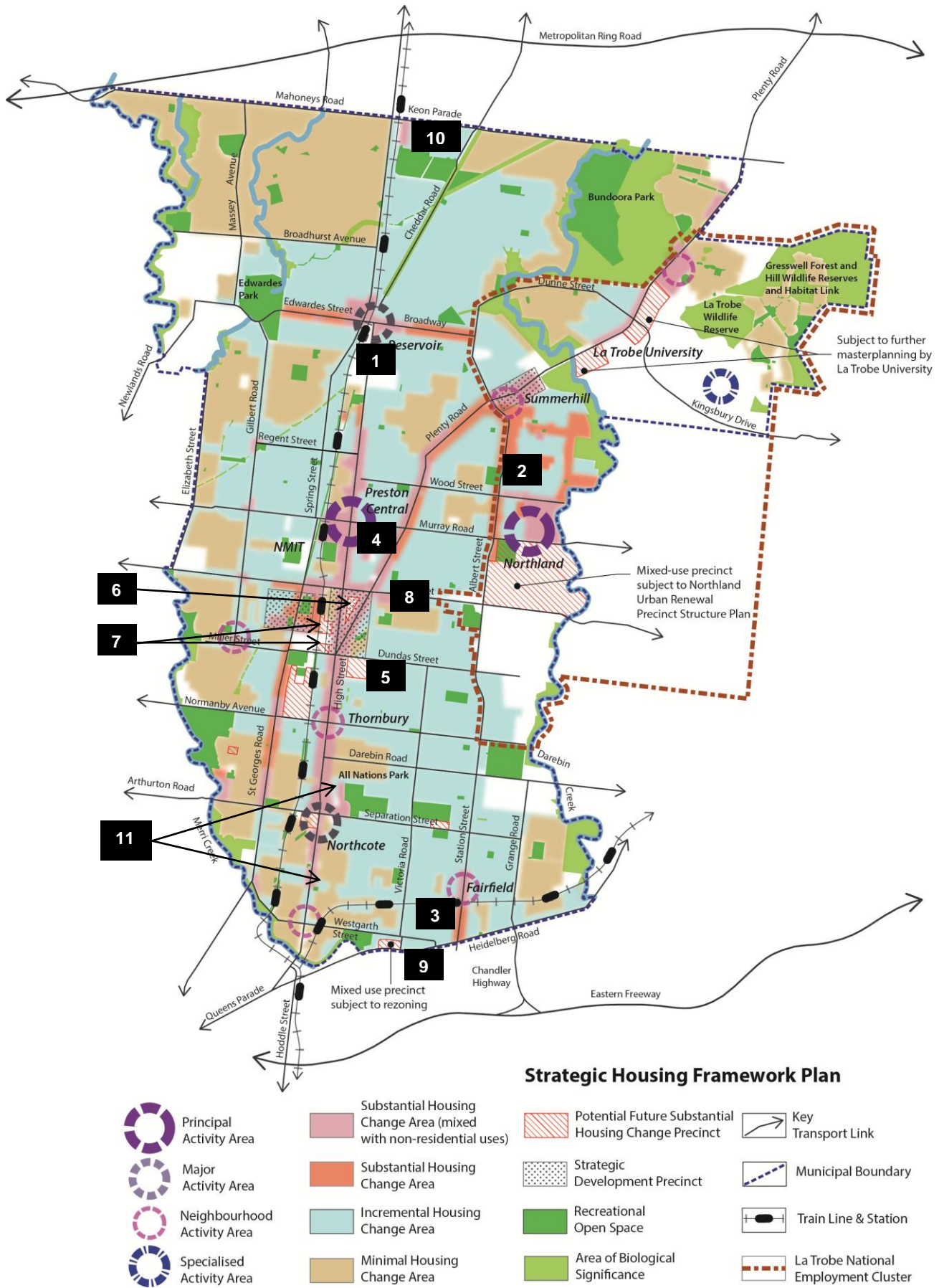


AMENDMENT C147 PRECINCT ASSESSMENT SUMMARY TABLE AND MAP



Proposed Strategic Housing Framework Plan from Municipal Strategic Statement
Assessed precincts are numbered - corresponds to Table 1 below

