

DAREBIN PLANNING SCHEME

AMENDMENT GC42

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.

The amendment has been made at the request of Darebin City Council.

Land affected by the Amendment

The Amendment applies to all land throughout the City of Darebin.

What the amendment does

The Amendment seeks to:

- Introduce a new Clause 22.12 Environmentally Sustainable Development (ESD) into the Local Planning Policy Framework of the Darebin Planning Scheme; and
- Update Clause 21.02 Environment and Clause 21.03 Housing to reference ESD.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to strengthen the ability for the Responsible Authority to consider environmentally sustainable development (ESD) in the Local Planning Policy Framework (LPPF). The proposed Clause 22.12 Environmentally Sustainable Development (ESD) provides policy objectives and application requirements for residential, mixed use and non-residential development to further implement environmentally sustainable development policy contained within the State Planning Policy Framework (SPPF) and the Municipal Strategic Statement (MSS). However, fundamentally, the ESD policy provides guidance in regard to achieving best practice ESD.

Amendment GC42 is part of a broader process to achieve ESD which includes:

- Changing the Darebin Planning Scheme.
- Developing and administering sustainability assessment tools (Built Environment Sustainability Scorecard (BESS) and other tools).
- Supporting developers to achieve greater levels of sustainable design outcomes in new and existing development through Council's Environmentally Sustainable Developments (ESD) Officer and planning processes.
- Supporting developers and the community through information and education, including case studies and factsheets.

The City of Darebin recognises that the development process has the potential to impact the environment in many ways, from the use of resources, to impact on waterways and the creation of greenhouse gas emissions. The challenge of reducing the impact of development on the environment is growing. There is also a need to ensure that development is able to adapt and respond to climate change.

Relationship between Building and Planning Regulations

It is considered that ESD measures contained in the Building Code should be complemented by higher order planning policy that establishes the framework for consideration of all principles of ESD early in the development process, to achieve comprehensive and integrated sustainability outcomes. The proposed policy builds on Building Code requirements rather than conflicting with them and in combination will ensure holistic consideration of site context, building services and construction techniques.

Consideration of environmentally sustainable principles in the design phase of a planning permit application provides the opportunity to maximise sustainable design outcomes and minimise costs associated with retrofit and poor design. Design responses at the planning stage, such as building orientation and footprint, are paramount to achieving an environmentally sustainable development and can determine the level of efficiency achieved for the life of the building.

The City of Darebin seeks to encourage the preparation of Sustainable Design Assessments for residential, mixed use and non-residential developments as part of the planning permit approval process in accordance with the voluntary Sustainable Design Assessment in the Planning Process (SDAPP) program. Through recent strategic planning work, Council has identified the need for greater statutory weight to be added to the voluntary SDAPP framework through the introduction of a Local Policy to the Darebin Planning Scheme, to strengthen the consideration of environmentally sustainable development (ESD) principles.

At present assessment of ESD principles within planning permit applications rely on the objectives contained within the State Planning Policy Framework (SPPF) and Municipal Strategic Statement (MSS). However, the general provisions are broadly worded, and lack statutory weight to achieve effective outcomes. Further, current ResCode requirements contained in Clause 54, 55 and 56 of the Planning Scheme do not cover all ESD principles and relate only to residential development. As a result, the current process relies largely on the goodwill and cooperation of developers and lacks the support of robust policy backing in the planning scheme. The Local Policy clarifies Council's expectations in relation to a development, meeting the broader ESD objectives contained in the SPPF and MSS which are highlighted later in this report.

Clause 22.12 Environmentally Sustainable Development will provide a range of additional benefits. The Policy:

- Ensures developers engage in a holistic and 'best practice' approach to sustainable design suited to the scale of the development proposed.
- Encourages development to exceed the environmental sustainable design principles assessed under Building Code requirements which are generally considered minimum standards.
- Responds to the deficiencies of the Building Code such as considering energy intensity for greenhouse gas reduction and peak energy demand reduction, stormwater reuse, alternative water sources (e.g. greywater), stormwater impacts, the life cycle of building materials, indoor environment quality, sustainable transport, construction and operational waste management, and urban ecology.
- Extends ESD principles contained in Clause 54, 55 and 56 of the Planning Scheme beyond residential development.
- Provides Council's planners, landowners and developers with clear environmental objectives for development and the information required to demonstrate objectives are achieved.
- Avoids lengthy discussions about technical terms and interpretation through the incorporation of clear objectives and requirements.
- Reduces the need for further information requests and facilitates a more efficient processing of applications.
- Encourages more informed and complete submissions of planning permit applications.

The objectives contained within the Policy seek to ensure that development achieves best practice across a comprehensive range of ESD principles including: energy performance, water resources, indoor environmental quality, stormwater management, transport, waste management and urban ecology.

The ESD policy will not include additional permit triggers but will establish minimum application requirements to ensure consistent, transparent and more efficient assessment of planning permit applications. The policy effectively requires two different levels of ESD assessment to suit smaller and larger scale developments respectively. Put simply, the environmental design standard and the level of information and expertise required to meet application requirements increases as the scale of the development increases. This approach recognises that the opportunities to include ESD initiatives in the development's design increases as the scale of the development increases.

Smaller Scale Development

A Sustainable Design Assessment (SDA) is required for smaller developments as part of a planning permit application, such as those of 3-9 dwellings. This type of development equates to 15% of total planning permit applications received by Council's Statutory Planning Branch over 2013 and 2014. The requirement to submit a SDA will also be triggered for non-residential development with a gross floor area of between 100m² and 999m² and non-residential alterations and additions of between 100m² and 999m².

The SDA is a document which provides a sustainability assessment which can be completed in most cases without the need for a qualified expert. A SDA requires the applicant to provide information to Council demonstrating how they have considered ESD principles in the design of the proposed development.

A SDA is required to detail the development's sustainable design initiatives, across all stages of development (from design stage to construction and operation), to the satisfaction of the Responsible Authority. The SDA is to demonstrate how the development seeks to address each of the objectives of this policy which relate to key environmental impact categories which are relevant to sustainable buildings, namely:

- Energy performance;
- Water Resources;
- Indoor Environmental Quality;
- Stormwater Management;
- Transport;
- Waste Management; and
- Urban Ecology.

A SDA requires the applicant to provide information to Council demonstrating how they have considered ESD principles in the design of the proposed development. The BESS and SDS assessment tools have been developed to guide applicants through this process and demonstrate Council's expectations. An applicant may choose to use one of these tools or submit the relevant information in alternative format (Council provides guidance on this as noted below). A SDA is not intended to be a detailed technical assessment, which is more appropriate for large scale developments, as discussed in the following section of the report.

Applicants can agree with Council at the outset of a project about what level of sustainability they are seeking to achieve in a development and the targets or tools they propose to use to meet the objectives. Where the tools proposed to be used do not cover all of the objectives, additional information will be required to demonstrate how a development complies.

Information sheets and example SDA's will be available to provide guidance to applicants of Council's expectations. Consistent with current practice, applicants will also be able to discuss ESD initiatives and their development with Council staff, including Council's ESD

Officer and urban planners. Once the SDA is deemed satisfactory, it is endorsed and forms part of the planning permit.

Larger Scale Development

Larger developments such as residential developments with 10 or more dwellings, or non-residential development with a gross floor area of 1000m² or more, will be required to submit a Sustainability Management Plan (SMP).

Like the SDA, the SMP is to demonstrate how the development seeks to address each of the objectives of this policy which relate to key environmental impact categories which are relevant to sustainable buildings, namely:

- Energy Performance;
- Water Resources;
- Indoor Environmental Quality;
- Storm-water Management;
- Transport;
- Waste Management; and
- Urban Ecology.

An SMP is expected to go further than an SDA by presenting a more detailed sustainability assessment of a proposed design. As noted in the policy, the SMP must:

- Identify relevant sustainability targets or performance standards.
- Document the means by which the appropriate target or performance will be achieved on a whole-of-site scale.
- Identify responsibilities and a schedule for implementation, and ongoing management, maintenance and monitoring.
- Demonstrate that the design elements, technologies and operational practices that comprise the SMP can be maintained over time.

It is expected that the SMP will be prepared by a qualified expert to the satisfaction of the Responsible Authority and seek to ensure a holistic design review is undertaken at the planning stage to identify best practice ESD initiatives to be implemented in the development.

While this technical expertise will add some cost to the preparation of an application, larger scale development has greater potential to impact on the environment and greater opportunity to incorporate ESD initiatives. The triggers for requiring a higher standard and quantum of information for larger scale development reflects the resource intensive activity associated with construction and occupation of that type of development.

Applications for larger scale developments would normally involve specialist technical input from qualified experts (i.e. consultants/designers who are likely to have the expertise to address ESD principles). The costs associated with preparing SMPs are not considered to be onerous in the context of larger developments where there is greater opportunity to distribute the cost across the development. Further, it has been seen that buildings that have been constructed to a high ESD standard have multiple benefits for occupants in terms of cost savings on utilities, a healthier indoor environment and reduced impact on the environment.

Examples of SMPs will be available to assist applicants/consultants in preparing the documents and understanding Council's expectations in conjunction with the usual discussions with Council staff. The SMP will be referred to Council's ESD Officer for review and comment. Once the documents are deemed satisfactory, they are endorsed and form part of the planning permit.

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

The amendment implements the following objectives of planning in Victoria contained in Section 4 of the *Planning and Environment Act 1987*:

1(a) to provide for the fair, orderly, economic and sustainable use, and development of land.

1(b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.

1(g) to balance the present and future interests of all Victorians.

In addition, the amendment implements the objective 2(d) of Section 4 of the *Planning and Environment Act 1987*, which seeks:

to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.

Furthermore, Section 12(1) of the *Planning and Environment Act 1987* states that:

A planning authority must –

(a) implement the objectives of planning in Victoria;

(b) provide sound, strategic and co-ordinated planning of the use and development of land in its area;...

Section 12(2) (b) of the *Planning and Environment Act 1987* is also relevant, stating that:

In preparing a planning scheme or amendment, a planning authority –

(b) must take into account any significant effects which it considers the scheme or amendment might have on the environment or which it considers the environment might have on any use or development envisaged in the scheme or amendment.

