

22.02 NEIGHBOURHOOD CHARACTER

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is policy applies to the consideration of applications for development and works on ~~residential + zoned~~ land in the Neighbourhood Residential and the General Residential zones that is covered by the Neighbourhood Character precinct plan that forms part of this clause.

22.02-1 Policy basis

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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.

22.02-2 Objectives

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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.

22.02-3 Policy

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Where a permit is required to develop or subdivide in the Neighbourhood Residential Zone or General Residential Zone~~+ 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.

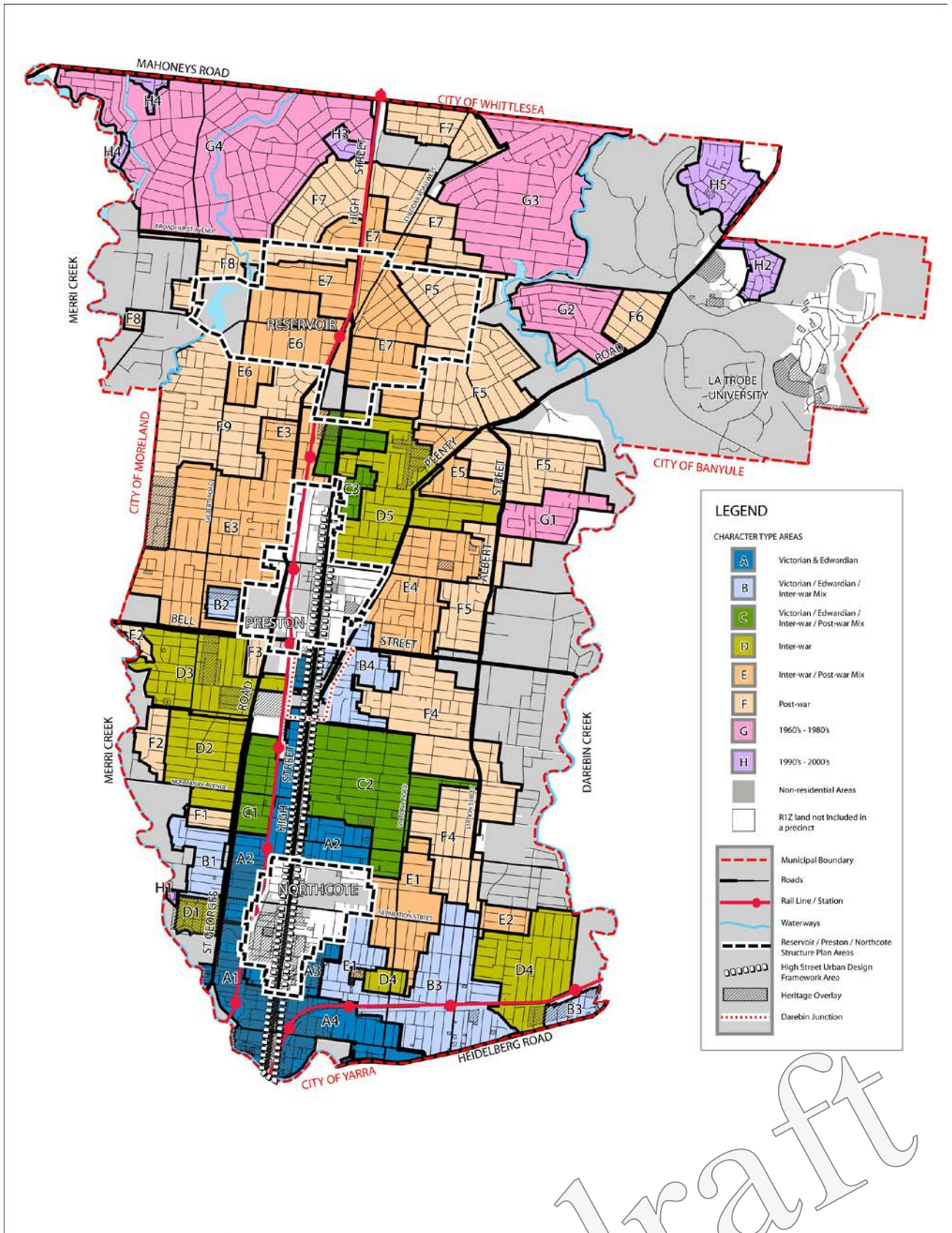
22.02-4 Policy reference

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Darebin Neighbourhood Character Study & Precinct Guidelines, Planisphere, 2007

