

*Planning and Environment Act 1987*

## DAREBIN PLANNING SCHEME

### AMENDMENT C156

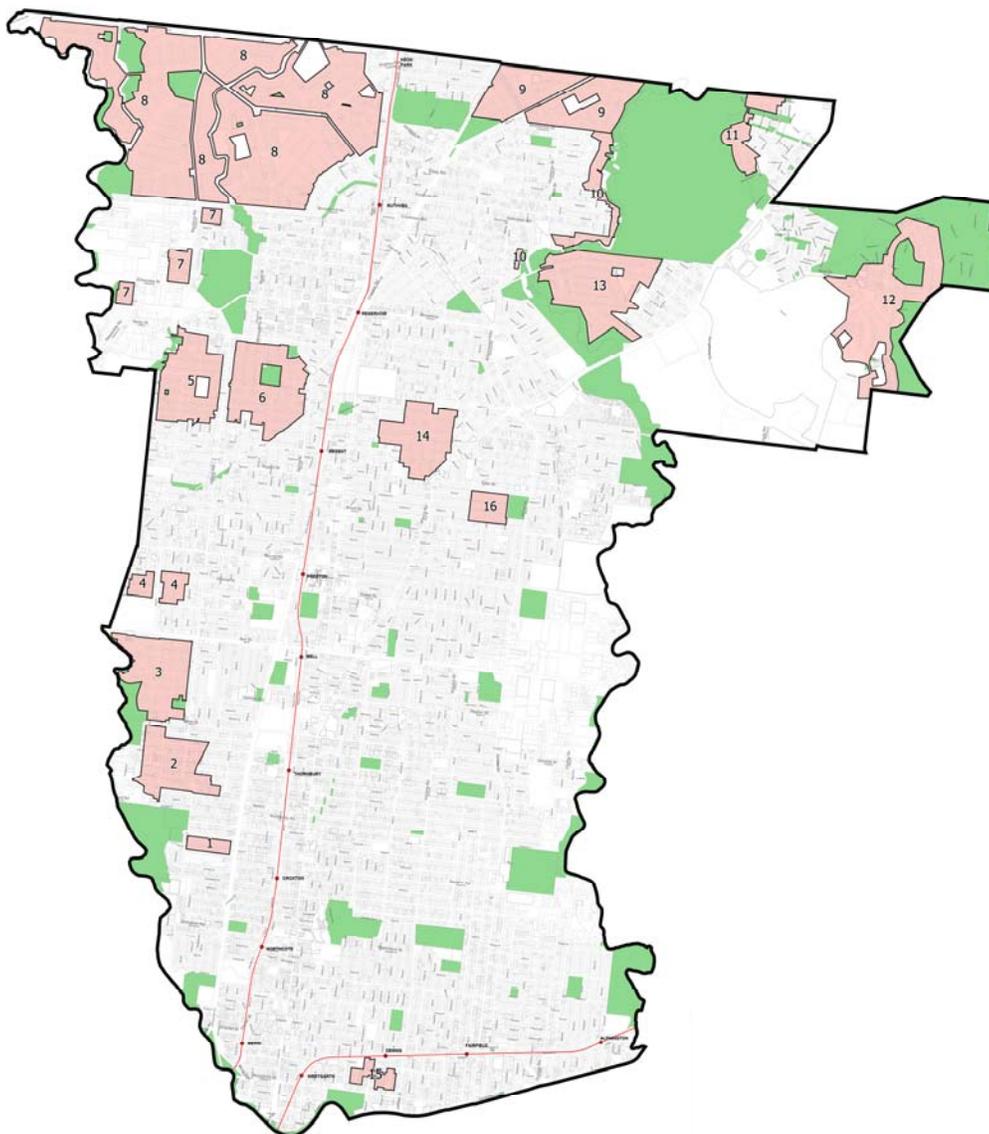
#### EXPLANATORY REPORT

#### **Who is the planning authority?**

This Amendment has been prepared by the Minister for Planning, who is the planning authority for this amendment.