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

Environmental Effects

- The Australian State of the Environment (2011) report provides strong evidence that our environment is at risk from the impacts of population and economic growth through our demand for land, water, energy and other resources. (source Australian Government Department of Environment <http://www.environment.gov.au/science/soe/2011-inbrief/australian-environment#ib1>)
- Available evidence from the Organisation for Economic Co-operation and Development (OECD) in 2003 suggests buildings consume 25%-40% of final energy consumption in OECD countries and the air quality of buildings affects human health which is important given people spend almost 90% of their time indoors (Source: OECD Policy Brief: Environmentally Sustainable Buildings: Challenges and Policies <http://buildgreen.co.nz/references/oecd-policy-brief.pdf>)
- The world is an ecological overshoot. According to the Victorian Environmental Protection Agency the environmental footprint of the average Victorian is 6.8 hectares (EPA 2008). This is 2.5 times the average global footprint (2.7 gha), and well beyond the level of what the planet can regenerate on an annual basis – an equivalent of about 2.1 global hectares per person per year.

There are significant opportunities to improve the sustainability of the built environment in order to reduce impacts on local and global environments and systems. The Amendment will ensure that ESD is considered from the design stage of a building, and throughout its construction and ongoing management. Requiring new buildings and additions to achieve greater levels of energy and water efficiency, indoor environment quality, stormwater management, sustainable transport, waste management and urban ecology will have far-reaching environmental benefits. These benefits include reduced greenhouse gas

emissions, improved water quality and habitats, and an increased resilience to climate change and the impacts of peak oil.

Given that the lifespan of a residential, commercial or mixed use development could conservatively be in the order of 50 years, sustainable design at the planning stage is a significant opportunity to set the blue print for the environmental efficiency over the life of development, with long term environmental, economic and social impacts/consequences of inaction.

Economic effects

The amendment maximises sustainable design at the planning stage and minimises the costs associated with retrofit and poor design.

The ESD policy requires greater levels of sustainable design information and rigour as the scale and complexity of the development increases. The requirement for a higher level of information for larger scale development reflects the resource intensive activity and greater opportunity for environmental gains associated with construction and occupation of that type of development.

The amendment provides for a number of key efficiencies such as:

- The information forms part of the existing planning permit triggers.
- Greater clarity around environmentally sustainable planning objectives and requirements for Council, developers and VCAT, leading to a clearer decision making framework.
- Clearer decision making framework is expected to result in fewer delays for permit assessment and fewer appeals to VCAT.
- Incorporating sustainable design initiatives at the planning permit stage, particularly for larger developments reduces costs in redesign and retrofit at a later stage.
- The Sustainable Design Assessment (SDA) does not need to be prepared by a qualified expert and should result in minimal costs for preparation, commensurate to the size of the development.
- Information sheets and support will be provided to developers from Council to reduce costs and improve education.

It should be noted that the introduction of the local policy will formalise the current voluntary process, which has been well received by the development industry and the community.

Social effects

The Amendment will facilitate sustainable built form which is more affordable over the life of the building for commercial and residential occupiers, particularly when considering heating and cooling costs. This contributes to reducing 'price shocks' as energy costs continue to rise.

Sustainable buildings and urban forms have an increased ability to remain comfortable, withstand storm events and reduce peak load pressures as the climate changes.

Does the Amendment address relevant bushfire risk?

The City of Darebin is not in a designated bushfire prone area and therefore bushfire risk is not a relevant consideration.

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* pursuant to section 7(5) of the Planning and Environment Act 1987 (the Act).

Ministerial Direction No. 9 – Metropolitan Planning Strategy

Ministerial Direction No. 9 requires that planning scheme amendments must have regard to the Metropolitan Strategy (Plan Melbourne: Metropolitan Planning Strategy). The amendment is consistent with the policies of the strategy as identified below.

A more connected Melbourne: to provide an integrated transport system that connects people to jobs and services and goods to market.

Liveable Communities and Neighbourhoods: to create healthy and active neighbourhoods and maintain Melbourne's identity as one of the world's most liveable cities. One element of this is the creation of 20-minute neighbourhoods so that people can access a range of local services within 20 minutes of home.

Environment and Water: to protect our natural assets and better plan our water, energy and waste management systems to create a sustainable city. This policy objective recognises they key to sustainability is the way we manage our water, energy and waste resources.

Ministerial Direction No. 11 – Strategic Assessment of Amendments

In accordance with this direction, the evaluation below assesses the amendment against relevant planning policies and controls and provides a response to potential outcomes of the amendment.

Pursuant to Section 12B(1) of the Act, Council is required to regularly review the provisions of the Planning Scheme, Municipal Strategic Statement, local policies, zones and overlays.

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

The Amendment directly supports the following Clauses of the SPPF:

- Clause 11 *Settlement* sets out general principles that must be considered by a planning authority when preparing a planning scheme. The general principle relating to the environment makes particular reference to the protection of air, land and water quality and the conservation of natural ecosystems, resources and energy. The Amendment directly implements the policy that planning should adopt a best practice environmental management and risk management approach which aims to avoid or minimise environmental degradation and hazards. The outcomes of the proposed policy will also help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity).
- Clause 14 *Natural Resource Management* by facilitating the catchment of stormwater for use on existing and new development sites which reduces runoff and assists the protection of waterways. Consideration of water use and reuse at the planning stage also contributes to the use of alternative water sources and managing water resources sustainably.
- Clause 15 *Built Environment and Heritage* directly encourages land use and development that is efficient in the use of energy and minimises greenhouse gas emissions which is supported by the Policy through encouraging urban consolidation and energy efficient development orientation, building envelopes and appliances. The policy contributes to the potential to reduce the impacts of increasing temperatures on vulnerable people through a developments ability to maintain liveability through solar passive design.
- Clause 16 *Housing* which encourages development to be energy and water efficient. The Policy ensure these outcomes are maximised at the planning stage ensuring development provides for long term sustainability.
- Clause 17 *Economic Development* by facilitating development to consider risk adverse measures for impacts such as climate change. Minimising built form energy use also contributes to reducing peak load and strains on energy infrastructure, and makes energy available to be used elsewhere in the supply system.

- Clause 18 *Transport* by encouraging the use of sustainable personal transport and integrating planning with sustainable modes of travel.
- Clause 19 *Infrastructure* which promotes renewable energy and sustainable use of resources and infrastructure. The Amendment promotes development to reduce energy, utilise renewable energy which supports objectives for infrastructure to meet community demand for energy. The Amendment also encourages development to reduce impacts of stormwater on bays and catchments through water sensitive urban design and water reuse.

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

The LPPF comprises the Municipal Strategic Statement (MSS) and specific local planning policies.

The MSS provides the strategic directions on the future use and development of land within the municipality and the means by which the directions will be implemented and achieved.

The MSS includes several sections relevant to this amendment including:

- Environment (21.02)
- Housing (21.03)
- Transport and Infrastructure (21.05)

These policies are similar in direction to the SPPF and provide further strategic justification for the proposed amendment.

The proposed amendment responds to the vision, objectives and strategies in the LPPF as follows:

- The policy aims to incorporate a range of important measures that seek to “*promote and facilitate best practice environmentally sustainable design and promote sustainable living and business practices*” under Clause 21.02-3 Built Environment.
- The policy seeks to “*Encourage the preparation of Sustainable Design Assessments and Sustainability Management Plans for residential, mixed use, industrial and commercial developments as part of the planning permit approval process,*” by providing specific local guidance and policy thresholds where the policy would apply under Clause 21.02-3 Built Environment.
- The policy also builds on actions and strategies in the Darebin Housing Strategy 2013, also adopted in September 2014, which seeks “*to support and facilitate residential developments that respond to best practice environmental design guidelines and promote more intensive housing development in sites that exhibit good access to public transport infrastructure*” (Objective 5).
- The amendment gives effect to the LPPF by establishing a clear framework through which key sustainability objectives will be addressed in the development process.

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

The amendment has been prepared to conform to the requirements of the VPP format for planning schemes.

The proposed ESD policy is consistent with the VPP Practice Note Writing a Local Planning Policy.

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

Formal notices will be sent out to all relevant agencies as part of the statutory exhibition process.

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

The amendment addresses the relevant requirements of the Transport Integration Act 2010.

The amendment will not have a significant impact on the transport system, as defined in the Act, as it would not in itself result in any increase in demand on the transport system.

The amendment is consistent with the transport system objectives of the Act, in particular those contained in Section 10 – Environmental Sustainability.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

This amendment is expected to have a positive impact on the resource and administrative costs of the responsible authority by providing improved policy guidance in relation to the incorporation and assessment of ESD principles in planning applications. It will not result in an increased number of planning applications and the trigger points for requesting or requiring information have been carefully assessed with regard to their resource implications. The policy will provide a transparent and consistent framework for decision-making, reducing resources currently required to negotiate planning outcomes.

Where you may inspect this Amendment

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

City of Darebin:

- Darebin City Council Office at 274 Gower Street, Preston.
- Preston Library, 266 Gower Street, Preston.
- Northcote Library at 32-38 Separation Street, Northcote.
- Reservoir Library at 17 -21 Ralph Street, Reservoir.

Darebin City Council's website:

- The amendment documentation maybe viewed at www.darebin.vic.gov.au
- Also visit Darebin's website 'What is Going On?' <http://www.darebin.vic.gov.au/Building-and-Business/Planning-and-development/Whats-Going-On>
- Alternatively visit Darebin's Planning Services Consultation website at www.yoursaydarebin.com.au

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

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:

Mail: City of Darebin, Department of City Development, PO Box 91, Preston, Victoria 3072

Email: mailbox@darebin.vic.gov.au

Fax: 8470 8877

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: [insert directions hearing date]
- panel hearing: [insert panel hearing date]]

22.12 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

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This policy applies throughout the City of Darebin to residential and non-residential development that requires a planning permit in accordance with the thresholds in Table 1 of this Policy.

22.12-1 Policy Basis

This policy builds on and implements the sustainability objectives and strategies expressed in Clause 21.01-4 of the Municipal Strategic Statement relating to environmentally sustainable built environments.

The City of Darebin is committed to creating an environmentally sustainable city. Critical to achieving this commitment is for development to meet appropriate environmental design standards.