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DAREBIN PLANNING SCHEME



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22.06

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MULTI-RESIDENTIAL AND MIXED USE DEVELOPMENT OF LESS THAN FOUR STOREYS IN COMMERCIAL 1 AND PRIORITY DEVELOPMENT ZONES 1 & 2

This policy applies to:

- ~~multi-dwelling apartment~~ residential development
- mixed-use development which includes a residential use

~~in:~~

- ~~a Residential Growth Zone, Mixed Use Zone, of less than four storeys (excluding basement levels) in the Commercial Zone and~~ Priority Development Zone
- ~~a General Residential Zone (if in the opinion of the responsible authority a requirement of the policy is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement)~~

~~Zones 1 & 2, but~~ excluding land within: Design and Development Overlay 14 (DDO14) Northcote Major Activity Centre.

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Policy Basis

This policy builds on the design and built form objective in clause 15.01-2 and implements the strategies for housing diversity and urban design in the Municipal Strategic Statement.

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Policy Objective

- To facilitate residential and mixed use development which promotes housing choice, displays a high ~~quality standard of~~ urban design ~~and architecture~~, limits off-site amenity impacts, and provides ~~a high level of appropriate~~ on-site amenity for residents.
- ~~To facilitate development that demonstrates the application of environmentally sustainable design principles.~~
- ~~To facilitate a high quality street edge that relates to the public realm.~~
- ~~To encourage efficient design outcomes that consider the development potential of adjoining sites.~~
- ~~To encourage the consolidation of lots to facilitate better design and amenity outcomes for higher density development in locations where substantial housing change is directed.~~

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Policy

It is policy:

~~To consider:~~

- ~~Clauses 55.03, 55.04-3 and 55.04-6 to 55.04-8 of the Darebin Planning Scheme, and~~
- ~~the objectives and guidelines of the following design elements in this policy~~
- ~~in the assessment of multi-residential apartment development and mixed use development.~~
- ~~For development of five or more less than four storeys, to also consider the Guidelines for Higher Density Residential in the Commercial 1, and Priority Development (Department of Sustainability and Environment 2004).~~

- To encourage the consolidation of lots to increase development opportunities and encourage high quality design and amenity outcomes.
- To encourage the location of the mass of buildings towards the street frontage through which the rear bulk is minimised.
- To maximise street ~~Zones 1~~ and rear facing dwellings to facilitate high quality internal amenity and reduce negative offsite impacts of development.
- To ensure development ~~has~~ makes a positive contribution to the pedestrian environment².

22.06-3.1 Sustainability

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Proposed C147

Objectives

To ~~achieve~~ establish a high standard of energy efficiency for the design, construction and fit out of multi level development design that is guided by environmentally sustainable design principles.

To achieve highly energy efficient development.

To ~~achieve highly~~ minimise water efficient development^{use}.

