Plan

Scale 1:250 @ A1



1 Elevation 01
Scale: 1:100



2 Elevation 02
Scale: 1:100

Note: Outdoor gym equipment is also proposed and forms part of a separate, concurrent application.

Please refer to the accompanying application plans for further detail.

Background on proposal

Homes Victoria is working in partnership with the City of Yarra and other partners to undertake a program of phased improvement works at North Richmond Estate (the Estate) which responds to community safety concerns and improves amenity and community engagement. A number of governance groups have been established to manage the community engagement and resident expectations with regards to safety and amenity improvements across the Estate.

In October 2019, Victoria Police submitted to the then Department of Health and Human Services (now the Department of Families, Fairness and Housing (DFFH)) a Crime Prevention Through Environmental Design (CPTED) evaluation of the Estate. The CPTED report found several significant elements of the built design at the Estate that are contributing to, or exacerbating, the poor experience of residents on-site including lighting, wayfinding (signage), car parks and playgrounds.

A very poor level of existing amenity on-site contributes to and is exacerbated by the safety concerns felt by residents. Common areas on-site, whether inactive, underutilised, or utilised by disruptive users, have an outward appearance of neglect, contributing to a perception that the spaces are not cared for and that residents would not be defended from unwanted behaviour.

The proposed program of works builds on the Victorian Government's April 2019 commitment to protect Richmond residents and responds to community concerns related to safety, drug related harm, liveability, and accessibility. While drug use and related harms have been impacting the area for decades, the introduction of the high profile Medically Safe Injecting Room has created a focal point for heightened community concern and significant media attention.

DFFH is also preparing a master plan to inform long-term, sustainable revitalisation of the North Richmond Estate. Early master plan stakeholder engagement also identified that the futsal pitch proposal is broadly accepted by the community and residents and other stakeholders are very keen to see it progress as soon as possible. The master plan will be a future guide for the built form at the Estate as well as short term investment including the Building Works Stimulus projects. The master planning process has commenced but will not delay or affect the delivery of this program of upgrade works.

Other exempt works

For information and completeness, the following additional works are also being proposed concurrently and have been determined to be exempt from requiring a planning permit under Clause 62 of the Yarra Planning Scheme:

- Addition of three picnic shelters.
- Addition of barbeque facilities.

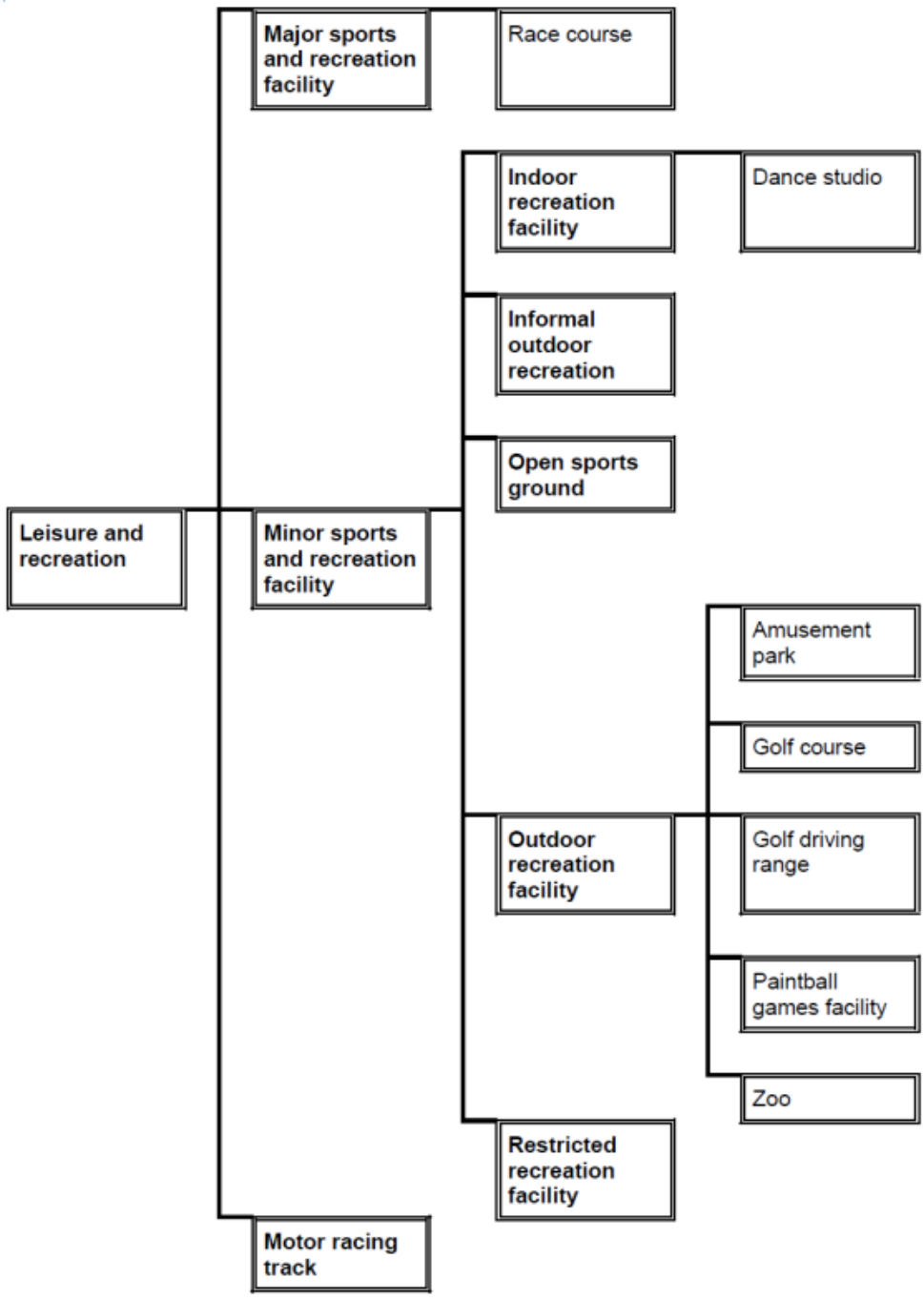
- Addition of drinking fountain.
- Addition of bins.
- Update to playgrounds, including replacement of existing bark with flexible rubber matting, upgrade of play equipment (including a table tennis table) and adjacent landscape.
- Updates to external fencing.
- Addition of an east-west pathway.

Planning permit triggers

Nesting diagram

Following DELWP's pre-application advice, it is understood that the futsal pitch is deemed to be a 'minor sports and recreation facility', or more broadly a form of 'leisure and recreation'.

Leisure and recreation group



Land use classification

A minor sports and recreation facility is defined under Clause 73.03 of the Yarra Planning Scheme as:

Land used for leisure, recreation, or sport, without substantial provision for spectators, and which is usually open to non-paying spectators.

Planning permit triggers

The proposal triggers a planning permit under the following provisions of the Yarra Planning Scheme:

- Clause 32.08-2 – to use the land for a minor sports and recreation facility (a Section 2 use).
- Clause 32.08-9 – to carry out works for a use in Section 2 of Clause 32.08-2.

