

Appendix A: Strategic Justification for Selecting Future Residential Zones

Criteria for selecting areas for Neighbourhood Residential Zone	Criteria for selecting areas for General Residential Zone	Criteria for selecting areas for Residential Growth Zone	Opportunity Sites
Public Transport	Public Transport	Public Transport	Public Transport
<ul style="list-style-type: none"> Beyond 400 metres of a train station. Walkable catchment to public transport generally provided by local and SmartBus orbital and premium bus service networks. 	<ul style="list-style-type: none"> Within 400 metres of a train station, tram stop or SmartBus orbital and premium bus service stops. 	<ul style="list-style-type: none"> Within 400 metres of tram stop or train station. 	<ul style="list-style-type: none"> Within 400 metres of tram stop or train station.
Heritage	Heritage	Heritage	Heritage
<ul style="list-style-type: none"> Heritage precincts. Some stand alone heritage sites. 	<ul style="list-style-type: none"> Some stand alone and cluster of heritage sites. 	<ul style="list-style-type: none"> Some stand alone heritage sites. Some areas located in a heritage overlay and this is within an activity centre with potential to accommodate change subject to managing sensitivities 	<ul style="list-style-type: none"> No heritage.
Economic	Economic	Economic	Economic
<ul style="list-style-type: none"> Access to network of local centres. Beyond 400 metres of Principal and Major Activities Area. 	<ul style="list-style-type: none"> Access to network of local centres and neighbourhood activity centres. Within 400 metres of Principal and Major Activities Areas. 	<ul style="list-style-type: none"> Within 400 metres of Principal and Major Activities Areas. Within 400 metres of Neighbourhood Centre. Located along the High Street Retail Spine. 	<ul style="list-style-type: none"> Within 400 metres of Principal and Major Activities Areas. Within 400 metres of Neighbourhood Centre. Located along the High Street Retail Spine.

Criteria for selecting areas for Neighbourhood Residential Zone	Criteria for selecting areas for General Residential Zone	Criteria for selecting areas for Residential Growth Zone	Opportunity Sites
Location Characteristics	Location Characteristics	Location Characteristics	Location Characteristics
<ul style="list-style-type: none"> • Aboriginal Cultural Sensitivity Areas. • Existing dwellings with a frontage to local streets and not located along transit corridors. • Some properties are located along a transit corridor. 	<ul style="list-style-type: none"> • Existing dwellings generally located in local streets. • Some properties are located along a transit corridor. 	<ul style="list-style-type: none"> • Located along a transit corridor 	<ul style="list-style-type: none"> • Generally located along a transit corridor
Existing Character	Existing Character	Existing Character	Existing Character
<ul style="list-style-type: none"> • Existing character is homogenous and characterised by single to double storey residential dwellings • Some areas are affected by restrictions which require only one dwelling per lot • Consistent approaches to streetscape characteristics, crossovers and driveways • Some medium density development has occurred - but the predominant dwelling stock is single storey • Strong streetscape theme or character • Limited by the lack of large redevelopment sites • Consistent elements in need 	<ul style="list-style-type: none"> • Existing character is mostly single dwelling stock, however over time an increasing amount of unit and some small scale apartment development has already occurred on 'redevelopment' sites • Urban character is in a transitional stage 	<ul style="list-style-type: none"> • Character is evolving – eclectic mix of new and old forms of architectural styles. • Newer developments are at a higher density • Apartments have been developed on major redevelopment sites 	<ul style="list-style-type: none"> • Minimal or no existing character

<p>of protection include; building materials, front fences, building form, street setbacks and side setbacks</p> <ul style="list-style-type: none"> • Front setbacks are sometimes consistent and usually generous. • Dwellings are usually set back from at least one side boundary and frequently from both 			
Precinct Characteristics	Precinct Characteristics	Precinct Characteristics	Precinct Characteristics
Generally where will Neighbourhood Residential Zone be found?	Generally where will General Residential Zone be found	Generally where will Residential Growth Zone be found?	Opportunity Sites
<ul style="list-style-type: none"> • Precincts recommended for the Neighbourhood Character Overlay in accordance with the Darebin Neighbourhood Character Study 2007. • Areas within an identified heritage precinct exclusive of properties with a frontage to an arterial road. • Properties within an Aboriginal Cultural Sensitivity Area in accordance with the Aboriginal Heritage Regulations 2007. • Areas with a high concentration of Single Dwelling Covenants. 	<ul style="list-style-type: none"> • Properties within 400 metres of a tram stop or train station. • Properties within 400 metres of a neighbourhood centre. 	<ul style="list-style-type: none"> • Properties with a frontage to a tram corridor. • Properties with a frontage to an arterial road. • Properties within a Major and Principal Activities Area. 	<ul style="list-style-type: none"> • Identified in Housing Opportunities Report

Draft Residential Zone Purposes

Neighbourhood Residential Zone (Clause 32.07)

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To manage neighbourhoods where there are limited opportunities for increased residential development due to identified neighbourhood character, environmental or landscape characteristics.
- To ensure development respects neighbourhood character
- To ensure development is consistent with the objectives specified in a schedule to the zone
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to service local community needs in appropriate locations.

General Residential Zone (Clause 32.08)

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To encourage development that respects the neighbourhood character of the area.
- To manage development to achieve the neighbourhood character objectives specified in a schedule to this zone.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to service local community needs in appropriate locations.

Residential Growth Zone (Clause 32.09)

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide medium-density housing at increased densities
- To manage development to achieve the objectives specified in a schedule to this zone.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to service local community needs in appropriate locations.

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