

**Appendix F - Amendment C138**  
**Table of Clause 21 and 22 Changes**

Clause(s) affected	Change	Comment	Rationale/Project basis
21.01-21.05 - Municipal Strategic Statement	Replace	<ul style="list-style-type: none"> <li>Complete new MSS to replace existing MSS.</li> </ul>	<ul style="list-style-type: none"> <li>Darebin Planning Scheme Review Report, 2010 - review and update of the MSS undertaken in accordance with recommendations.</li> <li>Council Plan 2013-2017</li> <li>Key plans and strategies, including:               <ul style="list-style-type: none"> <li>Darebin Economic Land Use Strategy, 2013</li> <li>Darebin Housing Strategy, 2013</li> <li>Reservoir Structure Plan, 2012</li> <li>Going Places Darebin Transport Strategy, 2009</li> <li>St Georges Road Urban Design Framework 2013</li> <li>Plenty Road Urban Design Framework 2013</li> </ul> </li> </ul>
22.01 - Northland Regional Activity Centre	Delete	<ul style="list-style-type: none"> <li>Local policy for public notification to be given even where proposal is exempted from notice under the incorporated plan overlay. Policy is also generally poorly drafted. Does not add value to planning process.</li> </ul>	<ul style="list-style-type: none"> <li>Darebin Planning Scheme Review Report, 2010 – deletion as per recommendation.</li> </ul>
22.02 – Junction Local Area Plan	No change	<ul style="list-style-type: none"> <li>Will be reviewed in future as part of a review of the Junction Integrated Development Plan and associated planning scheme content.</li> </ul>	<ul style="list-style-type: none"> <li>Darebin Planning Scheme Review Report, 2010 and review of Junction strategic policy – local policy will be further reviewed in the future.</li> </ul>

Clause(s) affected	Change	Comment	Rationale/Project basis
22.03 – Activity Centres Policy	Delete and reposition revised content in the MSS	<ul style="list-style-type: none"> <li>• Policy relevance has diminished since completion of several structure plans and new DELUS. Some aspects of policy are strategic in nature and belong in the MSS.</li> <li>• Objectives (22.03-2) repositioned in new MSS under various Clauses 21.04-3 (Retail and Commercial Activity), 21.05 (Transport and Infrastructure various sub-clauses), 21.02-3 (Built Environment).</li> <li>• Policy statements (22.02-3) for general application, and those for Principal and Major Activity centres repositioned in various MSS clauses, including Framework plan. Many items are also now implemented in the planning scheme via adopted structure plans.</li> <li>• Policy statements for neighbourhood and local convenience centres covered off in various objectives within Clause 21.04 (Economic Development) of the MSS. Specific policy guidelines for land use in local centres contained in 21.04.</li> <li>• Bulky goods/homemaker retailing policy statements repositioned in 21.04-3 (Retail and Commercial Activity)</li> </ul>	<ul style="list-style-type: none"> <li>• Darebin Planning Scheme Review Report, 2010 – changes as per recommendation.</li> <li>• Darebin Economic Land Use Strategy, 2013</li> </ul>
22.04 – Neighbourhood Character	No change	<ul style="list-style-type: none"> <li>• Review of the Neighbourhood Character Policy and precinct maps is identified as future strategic work in the MSS.</li> <li>• This local policy will be reviewed on implementation of new residential zones in accordance with <i>Darebin Housing Strategy 2013</i>.</li> </ul>	<ul style="list-style-type: none"> <li>• Darebin Housing Strategy, 2013 and Darebin Planning Scheme Review Report, 2010 – policy to be reviewed and updated to reflect housing policy in the future.</li> </ul>

Clause(s) affected	Change	Comment	Rationale/Project basis
22.05 – Darebin Creek – Adjacent Land Design and Development	No change	<ul style="list-style-type: none"> <li>Review of the Creek-related planning controls and interface guidelines is identified as future strategic work in the MSS (in 21.02 Environment section). This policy will be reviewed at this time.</li> </ul>	<ul style="list-style-type: none"> <li>Darebin Planning Scheme Review Report, 2010 – policy will be reviewed in the future as part of wider recommended review of creek area planning scheme controls.</li> </ul>
22.06 – Outdoor Advertising Policy	Delete and reposition revised content in the MSS	<ul style="list-style-type: none"> <li>Policy and referenced guidelines are old and predate amendments to State provisions. Much of this local policy is now covered by the state provisions.</li> <li>Simplified policy content to aid local discretion in decision making repositioned as objective and strategies in the MSS Clause 21.02-3 (Built Environment) applying to advertising sign proposals. The Clause 22 policy can then be removed.</li> <li>Review and update of the Darebin Outdoor Advertising Policy and Guidelines, 2001 is identified as future strategic work in the MSS.</li> </ul>	<ul style="list-style-type: none"> <li>Darebin Planning Scheme Review Report, 2010 – deletion of local policy clause and repositioning in MSS as recommended.</li> </ul>