Site and surrounding context

Location

The subject land forms part of the North Richmond Housing Estate on Elizabeth Street, North Richmond. The futsal pitch is in the part of the estate bounded by Elizabeth Street to the north, Church Street to the east, Highett Street to the south and Lennox Street to the west.

Title description

The estate comprises various land parcels. The futsal pitch will be located on Lot 1 on Title Plan 863819Q.

Land size

The broader land is irregular in shape with an overall area of around 78,400sqm.

Existing conditions

This part of the North Richmond Housing Estate features five high rise residential towers for social housing, with four fronting onto Elizabeth Street and one fronting onto Highett Street. Amongst the towers is communal open space and includes a basketball court, playgrounds, barbeque facilities and picnic tables.

Other activities in this block include the Richmond West Primary School, Cultivating Community community garden and food centre, Belgium Avenue community garden, IERA Social Support Group, 65 Church Street Garage parking lot and a range of commercial activities on Church Street, Salisbury Street, Risley Street, Belgium Avenue and Vere Street. Please refer to the accompanying existing conditions plan for further detail.



Above: Building 110 – adjoins futsal pitch



Above: Adjoining commercial zone presents windowless concrete panel walls to the common boundary



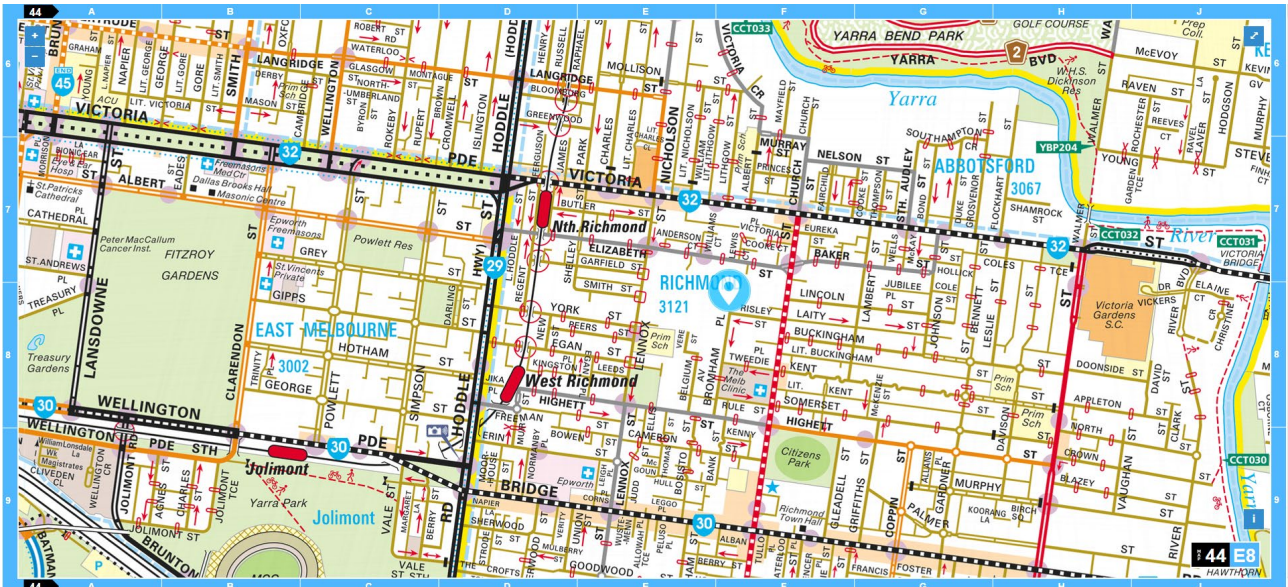
Above: Proposed futsal pitch location

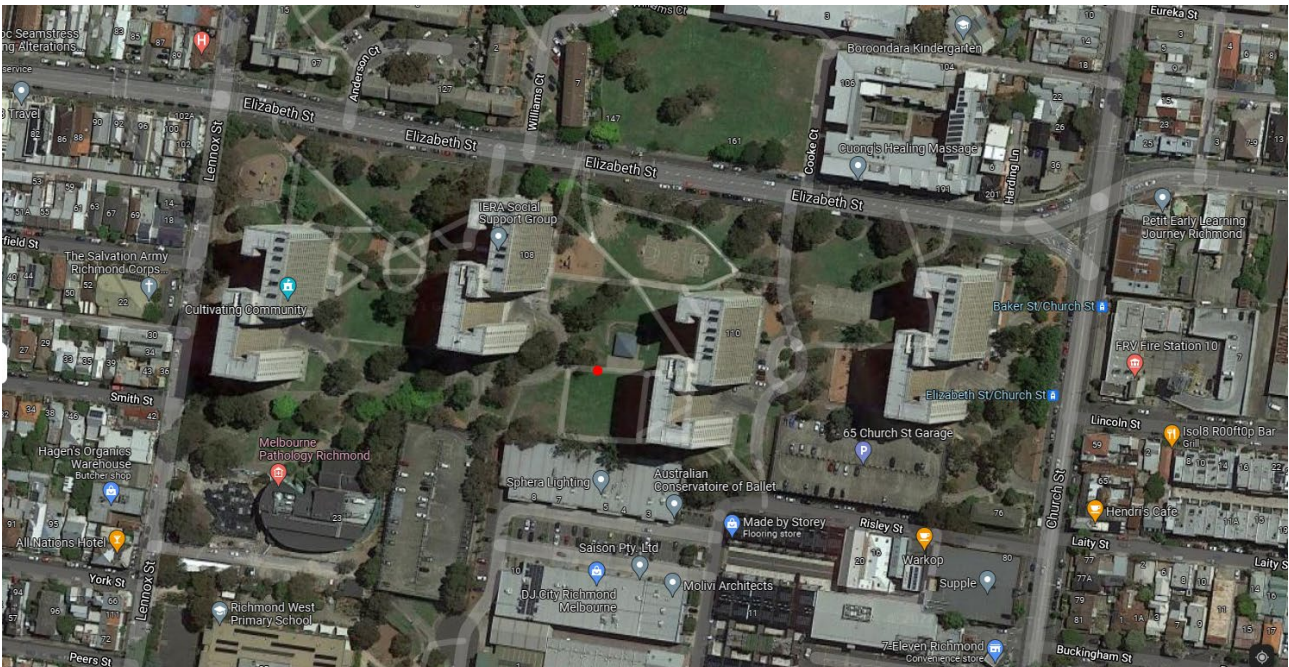
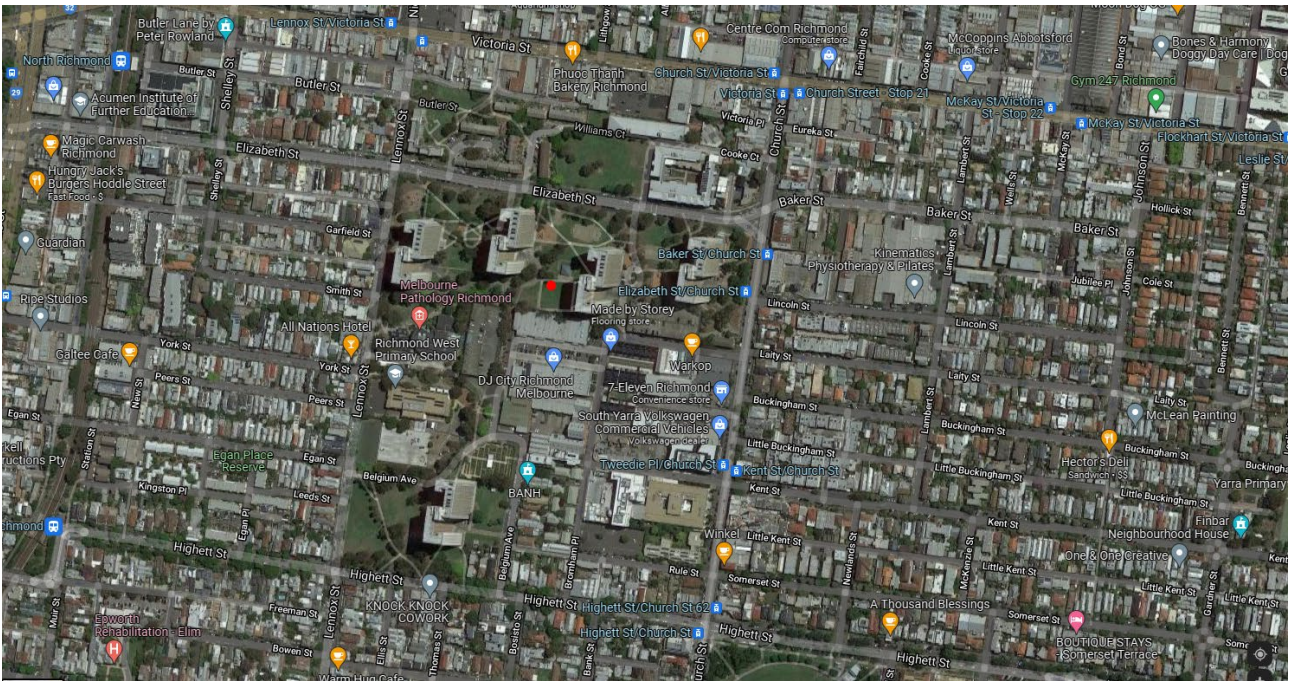
Aboriginal cultural heritage