This policy provides a framework for early consideration of environmental sustainability at the building design stage in order to achieve the following efficiencies and benefits:

- Easier compliance with building requirements through passive design;
- Reduction of costs over the life cycle of the building;
- Improved affordability over the longer term through reduced running costs;
- Improved amenity and liveability;
- More environmentally sustainable urban form; and
- Integrated water management.

If environmentally sustainable design is not considered at the time of planning approval, the ability to achieve environmentally sustainable development may be compromised by the time these matters are considered as part of a building approval. In addition, there may be difficulties or extra costs associated with retro-fitting the development to implement environmentally sustainable design principles.

This policy does not prescribe performance outcomes. The policy enables the provision of information and provides decision guidelines which will assist in the assessment of whether development meets environmentally sustainable development objectives.

This policy complements a range of non-statutory measures aimed at encouraging environmentally sustainable development. These measures include educating residents and applicants, assisting applicants to use Environmentally Sustainable Development (ESD) tools, leading by example with Council projects, promotion of private projects that incorporate exemplary or best practice ESD and promotion of the use of materials with favourable life cycle impacts.

22.12-2 Objectives

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The overarching objective of this policy is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

In the context of this policy best practice is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life cycle of the build.

It is a policy objective to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

The following objectives should be satisfied where applicable:

Energy performance

- To improve the efficient use of energy, by ensuring development demonstrates design potential for ESD initiatives at the planning stage.
- To reduce total operating greenhouse gas emissions.
- To reduce energy peak demand through particular design measures (eg; appropriate building orientation, shading to glazed surfaces, optimise glazing to exposed surfaces, space allocation for solar panels and external heating and cooling systems).

Water resources

- To improve water efficiency.
- To reduce total operating potable water use.
- To encourage the collection and reuse of stormwater.
- To encourage the appropriate use of alternative water sources (eg; greywater).

Indoor Environment Quality

- To achieve a healthy indoor environment quality for the wellbeing of building occupants, including the provision of fresh air intake, cross ventilation and natural daylight.
- To achieve thermal comfort levels with minimised need for mechanical heating, ventilation and cooling.
- To reduce indoor air pollutants by encouraging use of materials with low toxic chemicals.
- To reduce reliance on mechanical heating, ventilation, cooling and lighting systems.
- To minimise noise levels and noise transfer within and between buildings and associated external areas.

Stormwater Management

- To reduce the impact of stormwater run-off.
- To improve the water quality of stormwater run-off.
- To achieve best practice stormwater quality outcomes.

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- To incorporate the use of water sensitive urban design, including stormwater re-use.

Transport

- To ensure that the built environment is designed to promote the use of walking, cycling and public transport in that order.
- To minimise car dependency.
- To promote the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

- To ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development.
- To ensure durability and long term reusability of building materials.
- To ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban Ecology

- To protect and enhance biodiversity within the municipality.
- To provide environmentally sustainable landscapes and natural habitats, and minimise the urban heat island effect.
- To encourage the retention of significant trees.
- To encourage the planting of indigenous vegetation.
- To encourage the provision of space for productive gardens, particularly in larger residential developments.

22.12-3 Policy

It is policy that applications for the types of development listed in Table 1 be accompanied by information which demonstrates how relevant policy objectives will be achieved.

22.12-4 Application Requirements

An application must be accompanied by either a Sustainable Design Assessment (SDA) or a Sustainability Management Plan (SMP) as specified in Table 1, as appropriate.

A Sustainable Design Assessment will usually not need to be prepared by a suitably qualified professional. It should:

- Provide a simple assessment of the development using relevant tools from the example listed in the table or an alternative approach to the satisfaction of the responsible authority; and
- Identify environmentally sustainable development measures proposed in response to policy objectives, having regard to the site's opportunities and constraints.

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A Sustainability Management Plan should:

- Provide a detailed assessment of the development. It may use relevant tools from the examples listed in the table or an alternative assessment approach to the satisfaction of the responsible authority ;
- Identify achievable environmental performance outcomes having regard to the objectives of this policy (as appropriate);
- Demonstrate that the building has the design potential to achieve the relevant environmental performance outcomes, having regard to the site's opportunities and constraints; and
- Document the means by which the performance outcomes can be achieved.

Various assessment tools have been listed in Table 1 which may be used to assess how the proposed development addresses the objectives of this policy, as appropriate.

Table 1 – ESD Application Requirements

TYPE OF DEVELOPMENT	APPLICATION REQUIREMENTS	EXAMPLE TOOLS
Accommodation/Mixed Use with residential component of:		
<ul style="list-style-type: none"> ▪ 3 – 9 dwellings; or ▪ Development of a building for ‘accommodation’ (other than dwelling) with a gross floor area between 100m² and 999m². 	Sustainable Design Assessment (SDA)	BESS STORM
<ul style="list-style-type: none"> ▪ Development of 10 or more dwellings. ▪ Development of a building for ‘accommodation’ (other than dwelling) with a gross floor area of 1000m² or more. 	Sustainability Management Plan (SMP)	BESS Green Star MUSIC STORM
Non-residential		
<ul style="list-style-type: none"> ▪ Development of a non-residential building with a gross floor area between 100m² and 999m²; or ▪ Alterations and additions of between 100m² and 999m². 	Sustainable Design Assessment (SDA)	BESS MUSIC STORM
<ul style="list-style-type: none"> ▪ Development of a non-residential building with a gross floor area of 1000m² or more; or ▪ Alterations and additions of 1000m² or more. 	Sustainability Management Plan (SMP)	Green Star BESS MUSIC STORM

Note 1: Development (in Table 1) has the same meaning as in Section 3 of the *Planning and Environment Act 1987*, but does not include subdivision. To remove any doubt, development also includes alterations and additions. In the case of

alterations and additions, the requirements of the Policy apply only to the alterations and additions.

Note 2: Mixed Use developments are required to provide the information applicable to each use component of the development.

22.12-5 Decision Guidelines

In determining an application, the responsible authority will consider as appropriate:

- The extent to which the development meets the objectives and requirements of this policy from the design stage through to construction and operation.
- Whether the proposed environmentally sustainable development performance standards are functional and effective to minimise environmental impact.
- Whether the proposed environmentally sustainable development initiatives are reasonable having regard to the type and scale of the development and any site constraints.
- Whether an appropriate assessment method has been used.
- Whether an ESD plan or framework has previously been approved by the responsible authority (whether under a planning control or otherwise).

22.12-6 Reference Documents

Built Environment Sustainability Scorecard (BESS), www.bess.net.au

Council Alliance for a Sustainable Built Environment (CASBE)
<http://www.mav.asn.au/policy-services/planning-building/sustainable-buildings/council-alliance-sustainable-built-environment/Pages/default.aspx>

Green Star, Green Building Council of Australia www.gbca.com.au

Guide for Best Practice for Waste Management in Multi-Unit Development, Sustainability Victoria (2010)

Nationwide House Energy Rating Scheme (NatHERS) Department of Climate Change and Energy Efficiency, www.nathers.gov.au

STORM, Melbourne Water, www.storm.melbournewater.com.au

Sustainable Design Assessment in the Planning Permit (SDAPP) Process Fact Sheets, City of Darebin, <http://www.darebin.vic.gov.au/en/Building-and-Business/Planning-and-development/Planning-Forms-and-Applications>

Urban Stormwater Best Practice Guidelines, CSIRO, 1999.

Your Home Technical Manual, Department of Environment, Water, Heritage and the Arts, 2001, Australian Government, www.yourhome.gov.au

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Note: The above reference documents and websites may be amended from time to time. It is intended that these documents and websites (or amended versions) are relevant reference documents to this policy.

22.12-7 Commencement

The ESD Application Requirements in Table 1 do not apply to applications received by the responsible authority before the gazette date of this clause.

22.12-8 Expiry

This policy will expire on 31 December 2017, or earlier if it is superseded by an equivalent provision of the Victoria Planning Provisions.

21.02 ENVIRONMENT

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This Clause provides local content to support Clause 11.03 (Open Space), Clause 12 (Environmental and Landscape Values), Clause 13 (Environmental Risks), Clause 14 (Natural Resource Management) and Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

21.02-1 Strategic Environment Framework

'The environment' encompasses all the circumstances, objects or conditions that surround us as we live, work and recreate – from the climate, soil, water and other living things to open spaces, buildings, and urban streetscapes. In land use planning, 'natural' and 'built' environments are generally distinguished separately as they are in the objectives. However, they are interconnected in how they interface and collectively contribute to the experience of life in Darebin.

Council supports an approach to natural and built environments that:

- Protects and enhances natural environmental assets, in particular creek and habitat corridors, and manages visual and physical impacts from land use and development in a way that does not preclude accessibility and, where appropriate, the physical and visual integration between urban and natural environments.
- Promotes urban environments and open spaces designed for liveability and environmental sustainability, and making a positive contribution to the health and wellbeing of Darebin residents, workers and visitors.
- Recognises and protects areas and sites of natural, cultural and built heritage value.

Objectives and strategies for these are set out in the clauses below.

21.02-2 Natural Environment

Overview

Areas of natural environmental significance in Darebin include native grasslands at Central Creek Reservoir and Cherry Street Macleod; two major creek systems (Merri and Darebin); significant remnant vegetation (River Red Gums at Mount Cooper and Bundoora Park); and native habitat forest (Gresswell Forest and Hill, and La Trobe Wildlife Sanctuary) which also support significant native animal species.

The Merri and Darebin Creeks, Gresswell Habitat Link and Hurstbridge Rail Reserve provide a cohesive network of natural spaces and corridors. Appropriate landscape and water management on land adjoining this network can contribute to the protection of these habitats.

Additionally, areas around Darebin and Merri Creeks that are popular for recreation, cycling and walking require planning to ensure they are safe spaces to access.

Refer to the Strategic Framework Plan at Clause 21.01-5 showing areas of natural environment significance.

Key Issues

- Protection of remnant natural areas in Darebin from the impacts of development.
- Pressure for redevelopment of residential creek-side lots.
- Impact of industrial development on creek-side environs with regard to location of storage areas, car parking and design of the built form.
- Maintaining long term protection of remnant native vegetation in estates such as Springthorpe in Macleod and Mt. Cooper and Lancaster Gate in Bundoora.
- Impacts of land use activities on local and regional waterways through substances released into the stormwater system, run-off from roads, and litter.

