

Darebin Planning Scheme Amendment C167 – Showers Street Built Form Guidelines – Summary of Submissions

Submitter No.	Key issues raised in Submission	Council response	Seeking Change to the Amendment	Recommendation
1 (a)	<p>Submission is generally supportive of the Amendment, however would like the opportunity through this Amendment to rezone the properties on Showers Street from to Residential Growth Zone 1 (RGZ1) to Mixed Use Zone (MUZ1) in keeping with the zoning at 30 St George Road.</p>	<p>Amendment C167 is not seeking to rezone any land. The key strategic intent of the amendment is to translate the Showers Street Design guidelines – background report (2018) into the DDO22 (Design and Development Overlay Schedule 2) into the Darebin Planning Scheme. The Design guidelines provide site specific guidance to the preferred built form amidst the pressure for intensive development by virtue of the RGZ1 zoning on Showers Street.</p> <p>The RGZ1 zone was recently applied to the Showers Street as part Amendment C136 which formed part of a broader precinct of Preston that is earmarked for significant urban renewal.</p> <p>The RGZ1 is considered the appropriate zoning for the subject area. The RGZ1 is fundamentally a residential zone that reflects the residential nature of Showers Street streetscape comprising single and double storey detached dwellings. Whilst the RGZ1 zone facilitates higher densities it also considers the amenity impacts to the neighbouring properties of proposed new use and development. The MUZ1 which facilitates commercial and/or industrial type uses is considered best suited to the remnant</p>	<p>Rezone from RGZ1 to MUZ</p>	<p>No Change to amendment refer to Panel.</p>

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		industrial land to the south and west of the Showers Street (as currently zoned MUZ1).		
1(b)	<p>Request a change to the current DPO11 wording from:</p> <p><i>Built form on 47 and 49 Showers Street Preston should provide frontage and overall massing to the residential streetscape to the east and north.</i></p> <p>To read as follows:</p> <p><i>Built form on 47 and 49 Showers Street, Preston should be respectful of the residential streetscape to the east and north.</i></p>	<p>It is not considered appropriate to amend the current DPO11 wording as requested. This is on the basis that the intent of the current DPO11 wording is to specially ensure that development on 47-49 Showers Street reflects the surrounding neighbourhood character through a built form design that provides frontage and mass orientated to Showers Street. The suggested wording does not specially address these design elements.</p> <p>Further the current wording of the DPO11 provision states that this requirement “should” be applied, thus implying that this requirement has flexibility in its implementation. Accordingly discretion can be used in applying this requirement where a development proposal can demonstrate a high quality design outcome.</p>	Request wording Change to DPO11	No Change to amendment refer to Panel.
2(a)	Unable to consolidate allotment which will limit development opportunity.	Through the preparation/consideration of the DDO22 it is recognised that not all development within the subject area is suitable for intensive development and will be able to be consolidated i.e strata titled allotments, terrace housing, recently renovated properties cannot be amalgamated and/or will remain as is. The intent of consolidating allotment as a precursor to development height (for four storeys or more) is provide favourable conditions for high quality	No Change	No Change to amendment refer to Panel.

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		development outcomes as well as ensuring that intensive redevelopment within the study area only occurs on landholdings of a sufficient dimension capable of ameliorating the character and amenity impact of greater height.		
2(c)	DDO22 states that primary orientation for dwelling living areas should be either to the north or south This may not be achievable for all dwellings within development proposals.	<p>The DDO22- General Design requirements states:</p> <ul style="list-style-type: none"> • <i>Orientate the primary outlook of dwelling living areas either northward or southward, or to laneway side ages (where available) provided doing so does not jeopardise the equitable development potential of the opposing sides.</i> <p>It is Council's preference for all development proposals to provide either a north or south orientation, however discretion may be applied to this requirement should a development design demonstrate a high quality building design outcome. It is satisfied that wording of this DDO22 general design requirement allow for this discretion.</p>	No Change	No Change to amendment refer to Panel