The land is not in an area of Aboriginal cultural heritage sensitivity. No cultural heritage management plan is required.

Locality

The North Richmond Housing Estate is well located in Richmond, approximately 3km from Melbourne’s CBD. The site has direct and convenient access to local services, public amenities, community and educational institutions, and public transport. Please refer to the map and aerial images below.





Nearby activities and services include:

- Victoria Street major activity centre - located to the north and consists of a wide range of commercial uses, extending west to Hoddle Street, and east to the Yarra River.
- Principal Public Transport Network Area – access to Route 12/109 Tram Stop 21, Route 12/109 Tram Stop 20, Route 78 Tram, North Richmond Train Station
- Parks and reserves - Lennox and Butler Reserve, Lennox and Butler Street Park, Citizen’s Park
- Health services - North Richmond Community Health
- Education services - Richmond West Primary School, Petit Early Learning
- Retail services - The Hive Shopping Centre

Planning controls

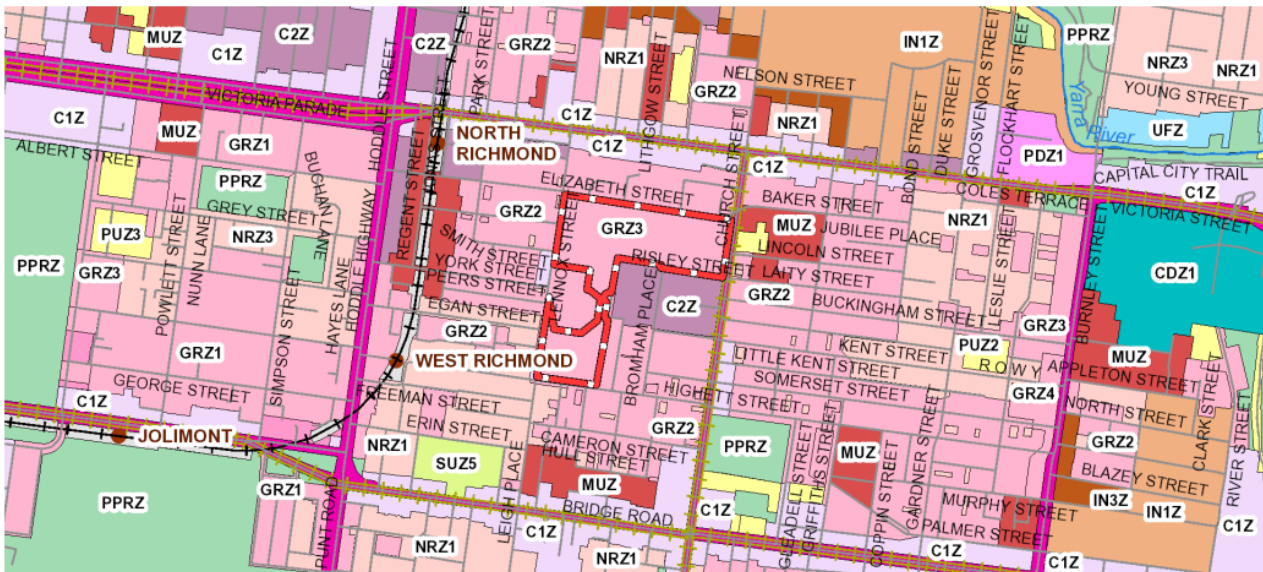
The land is affected by the following planning controls:

- General Residential Zone – Schedule 3 (Office of Housing Sites Over 2500sqm and Selected Main Road Sites)
- Design and Development Overlay – Schedule 2 (Main Roads and Boulevards)
- Development Contributions Plan Overlay – Schedule 1 (Yarra Development Contributions Plan)
- Development Plan Overlay – Schedule 10 (Richmond Precinct)

Please refer to the planning maps below for further detail.

