

22.04 NEIGHBOURHOOD CHARACTER23/10/2008
C88

This policy applies to the consideration of applications for development and works on Residential 1 zoned land covered by the Neighbourhood Character precinct plan that forms part of this clause, but excluding land within Design and Development Overlay 16 (DDO16) St Georges Road and Design and Development Overlay 17 (DDO17) Plenty Road.

22.04-1 Policy basis23/10/2008
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This policy:

- builds on the State Planning Policy Framework objectives and strategies for urban design and housing in clause 12.05, 16.01 and 16.02;
- assists in achieving the Municipal Strategic Statement objectives for urban design and housing;
- assists in achieving the design objectives of the Darebin Neighbourhood Character Study 2007.

22.04-2 Objectives23/10/2008
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- To retain and enhance the identified elements that contribute to the character of the area.
- To ensure development responds to the preferred neighbourhood character of the area.

22.04-3 Policy23/10/2008
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Where a permit is required to develop or subdivide in the Residential 1 zone, it is policy to:

- identify the relevant neighbourhood character precinct
- assess the proposal against the preferred character statement and design guidelines in the Darebin Neighbourhood Character Study & Precinct Guidelines 2007
- ensure that new development contributes to the preferred character of the precinct.

22.04-4 Policy reference23/10/2008
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Darebin Neighbourhood Character Study & Precinct Guidelines, Planisphere, 2007