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3(a)	<p>A minimum lot width for amalgamation (enabling development of four or more storey) should be 20m not 15m as required by DDO22. The DDO22 lot width trigger (15m) is not in keeping with other DDO schedules in the Darebin Planning Scheme. i.e DDO16 which encompasses St George Road along a Road zone 1, requires a 20m minimum lot width (to develop 4 storeys and above).</p>	<p>The Showers Street design guidelines, 2018 identifies that the rationale for the minimum lot width of 15m for amalgamation is based on an analysis of the current street layout. Given the existing property widths in Showers Street are generally in the order of 10m, a minimum frontage width of 15m is the minimum deemed necessary to encourage two lot subdivision. Thus allowing a degree of flexibility in how land is consolidated or not. In respect to the rationale for the DDO16 minimum lot width of 20m for amalgamation this is based on a streetscape analysis where the majority of allotments were found to have a width of approximately 15 to 18 metres. Thus the requirement of 20m is considered appropriate to encourage two lot amalgamation. Accordingly the 15m lot trigger width is site responsive to the Showers Street existing build form/allotment size.</p>	<p>Minimum lot width for amalgamation should be 20 metres not 15 metres.</p>	<p>No Change to Amendment refer to Panel.</p>
3(b)	<p>Concern with over development of Showers Street. The DDO22 schedule does not facilitate the balance between keeping the existing streetscape qualities with that of development.</p>	<p>From a strategic policy basis the Showers Street is earmarked to undergo significant urban renewal and is an area where the preferred character is increased housing densities. Further by virtue of the study area's zoning as Residential Growth Zone the overarching objective of the zone is:</p> <ul style="list-style-type: none"> • To provide housing at increased densities in buildings up to and including four storey buildings, • Encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres. 	<p>No Change</p>	<p>No Change to Amendment refer to Panel.</p>

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		<p>To this end, increased housing density is predicated by the existing (RG1) zone requirements within the subject area.</p> <p>The purpose of applying the DDO22 is to provide guidance on the design and built form requirements to enable management of the development proposals which in turn provide a balance with the existing streetscape.</p> <p>It is considered the DDO22 provisions for building heights, setbacks, built form outcomes and design requirements will result in built form that complements the scale of the existing built form. The preparation of the planning scheme control for Showers Street - DDO22 is based on the 'Showers Street design guidelines' that was prepared as an addendum to the <i>Urban Design Framework 2015 , St Georges Road and Plenty Road Corridors (UDF 2015)</i> and adopted as a reference document in the Darebin Planning Scheme. Further, David Lock Associates were engaged to peer review the '<u>Showers Street design guidelines</u>' and test the urban design assumptions made. The outcome of this process was the <i>Showers Street Design Guidelines – Background Report (June 2018)</i> which sets clear requirements for the design and built form of new development that is site specific to the preferred character of Showers Street. The key design elements in these guidelines have been translated into the DDO22 provisions and outline the provisions to manage and guide the pressure for development in Showers Street.</p>		

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3(c)	The planning control is not consistent with 7.0 of the showers Street design guidelines Planning Control Recommendation "Maximum development height should balance existing building height with the surrounding future character and four storey (13.5m) discretionary maximum building height for the entirety of the study Area.	It is considered that DDO22 is consistent with The Showers Street design guidelines, Planning control recommendation in ensuring maximum building heights balance with the existing built form through requiring only lots to a width of 15 metres or greater can develop to 4 storey and above. The intent of requiring a 15 metre width is to ensure the development area will facilitate buildings of scale that address amenity sensitivities and quality development design to transition with the existing streetscape. DDO22 allows a maximum building height of up to four stories as discretionary across the study area as per the zoning provision applicable to the RGZ1.	Consistency with Showers Street Design guidelines – 7.0 planning control	No Change to Amendment refer to Panel.
3(d)	Maximum height limits of 3 storeys should be in place to encourage amalgamation and growth and respect the existing streetscape building heights	The maximum height limit reflects the Study area's zoning RGZ zoning in which the fundamental objective is to facilitate development of up to four storey. The zoning applicable to the study area was introduced via amendment C136 which impacts the broader Preston urban renewal area.	Maximum height 3 storey building height to be specified in the DDO22	No Change to Amendment refer to Panel.
3(e)	DDO22 does not provide specific guidance for multi storey townhouses. Specifically in respect to siting and setbacks it refers to Clause 58 Standard D14. This has previously been addressed as a concern in	DDO22 refers to clause 58.04-1 (Apartment Development) of the Darebin Planning Scheme for side setback provisions for development proposals greater than 4 storeys. The rationale for the reference to clause 58 is that it specifically applies to development that is greater than 4 storeys in height. Multi storey townhouses development proposals are generally assessed under Clause 55 (two or more dwelling on a lot). Clause 55 provisions however are only applicable	Specific reference to multi storey town house should be referenced.	No change to Amendment refer panel.