DAREBIN PLANNING SCHEME

- Maintaining a cohesive network of linked natural spaces and corridors to provide havens and corridors for wildlife and enhance water quality in the creeks.
- Balancing the need for preserving a natural landscape feel with the need for passive surveillance at interfaces between natural and built environments.

Objective 1 – Protect and Enhance

To protect, maintain and enhance Darebin's natural environment including the major creek systems.

Strategies

- Ensure that remnant vegetation is identified and conserved.
- Ensure that places and areas of natural heritage significance are conserved and enhanced.
- Encourage the use of indigenous vegetation and planting on private and public land to increase biodiversity.
- Manage landscapes in ways that contribute to the creation of a more ecologically sustainable natural environment.
- Ensure development of urban areas maintains or improves river and wetland health, waterway protection and flood plain health through appropriate stormwater and overland flow management and integrated water management planning of precincts.
- Provide for a consistent and coordinated planning approach to protect, maintain and enhance the natural, landscape, cultural and built character of the Darebin and Merri Creek environs.

Objective 2 – Interfaces

- To achieve a balance between the protection of the natural environment and the safety and surveillance objectives of recreational users of public open space.

Strategies

- Ensure that land use and development is compatible and appropriately integrated with areas of natural heritage and environmental significance.
- Ensure that development adjacent to the Darebin and Merri Creeks retains and enhances each creek's unique contribution to the community and wider ecology.
- Balance the need to ensure the aesthetic impact of development adjacent to creeks is sensitive to existing creek environs, view lines and landscape works with the need to provide passive surveillance over creek-side environs, particularly around access points to public land and along pedestrian and cycling pathways.
- Consider fencing strategies for development adjacent to parks and reserves, which ensures fencing not only defines the transition from public to private realm but promotes good surveillance.
- Ensure development of private land adjoining the perimeter of Bundoora Park is designed and orientated to provide frontage to the park and avoid high fencing and expanses of wall at the park interface. Development should provide visual and physical connections to the park (via active frontages with appropriate land uses at ground level, pedestrian paths and links, and windows, terraces/balconies orientated to overlook the park) wherever possible.

Implementation

The strategies in relation to natural environment will be implemented through the planning scheme as follows:

Policy Guidelines

- Apply Clause 22.03 Darebin Creek – Adjacent Land Design and Development in considering applications for development or subdivision of land adjacent to Darebin Creek.

Application of Zones and Overlays

- Apply the Public Conservation and Resource Zone over the Gresswell Habitat Link, Gresswell Forest Nature Conservation Reserve and Central Creek Grasslands.
- Apply Vegetation Protection Overlays to provide for the long term preservation of significant vegetation on the Mount Cooper, Springthorpe and Lancaster Gate Estates and the former Kingsbury Centre.
- Apply Environmental Significance Overlays to protect remnant vegetation sites and other areas of identified environmental significance.
- Apply Design and Development Overlays over private and public land adjacent to the Darebin and Merri Creeks to manage the impact of development on and provide appropriate interfaces with creek-side areas.
- Apply the Urban Floodway Zone and Land Subject to Inundation Overlay provisions as appropriate around waterways to minimise flood-related soil erosion, sedimentation and silting and to protect water quality.

Further Strategic Work

- Review the application of the Urban Floodway Zone along parts of the Merri, Darebin and Edgars Creeks.
- Review the Environmental Significance Overlays along Darebin Creek and Merri Creek to ensure that the boundary of each overlay covers areas where development is likely to have an impact on the creek environs.
- Review the *Darebin Creek Design and Development Guidelines (2000)* to inform preparation of a Design and Development Overlay for land adjacent to Darebin Creek.
- Review the *Development Guidelines for Merri Creek (Merri Creek Management Committee, 2004)* to inform preparation of a Design and Development Overlay for land adjacent to Merri Creek.
- Include an integrated water management plan and ecological improvement initiatives for Darebin Creek in the formulation of the Northland Structure Plan.

Reference Documents

- Bundoora Park Master Plan 2012
- Central Creek Grassland 5 Year Management Plan 2011-2016
- Darebin Creek, Design and Development Guidelines, City of Darebin, 2000
- Darebin Litter Plan 2011-2013
- Darebin Open Space Strategy, 2007-2017 (2008)
- Darebin Stormwater Management Plan Review, 2007
- Development Contributions Plan
- Development Guidelines for Merri Creek, Merri Creek Management Committee, 2004
- Lower Darebin Creek Concept Plan, Parks Victoria/Melbourne Water, 1996
- Merri Creek and Environs Strategy 2009-2014, Merri Creek Management Committee, 2009
- Springthorpe Conservation Plan, February 2001
- Springthorpe Tree Conservation Plans

21.02-3 Built Environment

Overview

The design and quality of the built environment, including buildings, public spaces, infrastructure and streetscapes plays an important role in enhancing civic pride, liveability and social connectedness, and provides opportunities for creating a more sustainable city.

Good urban design acknowledges the collective impact of development both within and beyond the boundaries of individual sites and enables positive outcomes for the public realm that enhance people's wellbeing and experience of the built environment.

Darebin City Council is committed to environmental sustainability and actively encourages sustainably-designed buildings that reduce energy consumption and water use, encourage recycling and sustainable transport and that use recycled and sustainable materials.

Key Issues

- Achieving high-quality design in development across a variety of urban environments, including activity centres and industrial/employment precincts.
- Impacts of large-scale development on streetscape amenity and pedestrian experience, and increased reliance on the public realm in providing visual appeal and amenity.
- How design might improve the interface and interaction of new developments with the public realm (including parks and open spaces).
- Incorporating Environmentally Sustainable Design (ESD) principles in the design and development of built environments and strengthening requirements at planning permit stage.
- Striking a balance between the understandable need for businesses to advertise and community expectations for an environment devoid of unattractive visual clutter.

Objective 1 – Urban Design Excellence

To ensure development in Darebin exhibits good urban design and provides distinctive, attractive and engaging places in which to reside, visit or work.

Strategies

- Encourage high quality design and buildings that respond to the characteristics of the locality.
- Develop and implement detailed design guidelines for areas where substantial housing change and growth is encouraged..
- Ensure that important public views and vistas, where identified in a strategy or guideline adopted by Council, are recognised, protected and enhanced.
- Apply urban design principles when developing structure plans, land use strategies, and urban design guidelines.
- Promote land use and development in activity centres, strategic corridors and strategic development precincts in accordance with adopted Structure Plans, precinct plans or strategies.
- Ensure development in activity centres, strategic corridors and strategic development precincts:
 - is responsive to its environment with a high quality appearance;
 - promotes an urban scale and character that is appropriate to the role and function of the activity centre or strategic corridor precinct;
 - encourages consolidation of commercial areas along strategic corridors to create strong, vibrant hubs to serve the local community;

DAREBIN PLANNING SCHEME

- manages negative off-site impacts and interface issues with surrounding sensitive land uses;
- promotes visual and physical improvements to the public realm;
- encourages a safe and accessible environment for pedestrians, cyclists, public transport users and motorists;
- Ensure that development in industrial and commercial areas:
 - achieves a high standard of building design and provides for suitable landscaping and treatments to improve the visual character, function and layout of such areas;
 - minimises the impact of traffic, noise and emissions from industrial land uses on the amenity of surrounding residential areas;
 - reduces and minimises conflict between industrial and non-industrial land uses.
- Encourage streetscape upgrades and street tree planting, particularly in areas where Substantial Housing Change is envisaged.
- Collect development contributions from private development for streetscape upgrades.
- Undertake streetscape upgrades to Edwardes Street, Broadway and other streets in Reservoir Activity Centre.

Objective 2 – Safe Urban Environments

To promote safety through well-designed and well-maintained urban environments.

Strategies

- Encourage designs that incorporate elements that promote safety, such as clear sightlines, safe movement, passive surveillance, good connections, good access, mixed use and activities that promote public use.
- Ensure that public spaces, access routes and areas in the vicinity are attractive, safe, uncluttered and work effectively for all.
- Ensure new retail and/or mixed use development incorporates verandahs over footpaths where appropriate.
- Ensure that buildings at ground level provide active frontages and a high level of pedestrian amenity.
- Encourage day and evening activity in activity centres, other precincts and key development.
- Consider the above strategies in assessments and when developing strategies and urban design guidelines.

Objective 3 – Environmentally Sustainable Design

To promote and facilitate development that incorporates best practice environmentally sustainable design and promotes sustainable living and business practices.

Strategies

- Encourage the adaptive reuse of buildings to reduce the amount of waste going to landfill.
- Encourage the design of new and retrofitted buildings and public spaces to incorporate high standards of energy efficient design, water sensitive urban design, sustainable transportation, waste reduction and protection of biodiversity.
- Promote the integration of land use and sustainable transport (walking, cycling and public transport) in accordance with the strategies in Clause 21.05-1.

- Encourage best practice industrial and commercial development to minimise amenity impacts and achieve long term environmental sustainability.
- **Require** the preparation of Sustainable Design Assessments and Sustainability Management Plans for residential, mixed use, industrial and commercial developments as part of the planning permit approval process.

Objective 4 - Signage

- To ensure signage is integrated into development and streetscapes.

Strategies

- Minimise visual clutter and prevent the proliferation of signs, particularly along major gateways, road reservations, commercial/retail areas and industrial estates.
- Ensure that outdoor signage presents a coordinated and high quality image.
- Ensure outdoor signage is located on the land to which it relates.
- Encourage simple, clear, consistent and non-repetitive advertising that is displayed in appropriate locations and planned as an overall signage package for a site.
- Ensure outdoor advertising is appropriate with regard to the architectural design of buildings on which signs are displayed.
- Incorporate outdoor advertising into the design of new buildings and major renovations and ensure signage is planned for at the beginning rather than at the end of development.