To achieve sustainable development with a high level of internal amenity

Design Guidelines

- Utilise passive solar design layout ~~Buildings are~~ to reduce energy consumption for ~~be~~ naturally lit and ventilated. ~~Natural lighting, heating and cooling.~~
- To utilise window treatments such as fixed and adjustable shading devices that respond ~~to~~ ventilation can be provided through the building's solar exposure.
- Create a high level of daylight access preferably via providing front ~~use of courtyard forms and rear facing dwellings~~ the creation of a dual aspect for apartments or via utilising light courts that widen towards the top of buildings, especially abutting side boundaries. The base of a light court should have an adequate depth from the side boundary and a usable base for secluded private open space ~~office units.~~
- Locate light courts to align with light courts on adjacent development sites wherever possible.
- Maximise direct access to daylight to all habitable rooms and avoid ~~On-site drainage system shall take into account the~~ reliance on borrowed light, including ~~need~~ for non-habitable rooms and common areas.
- Ensure dwellings have excellent opportunities for natural ventilation, especially for single-aspect dwellings.
- Make use of resource saving utilities such as solar hot water heaters and solar panels.
- Utilise systems that encourage ~~on-site stormwater reduction~~ detention or retention and re-use; and the reuse of grey water such as biofiltration systems and water tanks connected to e.g. toilet flushing ~~scope for on-site stormwater infiltration.~~

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22.06-3.2 Design & Materials

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Objective

To locate the mass of the building envelope towards the street frontage and away from rear boundaries.

To require high ~~quality standards of~~ design and ~~finishes/finish~~ for multi-level development.

To ensure development has a strong relation to the pedestrian environment in the public realm.

Design Guidelines

- Development on wider street frontages. Design should reflect the vertical street-scape rhythm pay particular attention to interface design, taking into consideration the orientation and position of the predominant pattern in the area.
- Building levels should be distinguished via horizontal banding or building elements.
- Development on street corners, landmark sites and within activity areas should provide for a strong robust form.
- Development on street corners including rear laneways should be splayed to create open sightlines for pedestrians.
- Building mass should be located towards the street frontage, reducing the impact of visual bulk towards the rear of the lot and maximising the potential for street-facing dwellings (while avoiding side facing dwellings).
- Development should create a lower and the scale street edge through a two- or three-tiered module approach with a larger footprint for the first levels and upper levels being set back from the frontage of the lower levels of the development.
- Development facades facing public spaces and internal passage ways should be activated via passive surveillance.
- Facades of new development should be modulated by porticos, balconies, verandahs, sun shade devices and the like and not be overly reliant on a mix of materials and colours.
- Design and building materials used should be low maintenance, durable and of high quality, and minimise the potential for graffiti.
- Development should seek to retain development potential of adjoining sites so that equitable access direct sunlight is achieved.
- The design of new buildings should incorporate techniques to minimise their apparent bulk and the 'wedding cake' effect of progressive setbacks to upper levels via providing a strong base at the street edge and lighter middle and top components, such as:
 - Development in commercial or mixed use zones should provide for commercial capable floor to ceiling heights at ground level the creation of a clear base, middle and top — preferably divided along prevailing horizontal lines such as those of adjoining verandahs or parapets;
 - vertical articulation to break up long horizontal forms into smaller elements such as the expression of vertical circulation cores;

~~the facades of new development should be modulated by porticos, balconies, verandahs, sun shade devices and the like;~~

- where fronting the main street.
- ~~Where blank walls to upper levels of buildings are unavoidable, they should be will reveal blank walls to surrounding public spaces and nearby properties, these must be treated to reduce their visual impact;~~
- ~~Roofthe design of exposed external walls, above the height of the street wall, should ensure that they are visually recessive through measures such as contrasting wall materials;~~
- ~~rooftop~~ servicing and communication equipment should be located and/or screened to minimise visibility from public spaces.
- Site services, such as utility meters, substations, fire booster and the like should be located and designed to minimise visibility from public spaces, especially the main street frontage.

22.06-3.3 Building Height

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Objectives

To ensure that the height of new development responds to the relevant strategic directions for the area.

To ensure new development is appropriate to the scale of nearby streets, other public spaces and buildings.

To protect sunlight access to public spaces.