Clause(s) affected	Change	Comment	Rationale/Project basis
22.07 – Industrial and Commercial Activity	Amend	<ul style="list-style-type: none"> <li>• Much of this policy duplicates existing standard state and local provisions in the scheme. Additionally, content related to land use and protection of the integrity of core industrial precincts is covered in the new MSS.</li> <li>• However, there are objectives and guidelines relating to building design, landscaping and amenity that provide a useful level of detail to complement Zone provisions and should be maintained. Maintaining a separate local policy at Clause 22 is preferable to placing such detailed provisions in a strategy section like the MSS.</li> <li>• Remaining policy amended to remove repetition from other planning scheme provisions and remaining content streamlined to provide clear and concise performance criteria to guide discretion in decision making.</li> </ul>	<ul style="list-style-type: none"> <li>• Darebin Planning Scheme Review Report, 2010 – recommends repositioning in MSS or deletion; however on further review, stand-alone policy considered useful to aid decision making. Edits improve its usability.</li> <li>• Darebin Economic Land Use Strategy, 2013</li> </ul>
22.08 – High Street Corridor Land Use and Urban Design	Amend	<ul style="list-style-type: none"> <li>• Minor changes to content to assist statutory implementation.</li> <li>• Review of High Street urban design guidelines is identified as future strategic work in the MSS. Policy will be reviewed then.</li> </ul>	<ul style="list-style-type: none"> <li>• Darebin Planning Scheme Review Report, 2010 – some changes as recommended; policy will be further reviewed in the future.</li> </ul>
22.09 – Residential and Mixed Use Development less than four storeys	Amend	<ul style="list-style-type: none"> <li>• Exempt Plenty Road and St Georges Road corridor area from policy.</li> <li>• Amendments to policy content to remove repetition with standard planning scheme clauses, and assist statutory implementation.</li> </ul>	<ul style="list-style-type: none"> <li>• Darebin Planning Scheme Review Report, 2010 – recommends repositioning in MSS and DDO's; however on further review, stand-alone policy considered useful to aid decision making. Edits improve its usability.</li> </ul>

Clause(s) affected	Change	Comment	Rationale/Project basis
22.10 - Residential and Mixed Use Development four storeys or more	Amend	<ul style="list-style-type: none"> <li>• Exempt Plenty Road and St Georges Road corridor area from policy.</li> <li>• Amendments to policy content to remove repetition with standard planning scheme clauses, and assist statutory implementation.</li> </ul>	<ul style="list-style-type: none"> <li>• Darebin Planning Scheme Review Report, 2010 – recommends repositioning in MSS or deletion; however on further review, stand-alone policy considered useful to aid decision making. Edits improve its usability.</li> </ul>
22.11 – Northcote Major Activity Centre	No change	<ul style="list-style-type: none"> <li>• Review of Northcote Structure Plan identified as further strategic work in MSS. This policy will be reviewed in future as part of this work.</li> </ul>	<ul style="list-style-type: none"> <li>• Darebin Planning Scheme Review Report, 2010 – policy will be further reviewed in the future.</li> </ul>
22.12 – Preston Central (Incremental change)	No change	<ul style="list-style-type: none"> <li>• Review of Preston Structure Plan, identified as further strategic work in MSS.</li> </ul>	<ul style="list-style-type: none"> <li>• Darebin Planning Scheme Review Report, 2010 – policy will be further reviewed in the future.</li> </ul>
22.13 – Bell Street Land Use	No change	<ul style="list-style-type: none"> <li>• Review of Bell Street Corridor Strategy (2006), identified as further strategic work in MSS.</li> </ul>	<ul style="list-style-type: none"> <li>• Policy will be reviewed in the future</li> </ul>