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 3 \(GRZ3\)](#)

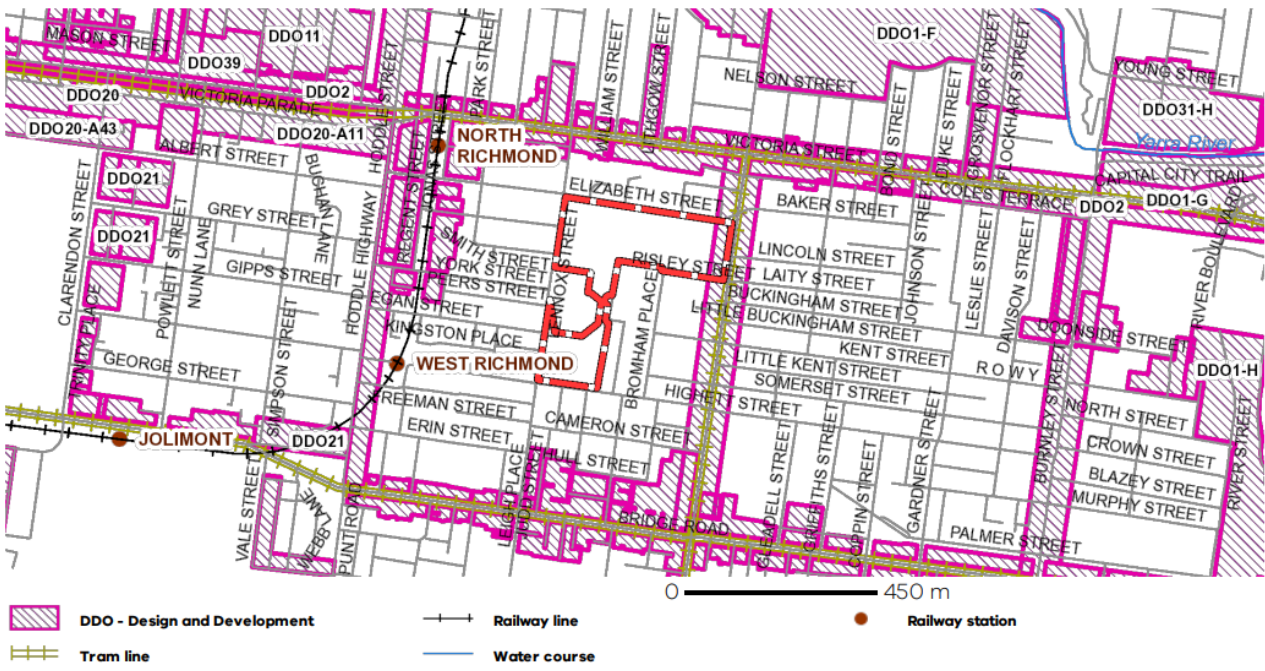


C1Z - Commercial 1	C2Z - Commercial 2	CDZ - Comprehensive Development
GRZ - General Residential	IN1Z - Industrial 1	IN3Z - Industrial 3
MUZ - Mixed Use	NRZ - Neighbourhood Residential	PDZ - Priority Development
PPRZ - Public Park and Recreation	PUZ1 - Public Use-Service and Utility	PUZ2 - Public Use-Education
PUZ3 - Public Use-Health & Community	PUZ4 - Public Use-Transport	PUZ6 - Public Use-Local Government
PUZ7 - Public Use-Other Public Use	RDZ1 - Road-Category 1	RGZ - Residential Growth
SUZ - Special Use	UFZ - Urban Floodway	Railway line
Railway station	Tram line	Water course

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

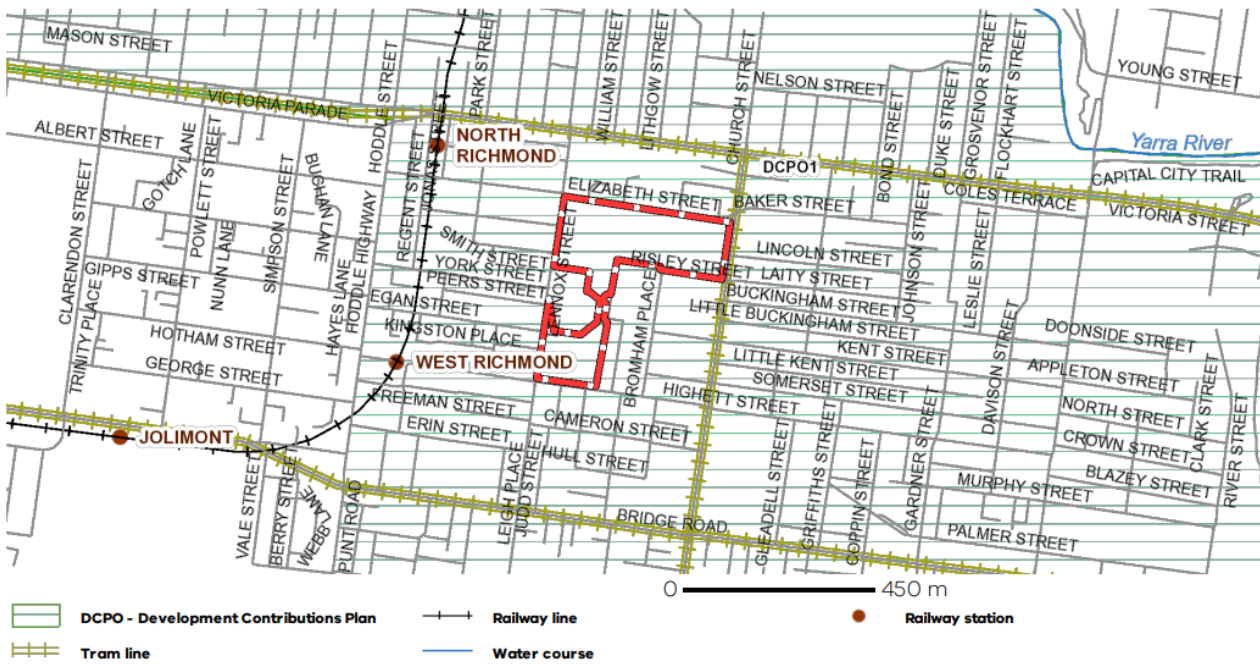
DESIGN AND DEVELOPMENT OVERLAY (DDO)

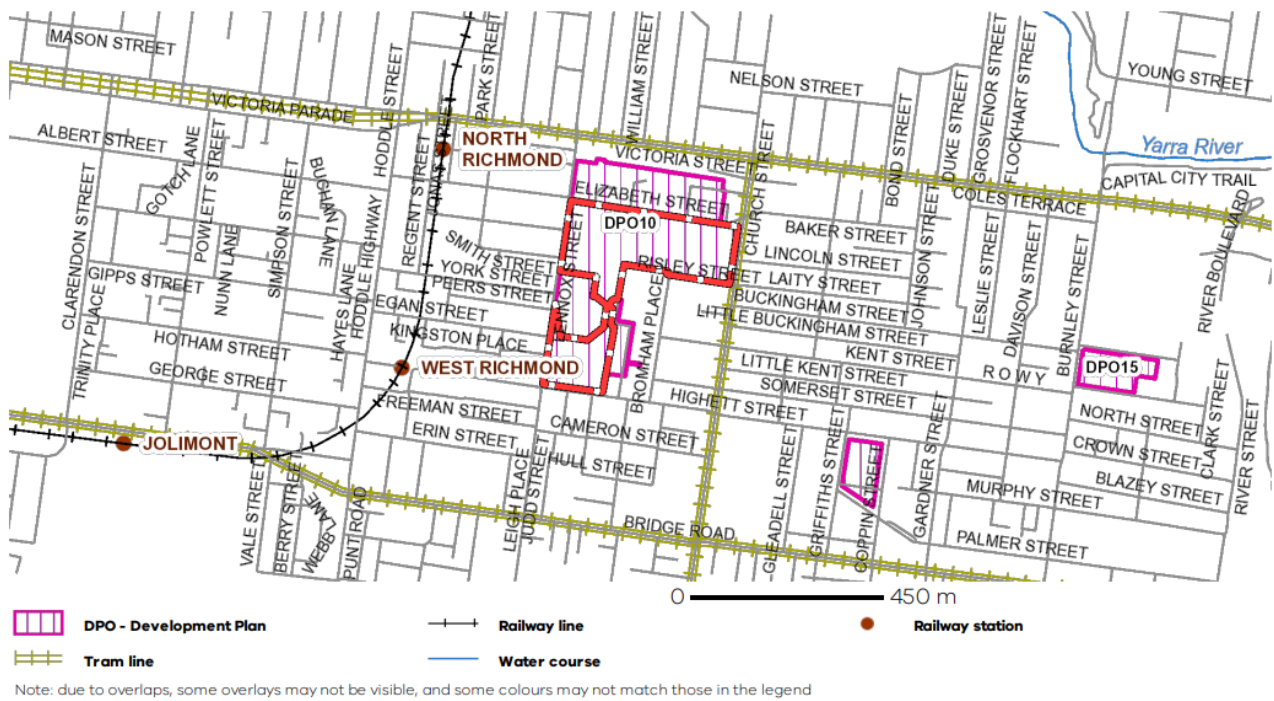
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2 (DDO2)



DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)





Planning assessment

Planning Policy Framework

The proposal accords with the overarching State planning objectives within the Planning Policy Framework. Of note:

- **Settlement** (Clause 11.01-1S, Clause 11.02-1S) – the futsal pitch provides the North Richmond Housing Estate with added community facilities, contributing to a network of settlements and a more consolidated, sustainable city.
- **Landscapes** (Clause 12.05-2S) – the proposal protects and enhances landscapes and open spaces that contribute to the character, identity and sustainable environments and includes a series of landscaping improvements through new surface treatments, groundcovers, shrubs and trees.
- **Land use compatibility** (Clause 13.07-1S) – the futsal pitch is compatible with adjoining land uses and is considered to be complementary to the residential estate.
- **Urban design** (Clause 15.01-1R, Clause 15.01-1S) – the proposal meets aspirations for a safe, healthy, functional and enjoyable urban environment that contributes to a sense of place and cultural identity. The futsal pitch enhances goals for a liveable city with quality design and amenities.
- **Neighbourhood character** (Clause 15.01-5S) – the proposal recognises, supports and protects neighbourhood character, cultural identity and sense of place for residents of the North Richmond Housing Estate and follows extensive community engagement where residents expressed their support for a futsal pitch as part of the preferred neighbourhood character.

- **Healthy neighbourhoods** (Clause 15.01-4R, Clause 15.01-4S) – the futsal pitch achieves a neighbourhood that fosters healthy and active living and community wellbeing. It will provide a complementary minor sports and recreation to the North Richmond Housing Estate (particularly the youth) and will create a city of 20-minute neighbourhoods, giving people the ability to meet recreation needs close to home.
- **Energy and resource efficiency** (Clause 15.02-1S) – the proposal is energy and resource-efficient, by promoting consolidation of urban development and integration of land use and transport, as well as retention of existing vegetation where possible and planting of new vegetation as part of the development.
- **Social infrastructure** (Clause 19.02-4S) – the futsal pitch follows community engagement which identified and now seeks to address gaps and deficiencies in social infrastructure. The facilities are accessible and adaptable to all ages, population changes, different patterns of work and social life in accordance with the policy strategy.
- **Open space** (Clause 19.02-6S) – the futsal pitch contributes to a diverse and integrated network of public open space that meets the needs of the community. The proposal ensures that land is set aside and developed in residential areas for local recreational use and incorporates pedestrian and bicycle links to commercial and community facilities.

Local Planning Policy Framework

Discretionary uses in the Residential 1 Zone policy

The proposal meets the policy for discretionary uses in the General Residential Zone (formerly Residential 1 Zone) in the following manner:

- The futsal pitch will not adversely affect the amenity of the residential areas and is indeed aimed to enhance residential amenity. It is being provided as a result of earlier community engagement which welcomed and suggested the introduction of a futsal pitch.
- The futsal pitch does not generate the need for further on-site car parking under the car parking provisions at Clause 52.06 of the Yarra Planning Scheme.
- The futsal pitch is of a size and scale that is compatible with the communal open space in the North Richmond Housing Estate and will directly serve the local residential community.
- The use of the futsal pitch will be managed by the Local North Richmond Estate Housing Office in conjunction with the Richmond Estate Youth Hub Management Team, including ensuring reasonable hours of operation (no later than 10pm) and noise emissions compatible with the residential environment.
- The futsal pitch is consistent with the area's scale, bulk, and character. The facilities will be located amongst existing high rise residential towers.

Interface uses policy

The proposal is within 30 metres of a Commercial Zone and meets the interface uses policy at Clause 22.05 of the Yarra Planning Scheme in the following manner:

- **Land use conflict** – The futsal pitch will not create conflict at the interface between the residential and commercial land uses. It is noted that the commercial buildings present solid walls on the common boundary with the estate.
- **Noise** – Noise levels are not anticipated to be beyond what is expected in a residential area. Acoustic treatments are not deemed necessary to the futsal pitch, which forms part of the communal open space of the estate and is similar to other existing facilities such as the basketball court.
- **Visual impact and appearance** – It is not considered necessary to minimise views from adjoining residential properties into the futsal pitch area, as this will provide passive surveillance opportunities and improved urban design and place-making within the estate.
- **Overlooking** – The futsal pitch is reasonably sited and set back to ensure there will not be any overlooking into the private open space areas or habitable room windows of adjoining residential properties. Permeable perimeter fencing will also be erected around the futsal pitch to provide a level of screening.
- **Overshadowing** – No building walls are proposed. There will not be any unreasonable overshadowing to private open space, visual bulk or loss of daylight to habitable room windows.
- **Odour and air emissions** – There will not be any adverse odour or air emissions as a result of the futsal pitch.
- **Light spill** – The sports lighting will be baffled to limit light spill and be largely contained within the perimeter of the futsal pitch. Please refer to the lighting specification for further detail. Lighting will not unreasonably spill to habitable room windows of nearby residential properties as per Australian Standard AS 4282:2019 – Control of the obtrusive effects of outdoor lighting.
- **Loading and unloading** – No goods or materials will be delivered or dispatched.
- **Rubbish removal and storage** – Bins are proposed to be provided in the vicinity of the futsal pitch to curtail any waste disposal issues.
- **Construction impacts** – Construction times, storage, disposal methods and noise will be managed per building requirements and conducted during reasonable hours to minimise disruption to nearby residential and business uses.

The futsal pitch has been designed to minimise amenity impacts upon nearby, existing residential and commercial properties.

The futsal pitch will be able to enjoy a reasonable level of amenity in proximity to the nearby commercial activities and will not impede the growth or operation of these areas as service, economic and employment nodes.