Design Guidelines

- Building height should be determined by the application of the other elements of this policy and relevant elements of this planning scheme, having regard to:
 - Any height limit specified in the zone or zone schedule;
 - Site context, including the scale and character of surrounding development and the nature and sensitivity of surrounding land uses;
 - Site characteristics, including area, dimensions, topography, orientation and outlook;
 - ~~Existing existing use, including nature, hours of operation, generation of noise, odours, light, dust and other external nuisances, traffic generation, vehicle access and parking;~~
 - existing development on the site, including height, bulk, and site coverage; and
 - The level of impact on public spaces such as footpaths, squares and parks.

22.06-3.4 Dwelling diversity

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Objective

To provide a range of dwelling sizes and types, including 3 bedroom units.

Design Guidelines

- Development is to provide residential apartments with a range of living and bedroom configurations to promote housing affordability and choice.

22.06-3.5 Car Parking and Vehicle Access

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Proposed C147

Objective

To ensure that adequate arrangements for vehicle access and parking for residents and visitors are provided.

To provide for pedestrian amenity by minimising vehicle crossovers and providing a single point of access for multi-dwelling developments, where possible.

To provide a high amount of conveniently accessible bicycle parking.

To avoid vehicle crossovers on primary streets where an alternative rear or side access is available.

To encourage the internalisation of car parking areas within development sites and minimise their visibility from the public realm.

Design Guidelines

- The location and design of accessways should allow for ingress and egress in a forward direction.
- The consolidation of lots to reduce the number of crossovers and hardstand is strongly encouraged.
- Vehicle crossings to street frontages ~~is discouraged~~ in commercial and mixed use ~~or business~~ areas where active frontages are promoted.
- ~~Where possible, vehicle access for a development site is available to be provided from a side or rear street, it should be used in preference to lane or right-of-way.~~
- ~~Council may consider reduced parking requirements for developments within 400 metres of a train station or other public transport services where the proposed parking, access and transport arrangements can be justified.~~
- ~~Adequate lighting to access via a crossover to a primary street, as practicable, points off rear laneways should be provided. All parking areas need to be well lit, and parking structures should be designed to ensure parked cars are not visible from public areas and adjoining buildings.~~
- Under-croft car parking areas should be sleeved by development where possible to provide habitable or active spaces adjoining street interfaces.
- Access requirements for emergency services ~~should~~ are to be accommodated.
- Basement car parks should not be designed in ways which result in the ground floor level of buildings being excessively elevated.
- Garage openings should be located within the site and should not front the primary street.
- Bicycle parking spaces should be located at ground level or first basement level and be conveniently accessible.
- The number bicycle spaces should exceed the requirements of Clause 52.34 to reflect the high level of ridership in Darebin.

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22.06-3.6 Street Address – Mixed Use Developments

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Objectives

To promote opportunities for innovative land use mixes in new development, including commercial office space and home offices.

To promote active building frontages at ground level and visual and functional interaction between the footpath and new buildings.

Design Guidelines

To ensure that development provides a sense of address to residences within mixed use developments.

Design Guidelines

- Where a proposed development is located in a ~~core~~ retail area the ground level frontage of the building facing the street should be designed and used for retail or other approved business purposes to provide an active frontage.
- In core retail areas, development ~~should is to~~ provide continuous weather protection to the footpath. Weather protection is to be set back by 750mm from the kerb to ensure it does not interfere with vehicles.
- Development ~~should is to~~ provide for an active frontage to the footpath through the inclusion of generous glazing, openings or other design techniques that promote visibility and accessibility between the footpath and the building.
- Development should provide an attractively designed and finished interface between the building and the footpath.
- Development ~~should is to~~ provide an attractive, recognisable and accessible pedestrian access point from the street to the residential component of the building.
- Development should be designed to front and/or have outlook to any adjoining public open space as appropriate.
- Advertising signs should be designed as integrated and visually cohesive elements of the building design.
- External public and communal spaces ~~should are to~~ be adequately lit and clearly visible from within adjacent buildings.
- A direct line of sight should be created from access ways to internal~~Internal~~ communal spaces ~~are to be clearly visible before entering the space.~~
- Any recesses in the ground floor front facade of a building built to the street boundary should be no more than 300 millimetres deep and no less than one metre wide.
- Mailboxes should~~Mail boxes are to~~ be located close to the pedestrian entry.