Implementation

The strategies in relation to built environment will be implemented through the planning scheme as follows:

Policy Guidelines

- Apply Clause 22.01 Junction Local Area Plan in considering applications for use and development in the Junction Strategic Development Precinct.
- Apply Clause 22.04 Industrial and Commercial Activity in considering applications for use and development in the Industrial 1, Industrial 3 and Commercial 2 Zones.
- Apply Clause 22.05 High Street Corridor Land Use and Urban Design in considering applications for use and development in the High Street corridor.
- Apply Clauses 22.06 and 22.07 in considering applications for Residential or Mixed Use Development of 4 or more storeys, or less than 4 storeys in the Commercial 1 and Priority Development Zones.
- Apply Clause 22.08 Northcote Activity Centre in considering applications for use and development in the Northcote Activity Centre.
- Apply Clause 22.09 Preston Central (Incremental Change) in considering applications development in residential precincts of the Preston Activity Centre.

Application of Zones and Overlays

- Apply the Activity Centre Zone to activity centres, incorporating urban design frameworks and guidelines.
- Apply the Design and Development Overlay to ensure that key public views and vistas are protected and enhanced.
- Apply the Design and Development Overlay to sites and precincts to achieve specific desired built form outcomes, design principles and treatment of interfaces (as required by structure plans, strategies, or site studies).

DAREBIN PLANNING SCHEME

- Apply Design and Development Overlays along strategic corridors to achieve high quality development in accordance with relevant urban design frameworks.
- Apply the Development Plan Overlay to strategic redevelopment sites and precincts.

Further Strategic Work

- Develop an Environmentally Sustainable Development Strategy that will:
 - establish a framework to coordinate the various environmental policies of Council and provide strategic directions for energy efficiency, waste management and integrated water management;
 - set design guidelines for achieving sustainable development that minimises energy and water consumption and encourages reuse of water and waste; and
~~— provide the basis for preparation of a local policy to set performance measures and guide decision making; and~~
 - provide the basis for other planning measures such as overlays for achieving sustainable development at both site and precinct scale.
- Review and update the *Outdoor Advertising Sign Policy and Guidelines (2001)* to reflect contemporary issues and consistency with Clause 52.06.
- Prepare and implement Urban Design Frameworks and guidelines for development in:
 - Northland Activity Centre
 - Reservoir Activity Centre
 - Fairfield Village and Miller-on-Gilbert Neighbourhood Centres
 - Heidelberg Road Corridor
 - The Junction and Oakover Village Strategic Redevelopment Precincts
- Review the *Preston Structure Plan (2006)* and *Northcote Structure Plan (2007)* to ensure the strategic directions in these plans address contemporary issues and reflect the broader strategic vision for municipal growth and change.
- Review the *High Street Urban Design Framework (2005)* and implement Design and Development Overlay controls for intermodal areas of High Street.
- Review the *Bell Street Corridor Strategy (2006)* and implement Design and Development Overlay controls to encourage high quality development along the Bell Street Corridor.
- Identify important public views and vistas in the municipality.
- Explore opportunities to incorporate public art elements in high profile developments.
- Identify and support the delivery of streetscape upgrades in Substantial Housing Change areas.

Reference Documents

- Bell Street Corridor Strategy, Hansen Partnership, 2006
- City of Darebin Outdoor Advertising Sign Policy and Guidelines, 2001
- Climate Change and Peak Oil Adaptation Plan, 2009
- Community Climate Change Action Plan 2009-2020
- Community Health and Wellbeing Plan 2009-2013
- Darebin Community Safety Strategy 2012-2016
- Darebin Housing Strategy 2013
- ~~Darebin Stormwater Management Plan Review, 2007~~
- Green Streets Strategy 2013
- High Street Urban Design Framework and High Street Study Precinct Guidelines, 2005

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- Northcote Activity Centre Structure Plan, 2007, and Medium and Low Change Residential Areas Precinct Guidelines, 2008
- Plenty Road Integrated Land Use and Transport Study, 2013
- Plenty Road Urban Design Framework, 2013
- Preston Central Structure Plan, 2006 and Urban Design Framework and Guidelines, 2006
- Reservoir Structure Plan, 2012
- Safer Design Guidelines for Victoria, 2005
- St Georges Road Urban Design Framework, 2013
- Urban Design Charter for Victoria, 2010
- Waste Management strategy 2007-2014
- [Watershed: Towards a Water Sensitive Darebin City Council Whole of Water Cycle Management Strategy 2015-2025](#)
- [Watershed: Towards a Water Sensitive Darebin, Implementation Plan 2015-2025](#)

21.02-4 Heritage

Overview

Darebin municipality's rich and diverse natural heritage and history of human settlement, from pre-contact inhabitation, through European colonisation to the modern era, has created a heritage fabric characterised by many layers and types of significance.

The extensive stock of older buildings can provide opportunities for redevelopment that demonstrate principles of cultural and ecological sustainability, possibly through adaptive reuse, urban design and architectural excellence. Some heritage places have the potential to increase and enhance local and regional tourism opportunities.

Key Issues

- Providing a balance between conservation needs and capacity for new infill development within heritage precincts to deliver a good design outcome.
- Balancing diversity of experience and conservation of biodiversity values around natural heritage assets.

Objective 1 – Heritage Places and Areas

To ensure that places and areas of cultural and natural heritage significance are conserved and enhanced.

Strategies

- Encourage the retention of any significant original fabric in development proposals.
- Discourage demolition or relocation of locally significant heritage buildings.
- Encourage appropriate use of heritage places in keeping with heritage significance.
- Identify and protect sites of identified Aboriginal cultural heritage significance.
- Identify and protect sites of natural heritage significance.

Objective 2 – Development and Heritage

To promote sympathetic infill and redevelopment of heritage places and areas.

Strategies

- Ensure development within heritage areas is sympathetic with the heritage character of the area.
- Ensure that redevelopment of heritage buildings and areas is visually compatible with existing forms.
- Promote innovative responses that makes a positive contribution to the heritage places and areas.
- Facilitate designs that are sensitive to heritage and urban character.
- Require conservation management plans for key sites prior to approval and commencement of works.

Implementation

The strategies in relation to heritage will be implemented through the planning scheme as follows:

Application of Zones and Overlays

- Apply the Heritage Overlay to places of local, regional, State or national heritage significance.
- Apply the Environmental Significance Overlay to places of natural heritage significance and culturally significant landscapes, trees and/or vegetation.

Further Strategic Work

- Review the Darebin Heritage Strategy, which should include the development of design guidelines on demolition and redevelopment of heritage places, and provide the strategic basis for development of a local policy to guide decision making.
- Prepare a Natural Heritage Study to identify sites of natural heritage significance and form strategies for ongoing conservation and management.

Reference Documents:

- City of Darebin Heritage Study: Volume 3, Key Findings & Recommendations, 2008
- City of Darebin Heritage Study: Volume 4a, Preston Central Heritage Assessment, Key Findings and Recommendations, 2008
- City of Darebin Heritage Study, Volume 4b, Preston Central Heritage Place Citations, 2008
- Darebin Heritage Review Volumes 1, 2, & 3, 2002
- Darebin Housing Strategy 2013
- City of Darebin Citations for Individually Significant Buildings, 1996

21.02-5 Open Space

Overview

Access to and enjoyment of open space is a key contributor to quality of life and local amenity. Council aims to improve the quality of open space and encourage the use and development of waterways and linkages. Priorities for managing open space are guided by the *Darebin Open Space Strategy 2007-2017*, which identifies and categorises open spaces by state down to local role, and the range of functions each space should fulfil.

Key Issues

- Darebin is a developed municipality with limited opportunities for creating additional open space. Existing open space is highly valued by the community.

DAREBIN PLANNING SCHEME

- Provision of sufficient open space, particularly in higher density living precincts where there is higher reliance on for communal facilities for outdoor activities and recreation.

Objective

To provide a safe, accessible and high quality open space network that is equitably distributed across the municipality.

Strategies

- Encourage opportunities for public and communal open spaces adjacent to the creek environs.
- Protect and enhance existing open spaces where possible.
- Encourage linear open space linkages along waterways including pedestrian and bicycle access.
- Include provision for acquisition and improvement of open space in Development Contributions Plans.
- Consider opportunities for 'greening' in areas of higher density development, including alternative to traditional ground level landscaping e.g. green roofs and walls.

Implementation

The strategies in relation to open space will be implemented through the planning scheme as follows:

Application of Zones and Overlays

- Apply the Public Park and Recreation Zone to all municipal reserves.
- Apply the Public Conservation and Resource Zone to undeveloped municipal reserves which contain significant levels of indigenous vegetation and/or high biodiversity values.
- Apply the Heritage Overlay to open space of recognised cultural and social heritage value.

Further Strategic Work

- Review and appropriately rezone public open space in accordance with relevant strategies.
- Review the Environmental Significance Overlays along Darebin Creek and Merri Creek to ensure that the boundary of each overlay covers areas where development is likely to have an impact on the creek environs.
- Undertake an assessment of the heritage significance of the City's older reserves as a basis for conservation planning and management, including Oldis Gardens, Johnson Park, L.W. Williams Reserve, J.S. Grey Reserve, Adam Reserve, Batman Park, Penders Park and A.G. Davis Reserve.

Reference Documents

- Bundoora Park Precinct Master Plan, 2012
- Darebin Open Space Strategy, 2007-2017 (2008)
- Development Contributions Plan
- Leisure Strategy 2010-2020
- Playspace Strategy 2010-2020

21.02-6 Environmental Risk

Overview

Environmental risk in land use planning encompasses a broad range of issues, including the efficient management and protection of natural resources, dealing with contaminated land and developing resilience to impacts of climate change and peak oil.

Key Issues

- Consideration in planning strategies and permit assessments about potential environmental risks, such as land contamination, noise and air pollution, as well as the impacts of climate change including flooding, soil erosion, wildfire and heatwaves.
- Efficient management and protection of natural resources and ensuring risks of contamination, soil erosion, oil spill and industrial runoff into water bodies are considered in assessments.

Objective

To ensure appropriate development in areas prone to environmental risk.

Strategies

- Require assessment of environmental risk, and as appropriate require environmental audits be undertaken, where a sensitive use is proposed on potentially contaminated land.
- Assess risk prior to development in flood prone areas, in accordance with relevant flood management plans.

