Planning and Environment Act 1987

# MELBOURNE PLANNING SCHEME

# AMENDMENT C384melb

# EXPLANATORY REPORT

## Who is the planning authority?

The Amendment has been prepared by the Melbourne City Council, which is the planning authority for this Amendment.

The Amendment has been made at the request of the Melbourne City Council and Melbourne Water.

## Land affected by the amendment

The Amendment applies to land identified as being subject to inundation from riverine flooding (Land Subject to Inundation Overlay) (LSIO) in the Moonee Ponds Creek and Lower Yarra River waterways, and drainage flooding (Special Building Overlay) (SBO) in the Arden, Macaulay and Moonee Ponds Creek, Elizabeth Street, Fishermans Bend, Hobsons Road and Southbank catchments (see Figure 1). Attachment 1 (mapping reference table) to this explanatory report specifies the catchments and associated planning scheme map numbers to be amended.

The mapping extent of the existing LSIO1 (generally along the Maribyrnong River, Childers Street and Dynon Road) and LSIO2 (Flemington Racecourse) are not proposed to be amended as the modelling for these catchments has not yet been updated. The format of the existing LSIO1 and LSIO2 schedules are proposed to be amended to comply with the *Ministerial Direction Form and Content of Planning Schemes* which is correctional in nature and not transformative.

The mapping extent of the existing SBO in the planning scheme (outside the catchments included in this Amendment) is not proposed to be amended as the modelling for these catchments has not been updated. The existing SBO maps require deletion and have been renamed SBO1 to comply with new naming convention of the Schedule which is a correctional change.



**Figure 1** – Indicative map showing proposed overlays (refer to Attachment 1 for amendment map references).

## What the amendment does

The Amendment updates the LSIO and SBO extents in certain catchments in the Melbourne Planning Scheme to reflect updated flood modelling to the Australian Rainfall and Runoff (ARR) 1987 standards with the inclusion of criteria defined in the ARR 2019 standard to model for the effects of climate change. The modelling was prepared on behalf of Melbourne City Council and Melbourne Water. The Amendment proposes to change the following in the ordinance:

* Amends Schedule 1 (Maribyrnong River Environs) and Schedule 2 (Flemington Racecourse) of Clause 44.04 to update the format to comply with the requirements set out in *Ministerial Direction Form and Content of Planning Schemes* which is an administrative change. The mapping of the existing LSIO1 in the planning scheme (generally along the Maribyrnong River, Childers Street and Dynon Road) and LSIO2 (Flemington Racecourse) is unchanged.
* Introduces a new Schedule 3 ‘*Moonee Ponds Creek and Lower Yarra River Waterways’* to Clause 44.04 which includes land subject to inundation objectives to be achieved, a statement of risk, permit requirements, application requirements and decision guidelines.
* Introduces a new Schedule 1 ‘*Melbourne Water Main Drains*’ to Clause 44.05 to update the format to comply with the requirements set out in *Ministerial Direction Form and Content of Planning Schemes* which is an administrative change. The mapping extent of the existing SBO in the planning scheme (outside the catchments included in this Amendment) is unchanged. The existing SBO maps require deletion and identical maps have been prepared which are named SBO1 to comply with the new naming convention of the Schedule which is a form and content change.
* Introduces a new Schedule 2 ‘*Melbourne Water Main Drains - Elizabeth Street, Arden, Macaulay and Moonee Ponds Creek, Fishermans Bend and Southbank catchments*’ to Clause 44.05 which includes flood management objectives to be achieved, statement of risk, permit requirements, application requirements and decision guidelines.
* Introduces a new Schedule 3 ‘*Council Drains - Elizabeth Street, Arden, Macaulay and Moonee Ponds Creek, Hobsons Road, Fishermans Bend and Southbank catchments*’ to Clause 44.05 which includes flood management objectives to be achieved, statement of risk, permit requirements, application requirements and decision guidelines.
* Amends the Schedule to Clause 72.03 (What does this planning scheme consist of?) to update the list of maps that form part of the planning scheme.
* Amends the Schedule to Clause 72.08 (Schedule to Background Documents) to introduce new background documents as listed below:
* Technical Report 01: Australian Rainfall Runoff Sensitivity Analysis (Engeny Water Management dated 22 July 2020)
* Technical Report 02: Southbank Flood Modelling Update and Climate Change Scenarios (Water Modelling Solutions dated 21 April 2020)
* Technical Report 03: Southbank Stormwater Infrastructure Assessment: Final Report (BMT WBM dated August 2015)
* Technical Report 04: Elizabeth Street Melbourne Flood Modelling Report (Water Technology, dated August 2017) including the Memorandum’s dated 9 April 2020 and 13 February 2020
* Technical Report 05: Arden Macaulay Precinct & Moonee Ponds Creek Flood Modelling (Engeny Water Management dated August 2020)
* Technical Report 06: Lower Yarra River Flood Mapping (GHD dated 24 September 2020)
* Technical Report 07: Hobsons Road Catchment Flood Mapping Update (Venant Solutions dated 17 June 2020) including the review response dated 22 April 2020
* Technical Report 08: Fishermans Bend Flood Mapping (GHD dated November 2020)
* Technical Report 09: Overlay Delineation Report (Engeny Water Management dated 27 October 2020)
* Guidelines for Development in Flood Affected Areas (Department of Environment, Land, Water and Planning, 2019)
* Planning for Sea Level Rise Guidelines (Melbourne Water, 2017)
* Good Design Guide for Buildings in Flood Affected Areas in Fishermans Bend, Arden and Macaulay (Melbourne City Council, Melbourne Water and City of Port Phillip, 2021)