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22.06-3.7 Street Address – Residential Areas

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Objectives

To enhance streetscapes by maximising opportunities for substantial landscaping within front setbacks.

To protect and enhance pedestrian amenity by minimising the impact of vehicular access points within the pedestrian realm.

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To promote safe neighbourhoods by ensuring development achieves an appropriate sense of address.

Design Guidelines

- Development should provide for meaningful landscaping within the front setback by ensuring sufficient area is set aside for deep root planting. Development should be designed to front and/or have outlook to any adjoining public open space as appropriate.
- External public and communal spaces must be adequately lit and clearly visible from within adjacent buildings.
- Internal communal spaces should be clearly visible before entering the space.
- Mail boxes should be located close to the pedestrian entry.
- Dwellings at ground level should engage with the street by providing front fencing below 1.5m in height. Fencing over 1.2m in height should be semi-transparent.

22.06-3.8 Amenity Impacts, Including Overshadowing and Overlooking

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Objective

To ensure that multi-level development minimises unreasonable overshadowing and overlooking of residential development.

To improve ——— Design Guidelines

~~—The design —of any privacy screening —should strike a balance between preventing overlooking of existing secluded private open spaces and providing a high level of internal amenity for new dwellings.~~

- ~~—Development is to meet the objectives of Clause 55.04 1, 55.04 3, 55.04 4, 55.04 5 and 55.04 6 of the Darebin Planning Scheme in relation to adjoining dwellings in a residential zone.~~

Screens or other techniques to provide privacy are to ——— Design Guidelines

- Privacy screening should be designed as integrated and visually cohesive elements of the building, ~~such as: design:~~
 - Wall and balustrade design and building setbacks that utilise the building edge below to block downward views;
 - Building design and orientation of windows and balconies towards the public realm or within the development site;
 - Screening that obscures direct downward views but allows distance views where applicable (e.g. deep horizontal fixed louvres); and
 - Fixed planter boxes with higher outer and/or side edges.
- External surfaces~~Surface treatments~~ should use low reflectivity ~~materials~~surfaces.
- Servicing equipment is not to be located where it will cause a noise nuisance to adjacent properties or to dwellings within the development.

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22.06-3.98 On-Site Amenity and Facilities, including Private Open Space

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Objective

To provide a ~~high~~ adequate level of residential amenity for residents including provision of noise attenuation measures to protect residents from noise created as a part of the normal business and entertainment functions of activity centres.

Design Guidelines

- Development ~~is to~~ should meet the objectives of Clauses 55.05-1 to 55.05-4, 55.05-6, ~~55.06-3~~ and 55.06-4 of the Darebin Planning Scheme.
- Where single aspect south facing apartments cannot be avoided, light wells should be incorporated to introduce direct natural light into habitable rooms.
- Windows to apartments with a single outlook must be clear to the sky, and should not be overhung with balconies or other protruding structure, unless the overhang is designed to provide a shading function and avoid excess heat gain.
- Bedrooms that rely upon borrowed light, including 'battle axe' bedrooms, should be avoided.
- Development ~~is to~~ should incorporate weather protection to private open space. These elements are to be designed as integrated and visually cohesive elements of the building design.
- Development ~~is to~~ should make adequate provision for natural light and ventilation to habitable rooms, including bedrooms.
- ~~Dwellings are to be designed to minimise the impact of on-site external noise sources.~~
- ~~Residential development is to incorporate appropriate noise attenuation measures to minimise the potential impact of noise generated by nearby business, commercial and entertainment uses as part of their normal operations. An acoustic assessment report may be required to demonstrate the effectiveness of proposed measures.~~
- In larger residential developments, communal open spaces should be provided to allow for recreational uses such as a garden, courtyard, tables and seating, BBQ facilities and utility uses such as open air clothes drying.
- Communication devices, cabling, antennas and plant should be integrated into the building design, consolidated and rationalised wherever possible and not visible from the surrounding streets.