Built form and design policy

The proposal meets the built form and design policy in the following manner:

- **Urban form and character** – The futsal pitch provides a positive contribution to the urban fabric and public realm by improving the existing communal open space within the estate. It will retain and extend the fine grain of street pattern.

- **Setbacks and building heights** – The futsal pitch is reasonably set back from adjoining residential buildings. No building is proposed, although it is noted there will be perimeter fencing and sports lighting. The height and material of the fence and lighting will not result in visual bulk, taking into account the context of the area and the adjoining high rise towers. The facility will complement the desired neighbourhood character of the area.
- **Street and public space quality** – The futsal pitch interfaces positively with the street and public domain. The futsal pitch will enhance pedestrian/human-scaled design at street level and further activate the existing communal open space. Along with the other landscaping and public realm improvement works, the proposal contributes to the revitalisation of the North Richmond Housing Estate.
- **Environmental sustainability** – A stormwater management plan has been prepared to facilitate on-site stormwater infiltration and collection for reuse, reduce the impact of stormwater run-off on the drainage system and the quality of the surrounding waterways. Stormwater treatments include swale zones, grass zones, and grated pits connecting to the existing stormwater system to assist with catchment and drainage.
- **Site coverage** – The futsal pitch will not result in excessive site coverage relative to the size of the existing communal open space and wider estate.
- **On-site amenity** – The futsal pitch optimises amenity for future occupants and is being provided as a result of earlier community engagement, where residents of the estate expressed a desire for such facilities. As above, the proposal contributes to the revitalisation of the North Richmond Housing Estate and will improve on-site amenity. It will provide well designed, functional, safe, solar oriented, well ventilated communal open space that meets the needs of residents. It will also offer passive surveillance opportunities from adjoining residences and contribute to a sense of safety, comfort and community presence within the site and its immediate environs.
- **Off-site amenity** – The futsal pitch will not prejudice the rights of adjoining and/or nearby land users who will continue to enjoy solar access, privacy and acceptable noise levels and will not be subject to any unreasonable overshadowing. As noted, residents have expressed their desire for these facilities within their communal open space. The equipment has been sensitively designed and will be appropriately managed to limit off-site amenity impacts, including appropriate hours of operation (no later than 10pm).
- **Landscaping and fencing** – Although one non-native tree and one planted native tree are proposed to be removed, various new and replacement landscaping and fence treatments are proposed to offset this loss. The landscaping and fencing works will make a positive contribution to the public domain and are respectful of the landscaped character of the neighbourhood.
- **Parking, traffic and access** – The futsal pitch does not require on-site car parking under the car parking provisions at Clause 52.06 of the Yarra Planning Scheme. The facilities will serve the residents of the housing estate and are not envisaged to generate excessive traffic volumes, adversely impact the adjacent arterial road

network, result in road congestion, or hinder site access. Resident parking is currently managed using two existing multi deck carparks on the Estate.

- **Service infrastructure** – Service infrastructure, including bins, will be provided on-site and in the vicinity of the futsal pitch and sited and designed to blend in with the area.

Stormwater management (water sensitive urban design) policy

Not applicable – The proposal does not trigger a stormwater assessment under Clause 22.16 of the Yarra Planning Scheme as it does not include any new buildings or extensions to existing buildings.

Environmental Sustainable Development policy

Not applicable – The proposal does not trigger an ESD assessment under Clause 22.17 of the Yarra Planning Scheme as it does not include any buildings.

General Residential Zone – Schedule 3

The proposed futsal pitch meets the purpose of the General Residential Zone which includes:

To encourage development that respects the neighbourhood character of the area.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The futsal pitch has been specifically requested by residents of the North Richmond Housing Estate following earlier community engagement. It will revitalise the existing communal open space and provide a complementary recreational service in conjunction with the residential use of the land, similar to the existing basketball courts.

The futsal pitch will not cause any unreasonable adverse amenity impacts on adjoining land or wider effects. Of note:

- **Non-residential use and development** - The futsal pitch is compatible with the existing residential use of the site. It serves local community needs and provides complementary recreation facilities for all ages, particularly the youth residing within the estate.
- **Siting and setbacks** - The futsal pitch is contained entirely within the site and is reasonably set back from surrounding buildings.
- **Solar access and shadowing** - There are no existing rooftop solar energy systems on dwellings/buildings on adjoining lots that will be overshadowed by futsal pitch.
- **Lighting** – The sports lighting will be baffled to limit spill and is designed per Australian Standard 4282:2019 'Control of the obtrusive effects of outdoor lighting'. The standard suggests a maximum 10 lux light level which has been met for the nearest habitable room window at Tower 110, which is approximately 23.8 metres away from the nearest light pole. Please refer to the accompanying lighting specifications for further detail.

- **Glare** – There will not be any glare arising from the works.
- **Management** – The futsal pitch will be managed by the Local North Richmond Estate Housing Office in conjunction with the Richmond Estate Youth Hub Management Team (located in the adjacent Building 110) in a manner that will ensure the amenity of the surrounding area is maintained. This includes reasonable hours of operation (lighting to be turned off by 10pm) and managing noise levels which are expected to be in line with the broader residential area. Please note that the youth hub already manages an existing basketball court in the estate and in the vicinity of the futsal pitch and there have been no known management issues.
- **Traffic** – The futsal pitch is intended to cater to the residents of the estate and is not expected to generate excessive external traffic.
- **Environment** – Two trees will be removed, one tree will be protected and numerous new trees, shrubs and groundcovers are to be planted on site. The overall landscaping works are an improvement to the site and environment.
- **Delivery and dispatch** – No goods or materials will be delivered or dispatched.

There are no specifications in Schedule 3 to the zone of relevance to the proposal.

Overlays

Consideration has been given to the planning overlays affecting the land, as follows:

Design and Development Overlay – Schedule 2 (Main Roads and Boulevards)

Not applicable - the proposed futsal pitch is outside of the portion of land affected by the Design and Development Overlay.

Development Contributions Plan Overlay – Schedule 1 (Yarra Development Contributions Plan)

Not applicable – the futsal pitch forms part of the North Richmond Housing Estate. Clause 4.0 of Schedule 1 to the Development Contributions Plan Overlay exempts the subject land from a development contribution as follows:

Land developed for housing by or for the Department of Health and Human Services, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016. This applies to social housing development delivered by and for registered housing associations. This exemption does not apply to private dwellings developed by the Department of Health and Human Services or registered housing associations.

Development Plan Overlay – Schedule 10 (Richmond Precinct)

Schedule 10 to the Development Plan Overlay refers to the Richmond Precinct. The development plan appears to be an outdated document and Homes Victoria has been unable to source it. Given this, it is unclear whether this application can access the notice exemption at Clause 43.04-3 of the Yarra Planning Scheme.

Nevertheless, the proposal is considered to align with the Richmond Precinct which envisages the continued use of the estate for social housing and associated amenities

through the master planning being undertaken as part of the North Richmond Elizabeth Street Big Housing Build project.