The Amendment proposes to change the following maps:

Map no. 1SBO

* Amends map no. 1SBO to delete the SBO from the corner of Langs Road and Epsom Road, Flemington.
* Amends map no. 1SBO to introduce the SBO1 to corner of Langs Road and Epsom Road, Flemington. The existing SBO maps require deletion and identical maps have been prepared which are named SBO1 to comply with the new naming convention of the Schedule which is a form and content change.

Map no. 2SBO and 4SBO

* Amends map no. 2SBO and 4SBO to delete the SBO from the Arden, Macaulay and Moonee Ponds Creek catchment and Royal Park Main Drain.
* Amends map no. 2SBO and 4SBO to introduce the SBO1 to the Arden, Macaulay and Moonee Ponds Creek catchment and Royal Park Main Drain. The existing SBO maps require deletion and identical maps have been prepared which are named SBO1 to comply with the new naming convention of the Schedule which is a form and content change.
* Amends map no. 4SBO to introduce a new SBO2 (*Melbourne Water Main Drains - Elizabeth Street, Arden, Macaulay and Moonee Ponds Creek, Fishermans Bend and Southbank catchments*) to the Arden, Macaulay and Moonee Ponds Creek catchment and a new SBO3 (*Council Drains - Elizabeth Street, Arden, Macaulay and Moonee Ponds Creek, Hobsons Road, Fishermans Bend and Southbank catchments*) to the Arden, Macaulay and Moonee Ponds Creek and Hobsons Road catchments.

Map no. 5SBO

* Amends map no. 5SBO to delete the SBO from the Arden, Macaulay and Moonee Ponds Creek catchment.
* Amends map no. 5SBO to introduce the SBO1 to the Alexandra Parade Main Drain catchment to the area generally bound by Princes Street, Station Street, Kay Street and Nicholson Street, Carlton. The existing SBO maps require deletion and identical maps have been prepared which are named SBO1 to comply with the new naming convention of the Schedule which is a form and content change.
* Amends map no. 5SBO introduce a new SBO2 *(Melbourne Water Main Drains - Elizabeth Street, Arden, Macaulay and Moonee Ponds Creek, Fishermans Bend and Southbank catchments*) to the Arden, Macaulay and Moonee Ponds Creek catchment and a new SBO3 (*Council Drains - Elizabeth Street, Arden, Macaulay and Moonee Ponds Creek, Hobsons Road, Fishermans Bend and Southbank catchments*) to the Arden, Macaulay and Moonee Ponds Creek and Elizabeth Street catchments.