22.06-3.109 Waste Management

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Proposed C147

Objective

To provide for on-site storage of waste.

Design Guidelines

- A waste management plan which identifies the convenient location for on-site storage and arrangements for bulk storage and collection of refuse (including recyclable waste) ~~is to~~ must be submitted to the satisfaction of the responsible authority.
- Waste disposal facilities are to be carefully located so as not to pose amenity or health risks to the occupants of the development or abutting uses.
- Waste collection should occur on site.

22.06-3.1140 Equitable Access

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Proposed C147

Objective

To provide adequate standards of access to and within multi-level development for older people and people with disabilities.

Design Guidelines

- Any part of the building to which the general public ~~is to~~ should have unrestricted access is to be designed and constructed to avoid discrimination in the provision of access.
- A proportion of dwellings are to ~~should~~ be designed so as to include a living room or bedroom, kitchen, bath or shower, and a toilet and wash basin at one level where practicable.

Policy reference

Darebin Housing Strategy 2013-2033, City of Darebin

High Street Study Urban Design Framework, David Lock Associates and Planisphere, 2005.

Guidelines for Higher Density Residential Development, Department of Sustainability & Environment, 2004

Safer Design Guidelines for Victoria, Department of Sustainability & Environment

Preston Central Structure Plan 2006 City of Darebin & David Lock Associates

Reservoir Structure Plan, 2012

Residential Built Form Guidelines, 2014

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22.10 BELL STREET LAND USE

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This policy applies to land in Bell Street between:

- James Street and Jessie Street on the north side of Bell Street
- the Merri Creek and Austral Avenue on the south side of Bell Street
- Patterson Street and the Darebin Creek on the north side of Bell Street
- Harold Street and the Darebin Creek on the south side of Bell Street

illustrated by Maps 1 and 2 of this Clause.

22.10-1 Policy Basis

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This policy:

- applies the State Planning Policy Framework ‘metropolitan development’ and ‘economic development’ objectives
- builds on the Municipal Strategic Statement objectives in Clause 21.05 for housing, urban design, economic development and activity centres
- applies the land use objectives and strategies of the Bell Street Strategy 2006

22.10-2 Objectives

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- To maintain the residential character of parts of Bell Street
- To encourage the consolidation of Restricted Retail uses west of Albert Street
- To maintain land east of Albert Street for industry

22.10-3 Policy

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It is policy to discourage commercial and industrial uses and encourage a mix of housing types in ~~Residential the General Residential Zone~~ ~~zoned land~~ between:

- James Street and Jessie Street on the north side of Bell Street (Map 1, Area A)
- the Merri Creek and Austral Avenue on the south side of Bell Street (Map 1, Area A)
- Patterson Street and O’Keefe Street on the north side of Bell Street (Map 2, Area B)
- Harold Street and Victoria Street on the south side of Bell Street (Map 2, Area B).

It is policy to encourage restricted retail uses to locate between:

- O’Keefe Street and Albert Street on the north side of Bell Street (Map 2, Area C)
- Victoria Street and Albert Street on the south side of Bell Street (Map 2, Area C)

and to consolidate that part of Bell Street as a bulky goods precinct by encouraging more intensive development of key sites.

For the properties along Bell Street depicted in Map 2, Area D, it is policy to:

- encourage the wholesale and distribution, transport and storage and property services sectors
- encourage the redevelopment of vacant and under-utilised sites