Implementation

The strategies in relation to environmental risk will be implemented through the planning scheme as follows:

Application of Zones and Overlays

- Apply the Environmental Audit Overlay to potentially contaminated land that may be used for sensitive uses in accordance with the requirements of *Ministerial Direction No.1 – Potentially Contaminated Land*.
- Apply the Special Building Overlay to land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.

Further Strategic Work

- Compile a register of non-conforming industrial sites for which a change to a sensitive land use is likely, with a view to applying the Environmental Audit Overlay.
- Develop a local planning policy for consideration of use or development of land which has potential for contamination to ensure proposed uses and developments are suitable, and require remediation of contaminated land to a level that is compatible with the desired future uses of the site.

Reference Documents

- [Climate Change and Peak Oil Adaptation Plan, 2009](#)
- Ministerial Direction No.1 – Potentially Contaminated Land
- [Stormwater Management Plan Review, 2007](#)

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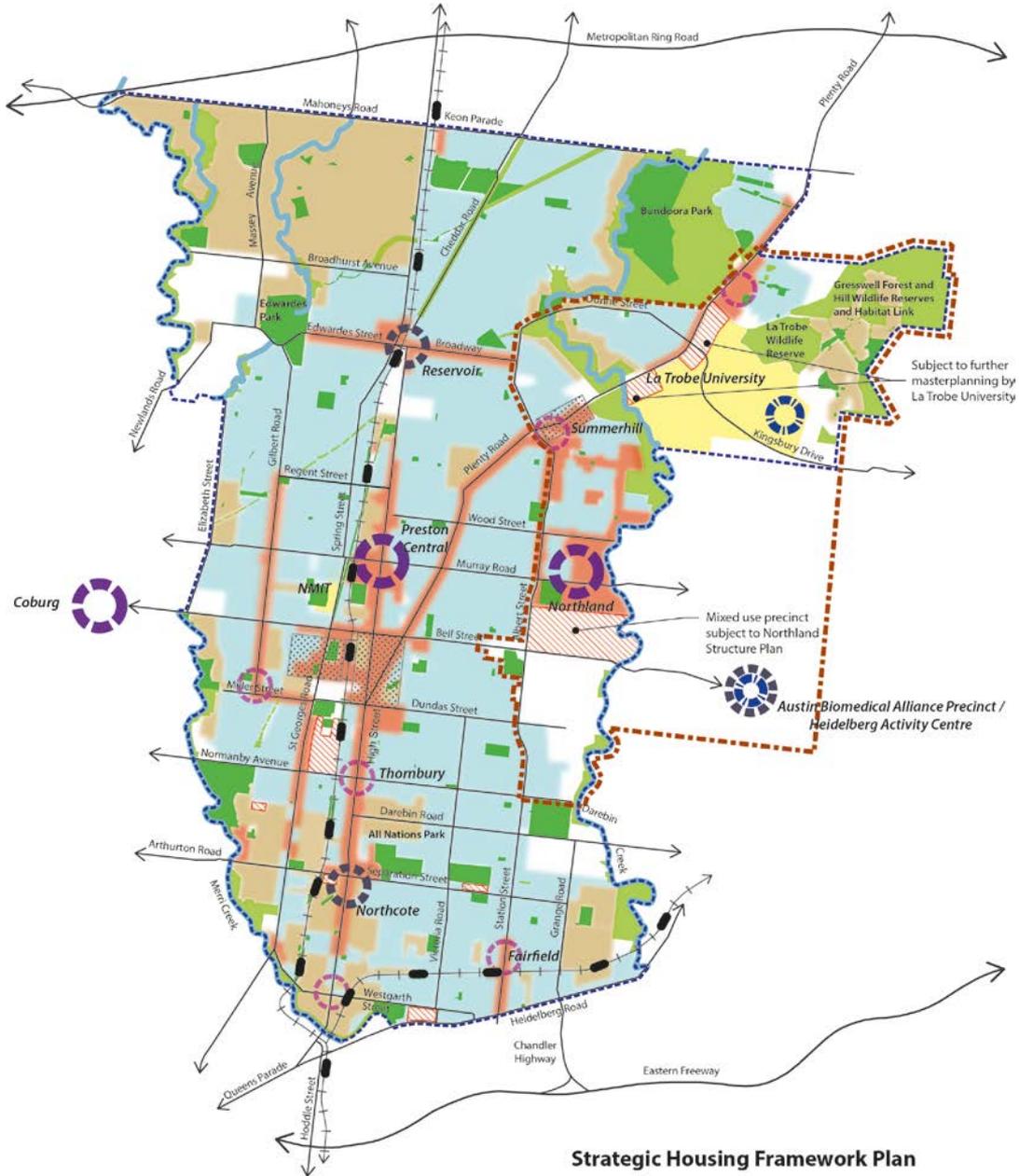
21.03 HOUSING

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Proposed GC42

This Clause provides local content to support Clause 11 (Settlement) and Clause 16 (Housing) of the State Planning Policy Framework.

21.03-1 Strategic Housing Framework

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Proposed GC42



Strategic Housing Framework Plan

- | | | | | | | | |
|--|-------------------------------------|--|--|--|---------------------------------|--|----------------------|
| | Activity Centre (Sub-regional role) | | Substantial Housing Change Area | | Strategic Development Precinct | | Train Line & Station |
| | Activity Centre | | Incremental Housing Change Area | | Tertiary Education Precinct | | Key Transport Link |
| | Neighbourhood Centre | | Minimal Housing Change Area | | Recreational Open Space | | Municipal Boundary |
| | Health / Education Precinct | | Potential Future Substantial Housing Change Precinct | | Area of Biological Significance | | |

Council recognises that housing is fundamental to wellbeing, standard of living and quality of life. Housing is more than just the physical dwelling; it is also about environments, people and places where citizens want to live and become involved in the community. Darebin is undergoing strong population growth and significant demographic change. This places considerable pressure on existing housing and requires careful consideration of where additional housing growth can best be accommodated.

Council supports a vision of housing that:

- Balances the needs of current as well as future residents
- Is affordable, equitable and accessible for all residents
- Exhibits best practice environmental design and urban design excellence
- Is appropriate to its location
- Is considerate of its context
- Provides for diverse housing needs and preferences.

Objectives, strategies and policy guidelines to achieve the strategic vision for housing are outlined in the clauses below.

Strategic Housing Framework Plan

The Strategic Housing Framework Plan illustrates the directions for residential land use and development in Darebin as set by the *Darebin Housing Strategy (2013)*. This framework provides greater certainty as to where growth and change can be expected and the preferred scope of housing change in terms of the intensity and type of residential development to be encouraged in different areas.

The framework plan identifies activity centres, and strategic corridors and redevelopment precincts such as the Junction, High Street, Plenty Road, St Georges Road, Bell Street and areas within the La Trobe National Employment Cluster as having the capacity to accommodate residential uses at a range of densities.

The framework plan also identifies three Housing Change Areas, which apply to all land in the municipality that currently has a zoning that permits residential uses. These housing change areas are:

Minimal Housing Change

Residential areas that have a limited capacity to accommodate future residential development. Minimal Change Areas do not prohibit all residential development, but seek to allow a modest level of development that respects the type, scale and character of the area. Minimal Change Areas are sites and precincts that generally display one or more of the following characteristics:

- Are Heritage Overlay precincts
- Are identified in the *Darebin Neighbourhood Character Study (2007)* as ‘potential Neighbourhood Character Overlay areas’
- Have a highly intact pattern of subdivision in favour of detached dwellings on individual lots, generally evidenced by more than 80 per cent of housing stock having this attribute
- Have a strong neighbourhood character, evidenced by a high degree of consistency in architectural style and streetscape, in particular where 80 per cent or more of the housing stock is consistent with precinct descriptions in the *Darebin Neighbourhood Character Study (2007)*, and where restoration of original housing stock is prevalent
- Have identified environmental or landscape significance, including land with frontage to Creek bodies
- Excluding heritage precincts, are located:
 - outside an 800 metre walkable catchment of an activity centre
 - generally outside an 800 metre walkable catchment of train, tram or SmartBus services.

Incremental Housing Change

Residential and commercial areas that have the capacity to accommodate a moderate level of residential development over time. It is expected that the general character of Incremental Change Areas will evolve over time as new yet modest types of development are accommodated. Incremental Change Areas generally display one or more of the following characteristics:

- A diversity of housing stock, diversity of lot sizes and a more varied neighbourhood character. Typically areas include some medium density and small apartment development, but the predominant dwelling stock is single to double storey dwellings.
- Have some stand-alone or small clusters of heritage sites, including along strategic corridors, however are generally unaffected by extensive heritage recognition.
- Are located:
 - within an 800 metre walkable catchment of an activity centre
 - generally within an 800 metre walkable catchment of train, tram or SmartBus services.

Certain Incremental Housing Change areas should only be considered suitable for limited scale and density of residential development. These are areas which:

- Are generally outside of an 800 metre walkable catchment to an activity centre, train station, tram route or SmartBus route.
- Have experienced a modest degree of infill residential development which precludes their classification as minimal change areas.

Substantial Housing Change

Residential, commercial and designated activity centres that have the capacity to accommodate substantial residential development over time. Substantial Change Areas will support increased residential densities and increased housing diversity. It is expected that the character of these areas will change substantially in the future.

Substantial Change Areas generally display one or more of the following characteristics:

- Have an evolving character where there is an eclectic mix of new and old forms of architectural style and housing typologies. This includes more recent apartment developments at higher densities and in mixed-use formats.
- Are within or immediately adjacent to activity centres that possess superior access to the Principal Public Transport Network.
- Have a frontage to a strategic corridor.
- Are generally within 400 metres of a train station or tram route.

The scale and intensity of residential growth will differ across Substantial Change Areas depending on their strategic capacity to accommodate municipal growth and future housing needs as described at Clause 21.01-6. Generally, residential growth in Darebin adheres to the following hierarchy:

- a) Preston Central and Northland East Preston Activity Centres
- b) Reservoir and Northcote Activity Centres
- c) Neighbourhood Centres
- d) Strategic Corridors including Plenty Road and St Georges Road
- e) Other substantial change areas as identified in the Strategic Housing Framework Plan.