New map no. 6SBO

* Inserts a new map no. 6SBO to introduce a new SBO3 (*Council Drains - Elizabeth Street, Arden Macaulay and Moonee Ponds Creek, Hobsons Road, Fishermans Bend and Southbank catchments*) to the Fishermans Bend catchment.

Map no. 7SBO

* Amends map no. 7SBO to delete the SBO from the Fishermans Bend catchment.
* Amends map no. 7SBO to introduce a new SBO3 (*Council Drains - Elizabeth Street, Arden, Macaulay and Moonee Ponds Creek, Hobsons Road, Fishermans Bend and Southbank catchments*) to the Arden, Macaulay and Moonee Ponds Creek and Fishermans Bend catchments.

Map no. 8SBO

* Amends map no. 8SBO to delete the SBO from the Elizabeth Street catchment.
* Amends map no. 8SBO to introduce a new SBO2 (*Melbourne Water Main Drains - Elizabeth Street, Arden, Macaulay and Moonee Ponds Creek, Fishermans Bend and Southbank catchments*) to the Elizabeth Street, Fishermans Bend and Southbank catchments and a new SBO3 (*Council Drains - Elizabeth Street, Arden, Macaulay and Moonee Ponds Creek, Hobsons Road, Fishermans Bend and Southbank catchment*s) to the Elizabeth Street, Arden, Macaulay and Moonee Ponds Creek and Southbank catchments.

Map no. 9SBO

* Amends map no. 9SBO to delete the SBO from the Yarra Park Main Drain as it has been replaced by the LSIO3 and therefore is a redundant control.

New map no. 10SBO

* Inserts a new map no. 10SBO to introduce a new SBO3 (*Council Drains - Elizabeth Street, Arden Macaulay and Moonee Ponds Creek, Hobsons Road, Fishermans Bend and Southbank catchments*) to the Fishermans Bend catchment.

New map no. 11SBO

* Inserts a new map no. 11SBO to introduce a new SBO3 (*Council Drains - Elizabeth Street, Arden Macaulay and Moonee Ponds Creek, Hobsons Road, Fishermans Bend and Southbank catchments*) to the Southbank catchment.

Map no. 4LSIO

* Amends map no. 4LSIO to delete the LSIO1 from the Arden, Macaulay and Moonee Ponds Creek catchment within the City of Melbourne municipal boundary. The LSIO1 which is generally along the Maribyrnong River, Childers Street and Dynon Road and the LSIO2 (Flemington Racecourse) in map nos. 3LSIO, 4LSIO and 6LSIO are not proposed to be amended as the modelling for these catchments has not been updated.

Map no. 7LSIO

* Amends map no. 7LSIO to delete the LSIO1 from the Arden, Macaulay and Moonee Ponds Creek catchment.

Map nos. 8LSIO, 9LSIO and 11LSIO

* Amends map nos. 8LSIO, 9LSIO & 11LSIO to delete the LSIO1.

Map nos. 4LSIO, 7LSIO, 8LSIO, 9LSIO & 11LSIO

* Amends map nos. 4LSIO, 7LSIO, 8LSIO, 9LSIO & 11LSIO to introduce a new LSIO3 (Moonee Ponds Creek and Lower Yarra River Waterways).

**Strategic assessment of the amendment**

## Why is the amendment required?

Flood hazard risk in the Victorian Planning Provisions (VPPs) is managed through the Urban Floodway Zone (UFZ), LSIO (riverine flooding) and the SBO (overland flows from the underground drainage system).