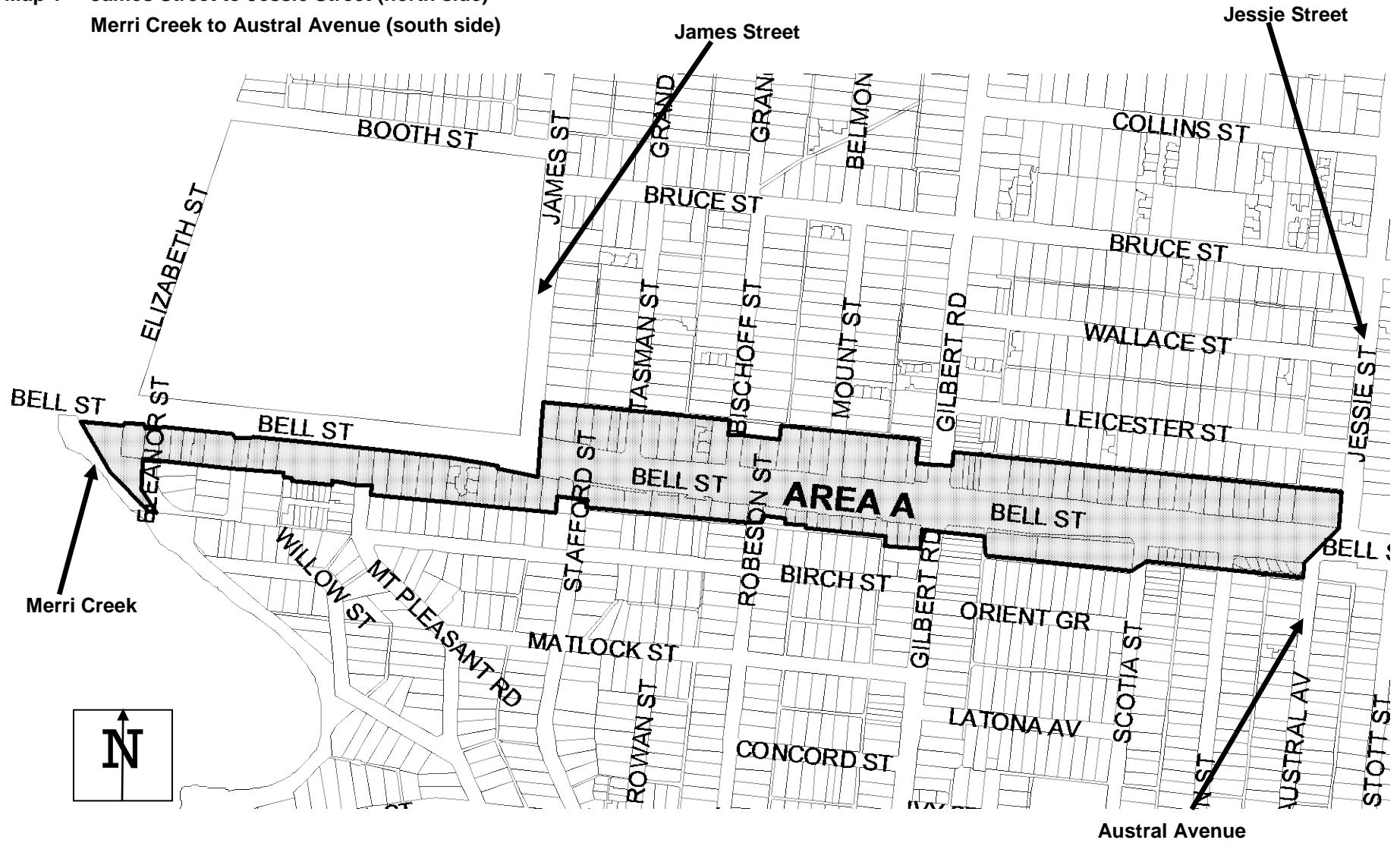
Policy reference

Bell Street Strategy, Hansen Partnership, 2006

Industrial Land Use Strategy, City of Darebin, November 2001

Retail Activity Centres Strategy, Essential Economics Pty Ltd, Planning by Design & David Lock and Associates, 2005

Map 1 – James Street to Jessie Street (north side)
Merri Creek to Austral Avenue (south side)



Map 2 – Patterson Street to Darebin Creek (north side)
Harold Street to Darebin Creek (south side)