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	precious VCAT hearings for development in Showers Street (47 Showers Street)	<p>for development proposals that are less than four storeys in height.</p> <p>It is acknowledged that provisions for development of multi storey townhouses that are greater than four storey are not specifically referenced/defined in the planning scheme. This reflects a broader issue within the planning scheme provisions that has been identified in VCAT decisions throughout Victoria.</p> <p>Notwithstanding it is considered that DDO22 reference to the requirements of Clause 58 standard D14 provides appropriate decision guidelines to address the amenity impacts for side setbacks for development proposals on Showers Street greater than four storeys.</p>		
3(f)	DDO22 does not provide setback controls for building heights to provide a sensitive transition of built form along Ray Bramham Gardens	<p>DDO22 wording does not specifically address setback controls that provide a transition to Ray Braham gardens. It is considered however that the setback and building heights identified do ensure that new development enhances the quality of the public realm surrounding Showers street including the Ray Bramham gardens.</p> <p>In addition DDO22 provides for side and rear setbacks requirement for development proposals up to 4 storey or greater which will address the sites abutting Ray Bramham.</p>	Specific reference to Ray Branham gardens Transition of built form	No Change to Amendment refer to Panel.

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3(g)	The DDO22 does not provide design objectives for pedestrian access and safety in laneways	<p>The DDO22 requires that development makes use of side or rear laneways for primary vehicle access. The DDO22 doesn't specifically address pedestrian access/safety traffic flow lighting within the laneways. However, any development application that adjoins or seeks to utilise laneways would be required address the design provisions of clause 55 or 58 and 22.06 of planning scheme. This includes the requirements for visual surveillance, pedestrian access and safety within laneways as specified within these provisions, to the satisfaction of Council as part of the planning approval process.</p> <p>Further where the subject area is affected by the DPO11, prior to the issue of approvals for use and development, a Development Plan must submitted and approved to the satisfaction of Council. Key objectives detailed in the DPO11 that the Development Plan would require are as follows:</p> <ul style="list-style-type: none"> • To prioritise pedestrian movement through the precinct and surrounding key destinations and create safe, continuous and clearly defined pedestrian movement. • To manage impacts on safety and efficiency of the surrounding road network. 	Specific reference to pedestrian access and safety with laneways	No Change to Amendment refer to Panel.

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4(a)	<p>Generally support the Amendment however seeking clarification on the intent of change to the DPO11 north-south pedestrian connection between Showers Street and Oakover road and whether they intend to utilise the existing laneway.</p>	<p>The intent of the change in location of the north-south pedestrian link between Showers Street and Oakover Road is to follow the logical boundary of DPO11 which has been changed as part of Amendment C167 to include properties of 45-47 Showers Street in response to evolutions in development potential for these properties.</p> <p>The DPO11 wording encourages utilising existing laneways for pedestrian/cycle links in the locations where there is the opportunity i.e the existing laneway between 45 to 47 Showers Street. The pedestrian/cycle links as shown on DPO11 concept Plan 5.0 have been identified as indicative only. To this end where there no existing laneway, the pedestrian link will only be required to be considered and or constructed should development of the site occur.</p>		
4(b)	<p>Amended concept Plan 5.0 for DPO11 does not clearly delineate the location of the pedestrian link between 32-34 Oakover Road and 30 St Georges Road. The concept plan is required to be updated to show the pedestrian link on both land parcels.</p>	<p>The intention of the development plan is to show a general concept of preferred development for the subject area. To this end it is recognised that the location of pedestrian/cycle links (and other development features) are not definitive as shown on the plan and vlikely to vary in location and form at design detail permit stage.</p> <p>Further in accordance with Clause 43.04 Development Plan Overlay before a planning permit is granted for development within the Development Plan area an application must demonstrate it is generally in accordance with the Development Plan. As such it is recognised that the location of links (and other development features) are not definitive as shown on the plan likely to varied design detail stage.</p>	<p>Amend DPO11 concept plan to show clear delineation of pedestrian links across tittle boundaries</p>	<p>No Change to Amendment refer to Panel.</p>