Amendment C384 is required to identify land within the LSIO and SBO areas that modelling has identified as being highly likely to be subject to inundation in the event of a flood, and to apply risk appropriate controls and measures to manage new development in a way that minimises potential flood damage through the planning permit process. This provides clarity and certainty to landowners, developers and prospective purchasers that flood hazard must be considered early in the development feasibility, engineering, planning and design processes. Flood risk in these areas will form part of the basis for determining future planning permit applications balanced with the need to achieve good design outcomes in the municipality. The SBO was last updated on 31 May 2001 (Amendment C012) and the LSIO on 10 February 2011 (Amendment C153).

Melbourne City Council and Melbourne Water have a statutory obligation to protect life, property, public health, assets and the environment under the *Planning and Environment Act 1987* and to plan for the effects of climate change. Amendment C384 is required to update the LSIO and SBO extents in the Melbourne Planning Scheme to reflect updated flood modelling in the Arden, Macaulay and Moonee Ponds Creek, Elizabeth Street, Fishermans Bend, Hobsons Road, Lower Yarra River and Southbank catchments which are justified in the technical modelling reports.

Melbourne City Council and Melbourne Water have prepared the Amendment in partnership. The flood modelling includes the following ARR 2019 standards for climate change:

* An 18.5% increase in rainfall intensity by 2100;
* For Moonee Ponds Creek and the Lower Yarra River a boundary condition inclusive of a starting water surface level of a 10% Annual Exceedance Probability (AEP) tidal level plus a 0.8 metre sea level rise in 2100

The Department of Environment, Land, Water and Planning’s *Local Government Climate Change Adaptation Roles and Responsibilities under Victorian Legislation (2020)* states the threat of climate change is now clearly established through legislation, national and state policy and international agreements. Councils have a duty of care in the context of climate change adaptation which has been recognised by VCAT and other jurisdictions.

The Amendment is required to ensure the precinct planning for the urban renewal areas of Arden, Macaulay and Fishermans Bend appropriately consider and plan for flood risk in the public and private realm. At the time of drafting this Amendment, the structure plans and associated planning scheme amendments were not finalised, however the draft Arden and refreshed Macaulay Structure Plans acknowledge flood risk as a key challenge. The Amendment is also required to afford contemporary flood risk information for the Lower Yarra and Southbank areas

The Amendment seeks to improve consistency and clarity of how to design buildings in flood affected areas to ensure safety, equitable and universal access and good urban design are simultaneously achieved. Melbourne City Council in partnership with Melbourne Water and Port Phillip City Council have prepared the *Good Design Guide for buildings in Flood Affected Areas in Fishermans Bend, Arden and Macaulay* to assist the development industry, applicants and decision makers with designing new development in flood affected areas. The Guide is proposed to be listed as a background document.

## How does the amendment implement the objectives of planning in Victoria?

The amendment implements the following objectives in section 4 (1) of the *Planning and Environment Act 1987*:

1. to provide for fair, orderly, economic and sustainable use and development of land;
2. to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
3. to secure a pleasant, efficient and safe working, living, and recreational environment for all Victorians and visitors to Victoria;

e) to protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.

f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), and (e); and

g) to balance the present and future interests of all Victorians.

The amendment implements the following objectives of the planning framework established in section 4 (2) of the *Planning and Environment Act 1987:*c) to enable land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;

(d) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;

(e) to facilitate development which achieves the objectives of planning in Victoria and planning objectives set up in planning schemes;

(g) to encourage the achievement of planning objectives through positive actions by responsible authorities and planning authorities;

The Amendment implements the objectives of planning in Victoria by implementing up to date controls into the scheme to ensure water management issues are considered as part of planning permit applications.

## How does the amendment address any environmental, social and economic effects?

The Amendment is expected to deliver positive environmental outcomes as the proposed controls ensure that the environmental health of Melbourne’s rivers, wetlands and waterways is maintained or improved.

Climate change alters flood risk through increased rainfall intensities. Flooding can result in significant costs for the community and the State. It can severely disrupt communities and in extreme cases, cause extensive damage to public and private property, personal hardship and potential loss of life. The Amendment has positive economic and social benefits by ensuring that new buildings and works are appropriately designed to minimise flood damage and respond to climate change.