AMENDMENT C147 PRECINCT ASSESSMENT SUMMARY TABLE AND MAP

Table 1 - Consideration of Substantial Change areas for RZSAC Stage 2 Process

Selected for Inclusion				
	Location	Strategic Basis	RZSAC Process Fit and Resources	Opportunity Cost / Prioritisation
1	Reservoir Activity Centre	Application of the RGZ to reflect Reservoir Structure Plan areas designated for 'residential intensification' with heights of 2-4 storeys. Identified in the DHS as a substantial change area.	<ul style="list-style-type: none"> Design and development controls to accompany RGZ. Work already progressed through urban design guidelines for Reservoir. Preparation, notification and submissions can be accommodated within project time and resources. 	<ul style="list-style-type: none"> High priority for rezoning. Will ensure controls to facilitate good quality development are in place in development-ready residential areas.
2	Northland Urban Renewal Precinct	Application of the RGZ will reflect future development opportunities within the La Trobe National Employment Cluster in <i>Plan Melbourne</i> Identified in the DHS as a substantial change area.	<ul style="list-style-type: none"> Design and development controls to accompany RGZ. Work already progressed through the Northland Structure Plan project to inform. Preparation, notification and submissions can be accommodated within project time and resources. 	<ul style="list-style-type: none"> Precinct is earmarked for urban renewal by the Metropolitan Planning Authority as part of La Trobe Employment Cluster High priority for rezoning to ensure that local character issues are incorporated in any new zone controls and that speculative development is managed given Cluster status. Opportunity for consolidated lots due to high proportion of continuous lots in single ownership. Opportunity for improved urban amenity outcomes and connection to the Darebin Creek Corridor
3	Fairfield Station Street South	Application of the RGZ will reflect existing built form outcomes in the street and respond to ongoing development pressure and impacts in the area.	<ul style="list-style-type: none"> Design and development controls with 4 storey height limit. Can be delivered within project time and resources. 	<ul style="list-style-type: none"> High priority for rezoning. Short term need to achieve consistency of zone and development patterns with a four storey height limit to manage any future redevelopments.
4	Preston Central Structure Plan Area (Cooma St/Gower Street)	Policy-neutral translation of Precinct M at intersection of Gower Street and Cooma Street in the Preston Central Structure Plan for 'low rise apartments' of up to 4 storeys from existing General Residential Zone to Residential Growth Zone.	<ul style="list-style-type: none"> Simple zone translation to accord with established policy.. Minimal resources required. 	<ul style="list-style-type: none"> Opportunity to ensure zone is consistent with Structure Plan – important for clarity in assessing future development applications.