Strategic Opportunity Sites

Strategic Opportunity Sites are sites that possess the following characteristics that make them suitable for residential and/or mixed use redevelopment at increased densities:

- Over 1000sqm in lot size
- In a zone that permits residential use
- Not constrained by a Heritage Overlay and/or Minimal Housing Change Area

- Displaying one or more of the more of the following favourable locational criteria:
 - within 500 metres of train station
 - within 400 metres of tram route
 - fronting a strategic corridor (High St, Bell St, Plenty Rd, St Georges Rd)
 - within a designated activity centre.

Strategic opportunity sites are not indicated on the framework plan. An indicative list of sites is provided in the *Darebin Housing Strategy (2013)*. It is envisaged that in addition to these sites, future sites that fulfil the above criteria can be identified and classified as Strategic Opportunity Sites.

21.03-2 Housing Development

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Proposed C138

Overview

Population growth and demographic trends in Darebin are driving down average household size, increasing demand for additional housing and requiring different types and sizes of housing. With land constraints and a decline in the supply of vacant land across Darebin, housing demand will need to be met through intensification of existing urban areas. Housing development opportunities exist in and around activity centres, strategic corridors and strategic redevelopment precincts, near public transport, close to employment and services and on strategic opportunity sites identified in the *Darebin Housing Strategy (2013)*. By identifying these key locations suitable for more substantial growth and change, areas of special heritage, character and environmental qualities can be conserved, with minimal levels of change. In residential areas, there is also a need to accept and accommodate some non-residential activities at appropriate scale and format to service the needs of the local community.

Key Issues

- Population growth projections for 2011-2031 estimate an additional 30,300 new residents will call Darebin home; around 1517 new residents each year. This is expected to generate demand for approximately 13,600 additional dwellings over the next 20 years.
- Ageing of the population and a trend toward fewer people in each dwelling will place considerable pressure on existing housing.
- Vacant land has become relatively scarce in Darebin, declining from 1087 lots in 2004 to 623 lots in 2013. Infill redevelopment of existing lots and brownfield redevelopment are likely to be the primary area for accommodating future housing growth in Darebin.
- Challenge is accommodating the required increase in dwellings in locations with good public transport access, while conserving and enhancing the valued character and heritage qualities of residential areas.
- Housing in suitable locations proximate to public transport will reduce car dependency and promote more walking and cycling and contribute to better health and wellbeing.
- Challenge in ensuring where housing development opportunities can be maximised, that this does not come at the expense of amenity, safety, accessibility and connectivity in and around those places.
- As population increases along with demand for services, there is a need to achieve a balance between wider community benefit and potential amenity impacts of non-residential uses in residential areas.

Objective 1 – Housing Provision

To facilitate housing development that has an appropriate scale and intensity in locations across the municipality.

Strategies

- Encourage housing development in accordance with the Strategic Housing Framework Plan as follows:
 - In Minimal Housing Change Areas, encourage housing development that is consistent with the type, scale, style and prevailing character of the area and allows for minimal housing growth and change over time
 - In Incremental Housing Change Areas, encourage housing development and diversity that is generally consistent with the character of the area and responsive to varying local conditions, allowing for moderate housing growth and diversification over time
 - In Substantial Housing Change Areas, encourage a variety of housing typologies at increased densities and to discourage underdevelopment, with the scale of development appropriate to precinct characteristics and context as identified by a structure plan or adopted policy of Council, and generally in accordance with the hierarchy of residential growth identified at Clause 21.03-1
 - On Strategic Opportunity Sites, encourage housing development at increased densities and discourage underdevelopment, with the scale and style of development responsive to location and context.
- Ensure that the design of development at interfaces between Substantial Change and Incremental or Minimal Change Areas, or between Incremental and Minimal Change Areas, provides a sensitive transition, with particular consideration given to:
 - Design and layout which avoids unreasonable amenity impacts on adjoining sensitive residential interfaces due to overshadowing, loss of privacy and unreasonable visual intrusion
 - Site orientation, layout and topography in determining the appropriate built form envelope and in assessing the impact of proposed development on adjoining amenity
 - Sympathetic response to the identified values of any adjoining heritage overlays.

Objective 2 – Housing density

To achieve higher density housing outcomes in identified locations to accommodate Darebin's projected population growth.

Strategies

- Support a diversity of housing types, sizes, designs and configurations and support redevelopment at higher overall densities in Substantial Housing Change Areas and on Strategic Opportunity Sites, as identified in the Strategic Housing Framework Plan.
- Discourage underdevelopment of areas that are identified as Substantial Housing Change Areas and on Strategic Opportunity Sites.
- Encourage lot consolidation in Substantial Housing Change Areas, to facilitate increased densities, efficient use of land and to facilitate sustainable design outcomes.
- Support low scale medium density housing development that respects existing neighbourhood character in Incremental Housing Change Areas, particularly in areas that are in proximity to shops, facilities, services and transport.
- Encourage housing development in the Preston Central, Northland East Preston, Northcote and Reservoir Activity Centres in accordance with Structure Plans and related zone and overlay provisions in this Planning Scheme.
- Encourage intensive and innovative housing development to locate within or in proximity to activity centres and in strategic redevelopment precincts such as the Junction, Summerhill Village and Oakover Village, in accordance with adopted Structure Plans and precinct plans.
- Encourage new housing near retail and employment precincts and above ground floor level within these precincts.

- Encourage greater housing densities and mixed use development along High Street, Plenty Road, St Georges Road and Bell Street.
- Encourage multi-level, mixed use developments that incorporate contemporary designs, providing interesting architectural forms and creative urban design responses, including the development of landmark buildings that contribute to the distinctiveness and positive image of Darebin.
- Ensure new housing is located so as to allow pedestrian access to local services, employment and facilities, including commercial areas.

Objective 3 – Residential Amenity

To facilitate residential and mixed use developments that display a high standard of design, limit off-site amenity impacts and provide appropriate internal amenity for residents.

Strategies

- Require a high standard of design (including architectural quality and environmentally sustainable design) be achieved in residential and mixed use developments through the use of design and development overlays, urban design frameworks, development plans and local policies as appropriate.
- Ensure non-residential use and developments in residential zones are designed to minimise negative amenity impacts on the surrounding residential neighbourhood.
- Ensure mixed use developments are designed to provide adequate amenity to residences on the site, minimising the need for screening and limiting unreasonable negative amenity impacts on surrounding residential uses.
- Ensure that housing development within and adjoining retail and employment areas is designed to minimise the potential for conflict between commercial and residential uses, including noise and operational considerations.
- Support the consolidation of retail and employment activities within activity centres.

Implementation

The strategies in relation to Housing Development will be implemented through:

Policy Guidelines

- Apply Clause 22.01 Junction Local Area Plan in considering applications for housing in the Junction Strategic Redevelopment Precinct.
- Apply Clause 22.02 Neighbourhood Character in considering an application for development and works on residential zoned land in Incremental and Minimal Change Areas covered by Neighbourhood Character Precinct Plan.
- Apply Clause 22.05 High Street Corridor Land Use and Urban Design in considering applications for residential development in the High Street Strategic Corridor, with the exception of the Northcote Activity Centre Local Policy Area.
- Apply Clauses 22.06 and 22.07 in considering applications for Residential or Mixed Use Development of 4 or more storeys, or less than 4 storeys in the Commercial 1 and Priority Development Zones.
- Apply Clause 22.08 Northcote Activity Centre in considering applications for residential development in the Northcote Activity Centre.
- Apply Clause 22.09 Preston Central (Incremental Change) in considering applications development in residential precincts of the Preston Activity Centre.
- Apply Clause 22.10 Bell Street Land Use in considering applications for residential and mixed use along the Bell Street Strategic Corridor.
- [Apply Clause 22.12+ Environmentally Efficient Design Sustainable Development when considering applications for residential, and mixed use and non-residential developments.](#)

Application of Zones and Overlays

Minimal Housing Change

- Apply the Neighbourhood Residential Zone (NRZ) to land within Minimal Housing Change Areas, as identified in the Strategic Housing Framework Plan.

Incremental Housing Change

- Apply the General Residential Zone (GRZ) to residential land within Incremental Housing Change Areas, as identified in the Strategic Housing Framework Plan.
- Utilise the Schedule to the GRZ to vary requirements of Clauses 54 and 55 to encourage a lower scale and density of development in Incremental Change Areas that have reduced access to activity centres and public transport services.

Substantial Housing Change

- Apply the Priority Development Zone to the Preston Activity Centre to facilitate housing and mixed use development opportunities in accordance with the Preston Central Structure Plan.
- Apply the Commercial 1 Zone to business zoned land within Substantial Housing Change Areas, to provide for commercial, retail, business, entertainment and community uses as well as residential development complimentary to the role and scale of the commercial setting.
- Apply the Mixed Use zone (MUZ) to residential land within Substantial Housing Change Areas, which are within or close to commercial areas, activity centres and strategic corridors and precincts that are suited to a mix of residential development and compatible with commercial and retail activity, or where a building height of 5 more storeys is encouraged.
- Subject to appropriate built form guidelines and policies being in place, apply the Residential Growth Zone (RGZ) to residential land within Substantial Housing Change Areas, where residential uses are encouraged and a maximum preferred building height of 4 storeys is encouraged. The General Residential Zone will apply until appropriate built form guidelines and policies are in place in Substantial Change Areas.
- Apply Design and Development Overlays to land fronting the High Street, St Georges Road and Plenty Road Strategic Corridors to ensure new development achieves a desired scale of change and is sufficiently responsive to site context, transport conditions and any sensitive interfaces with other residential land and to ensure redevelopment in accordance with the High Street, St Georges Road and Plenty Road Urban Design Frameworks.