Further, the Amendment ensures that flood risk and good design is considered in the early stages of development feasibility and planning assessment.

## Does the amendment address relevant bushfire risk?

The amendment does not have a direct relevance to bushfire risk.

## Does the amendment comply with the requirements of any Minister’s Direction applicable to the amendment?

Ministerial Direction on the Form and Content of Planning Schemes

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Planning and Environment Act 1987.

Ministerial Direction No. 9 – Metropolitan Strategy

The Amendment is consistent with Ministerial Direction No. 9 pursuant to section 12 of the Planning and Environment Act 1987 which requires planning authorities to have regard to the Metropolitan Strategy (Plan Melbourne 2017-2050).

The Amendment supports the following directions and policies of the Metropolitan Strategy (Plan Melbourne):

* Direction 4.3: Achieve and promote design excellence
Policy 4.3.1: Promote urban design excellence in every aspect of the built environment
* Direction 6.2: Reduce the likelihood and consequences of natural hazard events and adapt to climate change
Policy 6.2.1: Mitigate exposure to natural hazards and adapt to the impacts of climate change
Policy 6.2.2: Require climate change risks to be considered in infrastructure planning
* Direction 6.3: Integrate urban development and water cycle management to support a resilient and liveable city
Policy 6.3.2: Improve alignment between urban water management and planning by adopting an integrated water management approach
Policy 6.3.3: Protect water, drainage and sewerage assets

The Amendment enables the council and Melbourne Water to better manage flood and climate change impacts by identifying the risk in the scheme which ensures orderly planning can be achieved. In turn, this will help protect Melbourne’s water quality and ensure flood impacts are minimised to protect life, property, assets and the environment.

Ministerial Direction No. 11 – Strategic Assessment of Amendments

The Amendment complies with Ministerial Direction No. 11 (Strategic Assessment of Amendments) under section 12 of the Planning and Environment Act 1987. The Amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a Planning Scheme Amendment and the outcomes it produces.

The Amendment complies with Ministerial Direction No. 15 (The Planning Scheme Amendment Process).

## How does the amendment support or implement the Planning Policy Framework and any adopted State policy?The Amendment has been assessed against the objectives of the Planning Policy Framework and is consistent with the principles of State policy, in particular:

Clause 11.02-1S (Supply of urban land)

The relevant strategies of this provision are:

* Planning for growth should consider the limits of land capability and natural hazards and environmental quality.

Clause 13.01-1S (Natural hazards and climate change)

The objective of this provision is to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

The relevant strategies are:

* Consider the risks associated with climate change in planning and management decision making processes.
* Identify at risk areas using the best available data and climate change science.
* Integrate strategic land use planning with emergency management decision making.
* Ensure planning controls allow for risk mitigation or risk adaptation strategies to be implemented.
* Site and design development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards.

Clause 13.03-1S (Floodplain management)

The objective of this provision is for floodplain management is to assist in the protection of:

* Life, property and community infrastructure from flood hazard.
* The natural flood-carrying capacity of rivers, streams and floodways.
* The flood storage function of floodplains and waterways; and
* Floodplain areas of environmental significance or of importance to river health.

The relevant strategies are:

* Identify land affected by flooding, including land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority in planning schemes.
* Avoid intensifying the impact of flooding through inappropriately located use and development.
* Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) outside the 1 in 100 year floodplain and, where possible, at levels above the height of the probable maximum flood.

Clause 15.01-1S (Urban design)

The objective of this provision is to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

The relevant strategies are:

* Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
* Ensure the interface between the private and public realm protects and enhances personal safety.
* Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Clause 15.01-2S (Building design)

The objective of this provision is to achieve building design outcomes that contribute positively to the local context and enhance the public realm.

The relevant strategies are:

* Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.
* Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.
* Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.

**How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The Amendment supports and implements the following policies from the MSS:

Clause 21.06-1 (Urban Design)

* Objective 5 – To increase the vitality, amenity, comfort, safety and distinctive City experience of the public realm.
* Strategy 6.2 – Ensure the design of buildings and public spaces enhances the public realm and the pedestrian environment.