Extensive community engagement has occurred (refer to 'notice of application' section of report for further details) and members of the estate have expressed their desire for the proposed futsal pitch. The proposal has been designed to limit any amenity impacts and will not result in material detriment to surrounding occupiers or the wider public. For these reasons, it is not considered necessary to undergo formal notification of this proposal.

Particular provisions

Consideration has been given to the particular provisions in the Yarra Planning Scheme as follows:

Victoria's Big Housing Build

Not applicable - The proposed futsal pitch is not being funded under Victoria's Big Housing Build program.

Car parking

Not applicable - The car parking provisions do not specify any car parking requirements for a minor sports and recreation facility.

Bicycle facilities

Not applicable - The bicycle facilities provisions do not specify any bicycle requirements for a minor sports and recreation facility.

Signs

Not applicable - No signs are proposed to be erected or displayed.

Stormwater management in urban development

The futsal pitch is approximately 1,250sqm in size. The futsal pitch is designed to maintain and improve the quality of stormwater within and exiting the site. A stormwater management system is provided featuring a swale drainage zone and grassed zone and will mitigate the impacts of stormwater on the environment, property and public safety. Please refer to the accompanying stormwater management plan for further detail. If DELWP is of the view that further stormwater details are required, it is requested that this be provided as a condition of the permit.

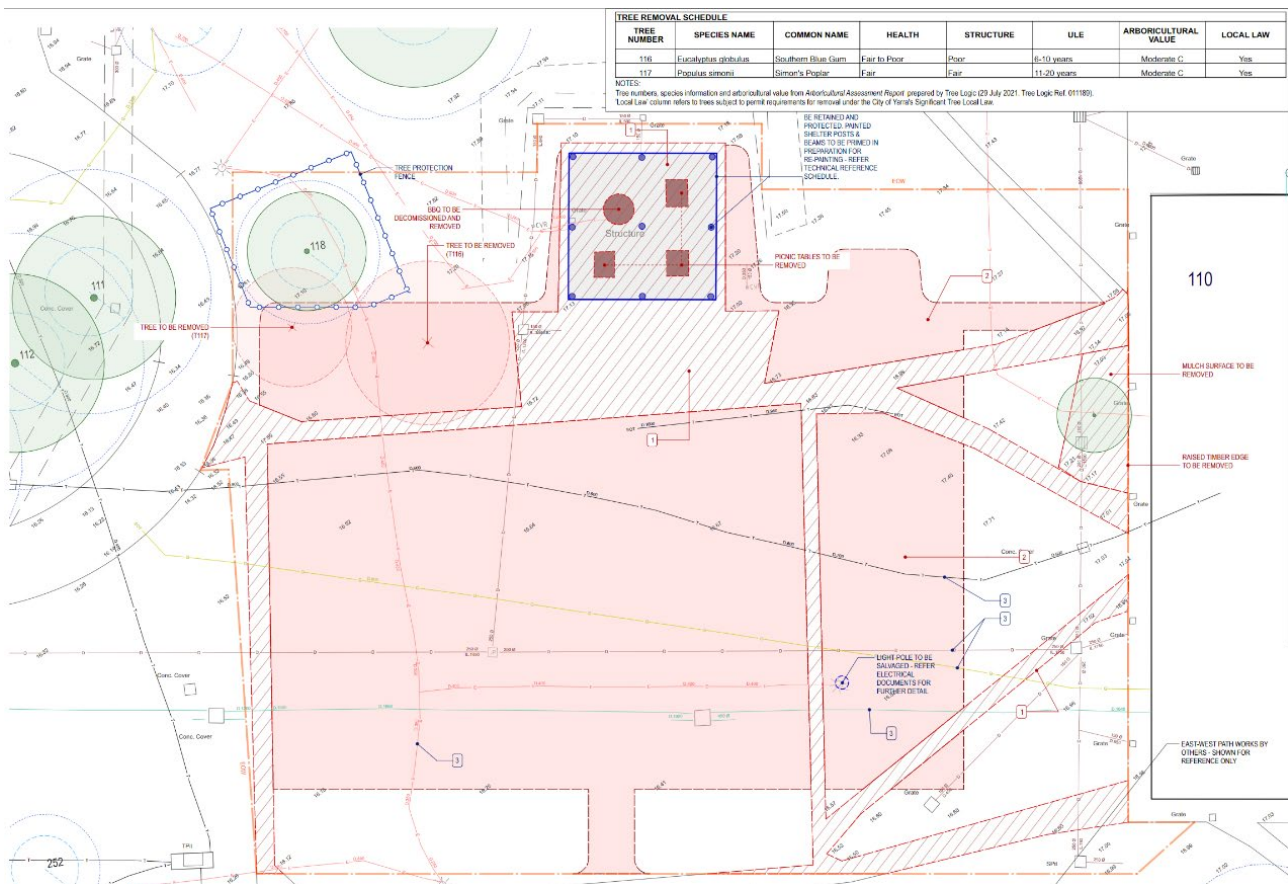
Native vegetation

Two trees are proposed to be removed to accommodate the futsal pitch as per the below table and plan:

TREE REMOVAL SCHEDULE							
TREE NUMBER	SPECIES NAME	COMMON NAME	HEALTH	STRUCTURE	ULE	ARBORICULTURAL VALUE	LOCAL LAW
116	Eucalyptus globulus	Southern Blue Gum	Fair to Poor	Poor	6-10 years	Moderate C	Yes
117	Populus simonii	Simon's Poplar	Fair	Fair	11-20 years	Moderate C	Yes

NOTES:

Tree numbers, species information and arboricultural value from *Arboricultural Assessment Report* prepared by Tree Logic (29 July 2021, Tree Logic Ref. 011189). 'Local Law' column refers to trees subject to permit requirements for removal under the City of Yarra's Significant Tree Local Law.



The Southern Blue Gum is a native tree. The accompanying arboricultural assessment and report concludes that the tree was either planted or grown as a result of direct seeding and is therefore exempt from requiring a planning permit under Clause 52.17-7 of the Yarra Planning Scheme. Of note, the site history reveals it was largely devoid of trees originally and highly developed in 1945 prior to the construction of the current housing estate.

Notice of application

Extensive council and community engagement has already occurred with key stakeholders for both this proposal as well as the wider North Richmond Elizabeth Street Big Housing Build project, which will deliver a staged masterplan for the balance of the estate. The North Richmond Precinct Community Engagement Plan (February 2021), Community Action Plan 2021-22: North Richmond Community Capacity Building Initiative and North Richmond Precinct – Community Reference Groups papers have informed this process and are included in the application material for your reference. Of note:

- The North Richmond Precinct Community Committee and three community reference groups were established and given an opportunity to engage on issues important to the local community, including improved play and recreation spaces. The committee and reference groups have over 70 members including residents from public and private housing, business, local government, key agencies and all Victorian Government Departments.

