

DAREBIN PLANNING SCHEME

DRAFT AMENDMENT C144

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Darebin City Council, who is the planning authority for this amendment.

Land affected by the amendment

The amendment applies to all land within the City of Darebin that is currently within a residential zone excluding properties that are affected by Amendments C136 and C137 to the Darebin Planning Scheme.

What the amendment does

The amendment applies the new residential zones to the majority of residential land within the City of Darebin in accordance with principles and recommendations of the *Darebin Housing Strategy 2013-2033*. The remainder of residential land within Darebin being translated into the new residential zones is underway through Amendments C136 and C137 to the Darebin Planning Scheme.

The City of Darebin proposes to implement the new residential zones via a three step process, as follows:

1. The Residential Growth Zone is being applied within higher density residential areas along the main strategic corridors of St Georges Street and Plenty Road through Amendments C136 and C137 (that have already commenced);
2. This amendment which proposes to apply the Neighbourhood Residential Zone and the General Residential Zone across the balance of residential land within Darebin;
3. Following the completion of further neighbourhood character assessments and strategic work, Council will introduce the RGZ in other identified substantial change areas in the *Darebin Housing Strategy 2013-2033* as well as prepare tailored schedules to the NRZ and GRZ to be applied within relevant character areas to achieve appropriate built form outcomes.

Council as part of Amendment C138 is in the process of a comprehensive update to the Municipal Strategic Statement (MSS). Changes to the MSS as part of this current Amendment (draft C144) would then need to be reflected in the final documents for C138.

This Amendment (draftC144):

- Deletes Clause 32.01 Residential 1 Zone.
- Introduces Clause 32.08 General Residential Zone (GRZ) into the Darebin Planning Scheme;
- Introduces Schedule 1 to the General Residential Zone (GRZ1) into the Darebin Planning Scheme;
- Introduces Clause 32.09 Neighbourhood Residential Zone (NRZ) into the Darebin Planning Scheme;
- Introduces Schedule 1 to the Neighbourhood Residential Zone (NRZ1) into the Darebin Planning Scheme ; and

- Applies the Neighbourhood Residential Zone, Schedule 1 to the Neighbourhood residential Zone, the General Residential Zone and Schedule 1 to the General Residential Zone across the majority of residential land within the municipality, in accordance with the attached maps).

Strategic assessment of the amendment

Why is the amendment required?

Implementation of new residential zones

The Amendment is required to deliver on the State Government's commitment to introduce new residential zones across Victoria by 1 July 2014, in a manner that is supported by Darebin's strategic planning studies.

The amendment is required to implement the Darebin Housing Strategy 2013-2033

The Darebin Housing Strategy provides a framework to guide residential development, ensure dwelling diversity, provide housing choices, and manage the impacts of population growth to meet the residential needs of Darebin to 2032. The Darebin Housing Strategy is being implemented into the Darebin Planning Scheme in stages:

- High Density development along the Plenty Road and St Georges Road corridors are being implemented through Amendment C136 and C137.
- The Municipal Strategic Statement and the Local Planning Policy Framework is being updated to reflect the principles and objectives of the Strategy through Amendment C138;
- This amendment will broadly apply NRZ and the GRZ to the balance of residential land within Darebin; and
- Council will undertake further strategic planning work to inform future planning scheme amendments that apply land use built form controls through site specific schedules to the Residential Zones and other overlays.

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

The amendment implements the objectives in Section 4 of the Planning and Environment Act 1987 (the Act). In particular, the amendment supports the following objectives:

- To provide for the fair, orderly, economic and sustainable use, and development of land.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- To balance the present and future interests of all Victorians.
- To facilitate development that achieves the above objectives.

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

The amendment will have a number of positive environmental effects.

Together with amendments C136, C137 and C138, the amendment will generate positive environmental, social and economic effects by:

- lending further protection to areas of environmental and cultural significance from inappropriate development.
- providing greater certainty for the community by identifying preferred locations for growth and identifying areas where development should be restricted
- Promoting sustainable urban growth by directing medium and higher density residential development to preferred locations with good access to community infrastructure, services, employment and public transport.

Does the amendment address relevant bushfire risk?

The amendment affects land within an established urban area that is not subject to bushfire risk.

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

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act. The amendment complies with all Minister's Direction under Section 12 of the *Planning and Environment Act 1987*.

The amendment is also consistent with:

- Ministerial Direction No.9 - Metropolitan Strategy; and
- Ministerial Direction No.11 - Strategic Assessment of Amendments.

The amendment is not affected by any other Ministerial Directions.

How does the amendment support or implement the State Planning Policy Framework and any adopted State policy?

The proposed amendment supports and implements the State Planning Policy Framework (SPPF) in the following ways:

Clause 11 – Settlement

The amendment responds to the need to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, whilst ensuring that a sufficient supply of land is available for employment, recreation and open space, commercial and community facilities and infrastructure, as well as other community uses.

Clause 15 – Built Environment and Heritage

The amendment protects areas of significant heritage and the existing neighbourhood character.

Clause 16 – Housing

This amendment will contribute towards the provision of a diverse housing stock, located strategically in locations that offer access to public transport and a wide range of services.

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

The amendment supports the existing Local Planning Policy Framework and Municipal Strategic Statement. It is also consistent with the policy directions proposed through Amendment C138 which proposes to update the Local Planning Policy Framework to reflect current strategic policy directions for future residential development in accordance with the

recommendations of the *Darebin Housing Strategy 2013-2033*, and the *Darebin Economic Land Use Strategy*.

In particular, the amendment is consistent with the following clauses:

21.05-1 Element 1: Sustainability

The Amendment supports sustainable urban development by identifying locations that have reduced access to effective public transport, activity centres, and community infrastructure and directing residential growth away from those locations.

21.05-2 Element 2: Housing

Together with Amendments C137, C137 and C138 the Amendment will support objectives to provide a mix of housing typologies in appropriate locations that meet the needs of Darebin's diverse and growing community, and ensure development is sensitive and responsive to the valued urban character areas.

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

The amendment makes proper use of the Victoria Planning Provisions by applying controls consistent with the form and content of the VPPs to facilitate appropriate residential rezoning. The amendment appropriately applies the new residential zones across the majority of residential land within the municipality.

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

The views of the various agencies have been sought during the development of the Darebin Housing Strategy that underpins the Amendment. The views of the relevant agencies will again be sought during exhibition stage of the planning scheme amendment process.

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

The amendment complies with the relevant requirements for the Transport Integration Act, specifically Part 2, Division 2, 11 – Integration of transport and land use. This amendment will direct increased housing densities in areas which are well serviced by public transport.

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 have positive impacts on the resource and administration costs of the City of Darebin.

The amendment aims to improve planning outcomes through clearer planning processes and guidance for decision makers and applicants.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

Darebin City Council
274 Gower St
Preston
VIC 3072

Operating Hours:
8.30am-5.00pm Monday to Friday

The amendment can also be inspected free of charge at the Department of Transport, Planning, and Local Infrastructure website at <http://www.dpcd.vic.gov.au/planning/publicinspection>.

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 **[insert submissions due date]**.

A submission must be sent to:
PO Box 91
Preston
Vic 3072

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: **[TBC]**
- panel hearing: **[TBC]**