AMENDMENT C147 PRECINCT ASSESSMENT SUMMARY TABLE AND MAP

Not Selected				
	Location	Strategic Basis	RZSAC Process Fit and Resources	Opportunity Cost / Prioritisation
5	Dundas Street Thornbury/Preston	<ul style="list-style-type: none"> • Small area at west end of street around Junction is identified for substantial change in MSS Strategic Housing Change Framework Plan. • Majority of the road corridor is earmarked for incremental change under the Darebin Housing Strategy (i.e. General Residential Zone which would permit a step change from existing double storey to three storey scale, or more if site warrants additional height. 	<ul style="list-style-type: none"> • The length of Dundas Street specified in Council resolution does not have an established strategic area for change – additional detailed investigations would be required, consultation and submission resourcing would be required. • Preliminary analysis of lots and existing built conditions reveals high complexity in delivering Residential Growth zone - varying site and interface conditions, with many suitable larger lots already redeveloped for strata title units. This pattern of development typically inhibits ability to achieve consolidated developable parcels and enable a cohesive streetscape to evolve. 	<ul style="list-style-type: none"> • Slow rate of change evident in area – apart from former Cozzella Bros site (at Newcastle Street), development activity is mostly renovations of single houses and small scale unit redevelopment. • Considerable intensification capacity remains along High Street, Plenty Road corridors and in the Junction. Established or recognised centres and corridors warrant priority ahead of rezoning Dundas Street for increased residential densities. • West end substantial change area should be investigated as part of future review/update of land use and development policy. • Area is not a high priority for rezoning under the RSZAC Stage 2 process.
6	Junction General Residential Zone land in between Plenty Road and High Street	Junction area is broadly identified for substantial change in MSS Strategic Housing Change Framework Plan. However Junction Framework Plan and Policy does not provide specific directions for this section of land.	<ul style="list-style-type: none"> • Beyond resource (human and financial) capability - complex and requires additional work and resolution of the Junction Framework Plan. • This area has been the subject of Amendment C137 recently which needs to be implemented prior to further rezoning. • Several site specific Heritage Overlays in the precinct. 	<ul style="list-style-type: none"> • Not a high priority for rezoning – not subject to significant development pressure and no major implications if not rezoned. Potential longer term project. • Any policy work for this area should follow the completion of Amendment C137.
7	Miller Street north side Thornbury	Land is identified for substantial change in MSS Strategic Housing Change Framework Plan. However Junction Framework Plan does not provide specific directions for this section of land.	<ul style="list-style-type: none"> • Not 'RGZ-ready' – detailed analysis, consultation and submission resourcing would be required. • This area has been the subject of Amendment C137 recently which needs to be implemented prior to further rezoning. 	<ul style="list-style-type: none"> • Signs of development pressure but small scale (2 storey townhouse style development) • Considerable intensification potential remains along High Street, Plenty Road corridors and in the Junction. These areas warrant priority ahead of this small pocket for increased residential densities.

AMENDMENT C147 PRECINCT ASSESSMENT SUMMARY TABLE AND MAP

Not Selected				
	Location	Strategic Basis	RZSAC Process Fit and Resources	Opportunity Cost / Prioritisation
				<ul style="list-style-type: none"> Any policy work for this area should follow the completion of Amendment C137. Not a high priority for rezoning under RSZAC
8	Bell Street Corridor Residential Land	Some sections of the corridor are identified for 'substantial housing change' in the MSS Strategic Housing Change Framework Plan. However, Bell Street Strategy does not nominate any development above 3 storeys on residential zoned land sections.	<ul style="list-style-type: none"> High complexity – would require detailed review and update of existing Bell Street Strategy, and additional consultation requirements. Beyond resource (human and financial) capability. 	<ul style="list-style-type: none"> Development pressure is increasing along corridor, however is not high for residential zoned land. No major implications if not rezoned now. Directions should be revisited as part of any future review of Bell Street Strategy.
9	Heidelberg Road Residential Land	Broadly identified for change but premature – further work is specified in MSS to develop strategic vision for Heidelberg Road corridor.	<ul style="list-style-type: none"> Highly complex given degree of change and length of corridor, border area with City of Yarra which requires cooperative approach. Significant resource impact. Not suited to RZSAC process. 	<ul style="list-style-type: none"> Requires a focussed project to deliver planning vision. Should be undertaken as a separate project.
10	Keon Park Station Urban Renewal Precinct	Precinct interfaces the southern end of an identified urban renewal precinct in <i>Plan Melbourne</i> that extends north into Whittlesea municipality.	<ul style="list-style-type: none"> Potentially highly complex to deliver detailed analysis of precinct and determining the right mix of zones to apply. Uncertainty on the north side in City of Whittlesea and requires a coordinated effort. Not suited to this RZSAC process. 	<ul style="list-style-type: none"> Requires a focussed project to deliver planning vision. Should be undertaken as a separate project with the necessary consultation.
11	Northcote Structure Plan Area	RGZ could be applied to Precinct A9 areas in the Northcote Structure Plan which are identified for 3-4 storey residential development.	<ul style="list-style-type: none"> Initial analysis of existing conditions and recent development activity shows that the areas in question are quite complex with varying site and interface conditions and that the DDO and Structure Plan directions may not readily translated. Requires reassessment of Structure Plan and DDO controls. Not suited to RSZAC process. 	<ul style="list-style-type: none"> DDO control is in place allowing 4 storey development (in situations where it is feasible) and is supported by Structure Plan. The existing General Residential Zone has a discretionary height limit and the DDO would take precedence over the provisions of the GRZ. Precinct should be revisited in any future review of Northcote Structure Plan.