- The North Richmond Community Capacity Building Initiative was established and is led by a project manager within the Department of Families, Fairness and Housing and supported by two community development officers and staff based at the Belgium Avenue Neighbourhood House. The program works closely with residents who live in the North Richmond public housing estate and key local partners.
- Residents of the North Richmond Housing Estate have expressed their support and desire for the futsal pitch, leading to this application. Please refer to the 'Greening Your Garden' summary of the community engagement that occurred, and subsequently explicitly advises members of the estate of the proposed futsal pitch following their feedback.
- The Victoria Police, Yarra Youth Services (a division of Yarra City Council) and community youth members have provided their input to the futsal pitch and will be involved in its management and use. Victoria Police provided a Crime Prevention through Environmental Design (CPTED) report for the Estate, to help inform and drive design outcomes that address the safety and amenity concerns articulated by the residents.
- The nearby school community at Richmond West and Abbotsford primary schools have been engaged on play and recreation improvements, including the futsal pitch.
- Yarra City Council's Open Space Planning and Design Department have been involved in the project in an advisory capacity, providing input to the landscaping components.
- The nearest commercial properties on Risley Street present their rear, solid (windowless) walls to the common boundary and will not be negatively affected by the proposal.

All projects within the program of works required a tailored level of engagement with residents of the Estate and the surrounding community. The engagement process included online forums with voting software (Menti) to allow instant anonymous feedback on proposed projects, face to face meetings, distribution of collateral such as posters in the foyers of each building and letter box drops to all residents on the estate. Posters and letters also included QR codes linked to online surveys for comments and suggestions and general feedback.

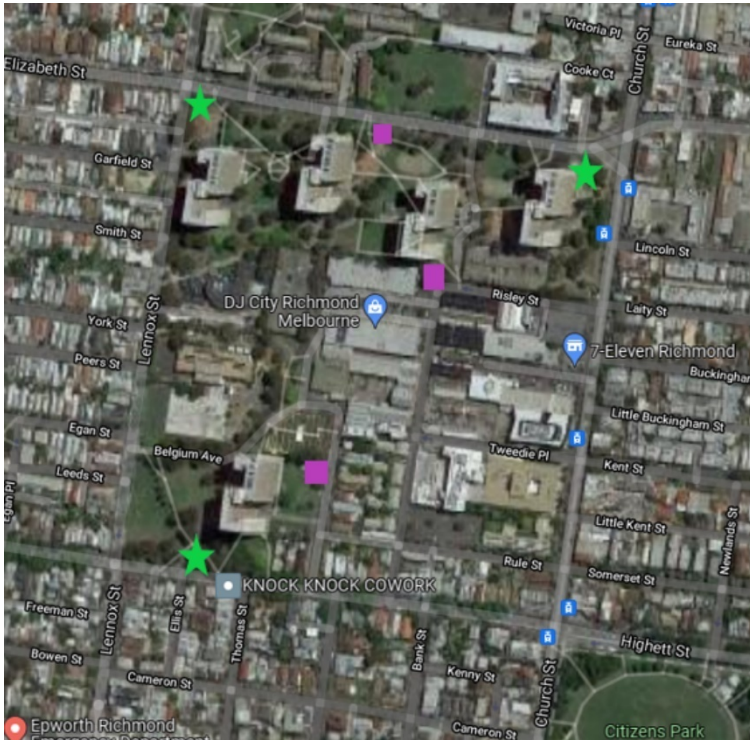
A large number of residents, community members and groups have ethnic backgrounds where English is not their first language, therefore the information was also provided in simplified Chinese, Vietnamese and Arabic. It was important that community engagement was conducted in a clear, consistent and inclusive manner and provided relevant information about when, why and where we will work with community members and how their input will be used to shape project design and delivery.

Please refer to the table below for a summary of the consultation undertaken to date. The supporting documents that summarise the engagement process have been included in the application material for your reference.

Item	Period	Phase	Type	Stakeholders	Supporting Documents
1	Jan 2021	Design	Survey; Face to Face	Young people, Victoria Police, Yarra Youth Services	1. Futsal Survey and 2. Community Grants Application
2	July 2021	Design	Survey & workshops	Workshops with public housing residents to inform the plan for estate investments and services - new futsal pitch included as response to improving recreation options for young people.	North Richmond Community Capacity Building Initiative - Community Action Plan
3	Aug 2021	Consult	Online - Small group workshop	Public housing resident representatives from the North Richmond Precinct Governance Group - endorsement of proposed external works package including futsal pitch	1. North Richmond Precinct Outdoor Works Presentation & 2. Proposed works package for Community wide consultation (Greening our Garden - Flier and linked survey)
4	Sep 2021	Consult	Online Survey with face to face workshops	Estate wide survey running for 3 weeks. Full mail drop to all properties in community languages; posters in common areas; participation via QR code; additional face to face workshops Community comments on broad proposed external works package including futsal pitch	1.Greening our Garden survey response summary 2. Greening our Garden focus group results
5	Sep 2021	Consult	School - Online consultation	Pupils at Richmond West and Abbotsford primary schools (high proportion of estate residents attending)	Play and Recreation improvements report
6	Oct 2021	Consult	Online Survey with face to face workshops	Estate wide update on concepts after previous consultation and input from residents and community stakeholders	Land G Detail Designs based on Feedback
7	Nov 2021	Consult	Online Survey with face to face workshops	Estate wide survey running for 2 weeks. Full mail drop to all properties in community languages posters in common areas; participation via QR code; additional face to face workshops Summary of "What we heard & What we will do" with opportunity for comments - including futsal pitch	1. Greening our Garden - "What We Will Do" Poster / Flyer with linked survey and 2. Survey response summary 3. L&G Consultation Presentation Report

On 4 February 2022, Homes Victoria also placed three signs throughout the estate to notify residents of the forthcoming landscaping and public realm improvement works, including the futsal pitch. The signs are displayed in the locations shown with a green star in the map below. Three additional signs will be displayed when the project commences in the locations shown with a purple square in the map below. These signs will remain on-

site for the next several months until construction is complete. Please refer to the attached notice documents for further details on the sign content.



Given the above, it is considered that:

- all relevant parties and stakeholders have been comprehensively engaged and notified of the proposal;
- the proposal will not cause material detriment as it follows community feedback to provide a futsal pitch at the estate; and
- re-notification is not necessary in this instance as part of this planning permit application.

Conclusion

The proposed landscaping and public realm improvement works, including the futsal pitch, is long overdue for the residents of the North Richmond Housing Estate and through previous community engagement, the futsal pitch has been identified as a welcome addition, leading to this application.

The new facilities will assist in revitalising and enhancing the amenity of the existing communal open space and have been sited and designed to limit any potential adverse impacts to the surrounds, ensuring the adjoining residences are not unreasonably impacted by way of overlooking, overshadowing, noise, hours of operation and the like. Additionally, the works are aimed at reducing antisocial behaviour on the Estate by increased activation of the outdoor areas and are also sympathetic to the operation of the nearby commercial zone, which presents walls to the common boundary, is well set back and will be unaffected by the proposal.

Overall, the works are consistent with the aspirations of the Yarra Planning Scheme to support social housing and appropriate non-residential uses. The proposal is considered to be suitable for attaining planning approval.