Clause 21.06-3 (Sustainable development)

* Objective 2 – To make the built environment resilient to heatwaves, water shortages, extreme storm events and sea level rise.
* Strategy 2.3 – Ensure that flood risk by storm water surges, waterway flooding and sea level rise is mitigated and managed.

Clause 21.13-3 (Fishermans Bend Urban Renewal Area)

* Ensure the individual and combined impacts of sea level rise and flooding from storm events is appropriately managed through a combination of precinct wide and property specific physical and management measures.

The Amendment supports and implements the following Local Planning Policies:

Clause 22.27 (Fishermans Bend Urban Renewal Area Policy)

* Only consider the raising of internal ground floor level above the street level as a last resort, except where the implementation of other measures coupled with an evidence based approach to risk management reasonably necessitates raising internal floor levels above street level.
* Design elements and materials should be resilient to flood including water proof doors and windows and elevated power outlets and the like.
* Land uses at ground floor should be able to easily recover from the impacts of temporary flooding.
* Any level change required between street level and internal ground floor should be integrated into the design of the building to maintain good physical and visual connection between the street and internal ground floor.
* Essential services, such as power connections, switchboards and other critical services should be located to address potential flooding events.
* Development and public realm layout and design should integrate best practice Water Sensitive Urban Design.

## Does the amendment make proper use of the Victoria Planning Provisions?

## The Amendment makes proper use of the Victoria Planning Provisions. The LSIO and SBO is the appropriate tool within the Victoria Planning Provisions to identify and minimise flood risk.

## How does the amendment address the views of any relevant agency?

The views of relevant agencies will be considered as part of the exhibition process. Melbourne City Council has worked in partnership with Melbourne Water in the preparation of this Amendment.

## Does the amendment address relevant requirements of the Transport Integration Act 2010?

The Amendment will not impact on the transport system as defined by the Transport Integration Act 2010.

## Resource and administrative costs

* **What impact will the new planning provisions have on the resource and administrative
costs of the responsible authority?**

The Amendment will increase the resource and administrative costs of the responsible authority. However, the Amendment will not pose unreasonable resource and administrative costs on Council in its normal capacity as the responsible authority. The Amendment minimises the need for protracted permit application negotiations and amended planning applications by requiring the application to be lodged with information that is essential for decision making for permits. This in turn is likely to decrease the resource and administrative impacts on both the responsible authority and the floodplain manager.

## Where you may inspect this amendment

The Amendment is available for public inspection, free of charge, at the City of Melbourne website: [www.participate.melbourne.vic.gov.au/amendment-c384](http://www.participate.melbourne.vic.gov.au/amendment-c384)

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at: [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection)

## Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority.

Submissions about the Amendment must be received by **Monday 29 November 2021.**

A submission must be submitted via this website:

[www.participate.melbourne.vic.gov.au/amendment-c384](http://www.participate.melbourne.vic.gov.au/amendment-c384)

## Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this Amendment:

* Directions hearing: To commence in the week of Monday 18 July 2022
* Panel hearing: To commence in the week of Monday 5 September 2022

##  Attachment 1 - Mapping reference table

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| Catchment/Area  | Mapping References  |
| Corner of Langs Road and Epsom Road, Flemington | 1SBO |
| Arden, Macaulay and Moonee Ponds Creek, Royal Park Main Drain and Alexandra Parade Main Drain | 2SBO, 4SBO, 5SBO, 7SBO, 8SBO, 4LSIO & 7LSIO |
| Southbank  | 8SBO, 11SBO, 8LSIO, 9LSIO & 11LSIO |
| Lower Yarra River | 7LSIO, 8LSIO, 9LSIO & 11LSIO |
| Fishermans Bend | 6SBO, 7SBO, 8SBO, 10SBO, 7LSIO & 8LSIO |
| Elizabeth Street | 5SBO & 8SBO |
| Hobsons Road | 4SBO |