Further Strategic Work

- Review Council's *Neighbourhood Character Study (2007)* and revise precinct areas and guidelines in accordance with the recommendations of the Darebin Housing Strategy and with a view to investigating the merits of the application of the Neighbourhood Residential Zone in identified "Potential Minimal Housing Change Areas".
- Investigate the merits of the application of the Residential Growth Zone in identified "Potential Future Substantial Housing Change Areas" and the preparation of appropriate built form guidelines and policies.
- Investigate the most appropriate suite of planning controls to achieve the desired outcomes on Strategic Opportunity Sites identified in the Darebin Housing Strategy.
- Develop a local policy to guide treatment of heritage places in Substantial Change Areas and to guide decisions regarding demolition of heritage places.
- Prepare and implement a Structure Plan for Northland East Preston Activity Centre.
- Prepare and implement Urban Design Frameworks and guidelines for development in:
 - Northland Activity Centre
 - Reservoir Activity Centre
 - Fairfield Village Neighbourhood Centre
 - Miller-on-Gilbert Neighbourhood Centre

- Heidelberg Road Strategic Corridor
- The Junction and Oakover Village Strategic Redevelopment Precincts.
- Review the Northcote Structure Plan (2007) in accordance with the directions of the Darebin Housing Strategy (2013).
- Review the Preston Central Structure Plan 2006 (as amended) in accordance with the directions of the Darebin Housing Strategy.

Other Actions

- Identify key indicators for monitoring housing trends.
- Review and update the municipal Development Contributions Plan Overlay and Capital Works 10 year budget to ensure ongoing efficacy to address local infrastructure needs and public realm improvements in accordance with residential growth outcomes.
- Work with utility providers to ensure residential growth trends and directions are factored into future infrastructure upgrades.

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Housing Diversity and Equity

Overview

Housing is not merely ‘accommodation’. Housing is a fundamental need and essential element of community wellbeing. Housing development therefore needs to cater to diverse needs and preferences reflective of the diversity of the Darebin community across life stages, mobility and socio-economic situation. This includes provision of suitable housing for ageing residents, students, people with limited mobility, and low income households.

Housing affordability is a particular housing issue in Darebin. Lack of affordable housing and high rental prices can aggravate housing stress and homelessness. Housing affordability, income levels and demand for social and public housing are highly correlated. An increase in the supply of affordable housing could ease housing stress of low income earners and can decrease the demand for social housing.

Darebin’s proximity to the CBD, places of study and its extensive public transport network make it an ideal location for students and opportunities exist to increase the number of dwellings along transport corridors, especially, train and tram routes, to meet student housing needs and preferences.

Key Issues

- A significant proportion of the population is experiencing housing affordability issues with approximately 12.4 per cent of all rented households and 8.2 per cent of mortgaged households in Darebin in 2011 experiencing housing stress or at risk of housing stress, paying approximately 30 per cent or more of their income on rent or mortgage.
- Housing affordability and housing stress is exacerbated by housing supply shortages, both municipal and metro-wide.
- Over 500 people are homeless on any given night in Darebin. The rate of homelessness is around 40 in every 10,000 residents.
- Gentrification is expected to continue to drive an increase in the number of tertiary qualified residents and household incomes, resulting in upward pressure on housing demand and housing prices.
- An ageing population requires accessible homes and timely provision of services and facilities to meet the varying needs and choices of those individuals in suitable locations.
- A shortage of affordable student accommodation close to public transport and other services and facilities has led to inappropriate accommodation arrangements such as overcrowded rooming houses.

Objective 1 – Increase Diversity

To ensure that housing diversity is increased to better meet the needs of the local community and reflect demographic changes and trends.

Strategies

- Support a diversity of housing types, sizes, designs and configurations in areas identified for Substantial Housing Change and Strategic Opportunity Sites, as identified in the Strategic Housing Framework Plan.
- Promote the consolidation of lots, particularly in Substantial Housing Change areas, to enable developments that can accommodate a greater diversity of housing types.
- Encourage new residential apartment developments to include a mix of one, two and three bedroom dwellings in a variety of configurations to cater for a variety of household sizes and types.
- Encourage the development of a variety of forms of medium density housing, including villa style housing, townhouses and low scale apartment developments in appropriate locations.

Objective 2 – Aged Care Accommodation

To encourage the provision of accessible and appropriate housing and accommodation for elderly residents.

Strategies

- Encourage and facilitate the provision of different types of aged care accommodation and facilities in areas identified for Substantial and Incremental Housing Change in the Strategic Housing Framework Plan.
- Provide adequate standards of building access to and within multi-level developments especially for the elderly and people with limited mobility.
- Encourage the provision of housing that meets or is adaptable to meet the needs of residents with limited mobility and residents ageing in place.
- Encourage aged care accommodation to develop in locations of high accessibility including activity centres and locations with convenient access to public transport.

Objective 3 – Student Accommodation

To encourage the provision of appropriately located student accommodation.

Strategies

- Encourage and facilitate the provision of different types of student accommodation in areas identified for Substantial and Incremental Housing Change in the Strategic Housing Framework Plan.
- Encourage major educational institutions to develop on-site student accommodation.
- Encourage student accommodation in locations accessible to public transport and within walking distance to La Trobe University and NMIT.

Objective 4 – Affordable and Social Housing

To increase the supply of affordable and social housing.

Strategies

- Encourage the provision of affordable housing development in identified Substantial Housing Change Areas in the Strategic Housing Framework Plan.
- Ensure housing in the municipality is sufficiently diverse to provide more affordable and appropriate choices and opportunities.
- Facilitate the provision of affordable housing in terms of purchase price as well as lower ongoing operational costs, by promoting housing growth in areas with good access to services and public transport and encouraging best practice environmentally sustainable housing design to minimise ongoing utility costs.
- Support Council-led initiatives that partner with the community housing sector to develop surplus Council land for social housing projects.

Implementation

The strategies in relation to housing diversity and equity will be implemented through:

Application of Zones and Overlays

- Apply the Residential Growth Zone (RGZ) to Residential zoned land within Substantial Housing Change Areas as identified in the Strategic Housing Framework Plan, where residential uses are encouraged and a maximum preferred building height of 4 storeys is encouraged and evidenced through a built form control.
- Apply the Mixed Use Zone (MUZ) to Residential zoned land within Substantial Housing Change Areas as identified in the Strategic Housing Framework Plan, that are within or close to commercial areas, activity centres and strategic corridors and precincts that are suited to a mix of residential development and compatible with commercial and retail activity.

Further Strategic Work

- Investigate regulatory incentives and flexible planning provisions for planning permit applications with a commitment to deliver affordable housing stock.
- Investigate incorporation of requirements for affordable and social housing as appropriate in future policies and overlay provisions (such as the Development Plan Overlay) to apply to large development sites and strategic redevelopment precincts.

Other Actions

- Undertake research into site opportunities for integrated independent units and villas that provide suitable housing options for the elderly to enable more effective 'ageing in place'.
- Assist La Trobe University with its master planning for Bundoora campus.
- Develop Rooming House Guidelines to guide the development of Rooming and Boarding Houses in Darebin.
- Develop Student Housing Guidelines to guide the development of Student Housing in Darebin.
- Liaise with the State Government Department of Housing to encourage the timely provision of social housing in appropriate locations.
- Maintain dialogue and advocacy efforts with the relevant State Government authorities to encourage the introduction of Inclusionary Zoning through the Victorian Planning Provisions.

21.03-4 Character

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Overview

All eras of Darebin and its growth are represented in its building and streetscapes. Neighbourhoods range from historic low scale suburban areas to more compact inner urban areas with heritage streets or contemporary apartment dwellings. Housing growth in Darebin needs to be managed in a way that is respectful of identified heritage places and places of special neighbourhood character.

The *Darebin Neighbourhood Character Study (Planisphere, 2007)* identifies precincts displaying similar characteristics such as building and garden style and subdivision pattern. Neighbourhood character guidelines that include a 'preferred character statement' have been developed for each precinct. New residential development needs to respond to the key neighbourhood character elements described in the 'preferred character statement'.

The *Darebin Neighbourhood Character Study (Planisphere, 2007)* also recognises the need to provide additional dwellings to accommodate future increases in population and changing demographic structure in Darebin.

Key Issues

- Balancing the need to protect and conserve significant neighbourhood character and heritage places in the municipality with Council's responsibility to address and facilitate housing for a growing population.

Objective - Character

To ensure that development respects neighbourhood character in residential areas identified as Minimal and Incremental Housing Change Areas in the Strategic Housing Framework Plan.

Strategies

- Recognise the varied and distinctive qualities of residential neighbourhoods in Darebin.
- Ensure Darebin's ability to meet its housing needs in activity centres, substantial Change Areas and on Strategic Opportunity Sites is not compromised by the protection of neighbourhood character.

Implementation

The strategies in relation to character will be implemented through:

Policy Guidelines

- Apply Clause 22.02 Neighbourhood Character in considering an application for development and works on residential zoned land in Incremental and Minimal Housing Change Areas covered by Neighbourhood Character Precinct Plans.

Application of Zones and Overlays

- Apply the Neighbourhood Residential Zone (NRZ) to land within Minimal Housing Change Areas, as identified in the Strategic Housing Framework Plan, where housing change must respond to the existing scale and character.
- Apply the General Residential Zone (GRZ) to land within Incremental Housing Change Areas, as identified in the Strategic Housing Framework Plan, where housing growth and change should occur consistent with neighbourhood character.

Further Strategic Work

- Review and update Council's *Neighbourhood Character Study (Planisphere, 2007)* and associated precincts and guidelines in accordance with the recommendations of the *Darebin Housing Strategy (2013)*.
- Remove Substantial Housing Change Areas as identified in the Strategic Housing Framework Plan, from the Neighbourhood Character Precinct Plan.
- Update the Neighbourhood Character local policy at Clause 22.02 to reflect the outcomes of the review of the *Neighbourhood Character Study (Planisphere, 2007)* and provide guidelines for exercise of discretion in assessing applications.

21.03-5 Reference Documents

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Bell Street Corridor Strategy 2006
 Darebin Active and Healthy Ageing Strategy 2011-2021
 Darebin Housing Strategy, 2013
 Darebin Neighbourhood Character Study, Planisphere, 2007
 High Street Urban Design Framework, 2002
 Northcote Activity Centre Structure Plan, 2007
 Plenty Road Urban Design Framework, 2013
 Preston Central Structure Plan 2006 (as amended) (including Incorporated Plans and Preston Central Urban Design Framework and Guidelines)
 Reservoir Structure Plan, 2012
 Responding to Housing Stress: A Local Action Plan, 2010
 St Georges Road Urban Design Framework, 2013