#### **Land affected by the Amendment**

The Amendment affects land in Bundoora, Kingsbury, Northcote, Thornbury, Preston, and Reservoir, as shown on the map below.



## **What the amendment does**

The Amendment applies the Neighbourhood Residential Zone (NRZ) to residential land within Darebin, as shown on the map above.

It applies to the NRZ to approximately 20% of residential land within Darebin.

It follows the introduction of the new zones into the Darebin Planning Scheme via the Residential Zones Standard Advisory Committee (RZSAC) process. Stage 1 of this process implemented the NRZ and General Residential Zone (GRZ), while Stage 2 implemented the Residential Growth Zone (RGZ).

The Amendment does not propose any changes to planning scheme ordinance.

## **Strategic assessment of the Amendment**

### **Why is the Amendment required?**

The Amendment is required to apply the NRZ in parts of Darebin and give effect to the housing and neighbourhood character directions, as established in the Municipal Strategic Statement (MSS) and the Darebin Housing Strategy.

The application of the NRZ will provide clear direction for housing growth and preservation. This amendment complements existing work undertaken in Amendment C144, which applied the NRZ and GRZ, and Amendment C147, which applied the RGZ.

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

Amendment C156 implements the objectives in Section 4 of the Planning and Environment Act 1987 (the Act). In particular, the Amendment supports the following objectives:

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

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

The Amendment will have a number of positive environmental effects.

The Amendment will generate positive environmental, social and economic effects by:

- providing greater certainty for the community by identifying preferred locations for growth and identifying areas where development should be limited.
- promoting sustainable urban growth by directing medium and higher density residential development to preferred locations with good access to community infrastructure, services, employment and public transport.

### **Does the Amendment address relevant bushfire risk?**

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

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

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

The Amendment is also consistent with:

- Ministerial Direction No. 9 – Metropolitan Strategy;
- Ministerial Direction No. 11 – Strategic Assessment of Amendments;
- Ministerial Direction No. 16 – Residential Zones; and

The Amendment is not affected by any other Ministerial Directions.

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

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

#### **Clause 11 – Settlement**

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

#### **Clause 15 – Built Environment and Heritage**

The Amendment contributes to the protection of areas of significant heritage and the existing neighbourhood character by applying the NRZ to these areas.

#### **Clause 16 – Housing**

This Amendment contributes towards the provision of a diverse housing stock, located strategically in locations that offer access to public transport and a wide range of services. Darebin will continue to support housing growth in designated areas, including activity centres, urban renewal precincts and transport corridors, including areas that are unconstrained by heritage, character or remote from public transport. These areas have been identified in the Darebin Housing Strategy 2013-2033.

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

The Amendment supports the Local Planning Policy Framework and Municipal Strategic Statement. The Amendment applies the NRZ to land identified as minimal change in the MSS, and other land identified as minimal change within the Darebin Housing Strategy 2013-2033, which will ensure consistency in policy direction.

The Amendment forms part of the implementation of the Darebin Housing Strategy 2013-2033. Together with other Amendments C136, C137, C138, C144 and C147 it will support objectives to provide a mix of housing typologies in appropriate locations that meet the needs of Darebin's diverse and growing community, and ensure development is sensitive and responsive to the valued urban character areas.

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

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

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

The views of the various agencies were sought during the RZSAC Stages 1 and 2 consultation process. The views of these agencies have been taken into account in preparing this Amendment.

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

The Amendment complies with the relevant requirements for the Transport Integration Act, specifically Part 2, Division 2, 11 – Integration of transport and land use. The amendment will restrict housing intensification in areas that are remote from public transport and direct increased housing densities to areas that are well serviced by public transport, as identified in Council's MSS.

## **Resource and administrative costs**

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

The Amendment will have positive impacts on the resource and administration costs of the Darebin City Council.

The Amendment aims to improve planning outcomes through clearer planning processes and guidance for decision makers, applicants and the broader community.

## **Where you may inspect this Amendment**

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

Darebin City Council  
Level 1  
274 Gower Street  
Preston 3072

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](http://www.delwp.vic.gov.au/public-inspection).