

22.02 NEIGHBOURHOOD CHARACTER

~~XX/XX/XXXX~~
 C138
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This policy applies to the consideration of applications for development and works on land in the Neighbourhood Residential and the General Residential zones that is covered by the Neighbourhood Character precinct plan that forms part of this clause, but excluding all land within Design and Development Overlay Schedule 16 (DDO16) St Georges Road Corridor.

22.02-1 Policy basis

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 C138

This policy:

- builds on the State Planning Policy Framework objectives and strategies for urban design and housing in clause 12.05, 16.01 and 16.02;
- assists in achieving the Municipal Strategic Statement objectives for urban design and housing;
- assists in achieving the design objectives of the Darebin Neighbourhood Character Study 2007.

22.02-2 Objectives

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 C138

- To retain and enhance the identified elements that contribute to the character of the area.
- To ensure development responds to the preferred neighbourhood character of the area.

22.02-3 Policy

~~XX/XX/XXXX~~
 C138

Where a permit is required to develop or subdivide in the Neighbourhood Residential –or General Residential Zone, it is policy to:

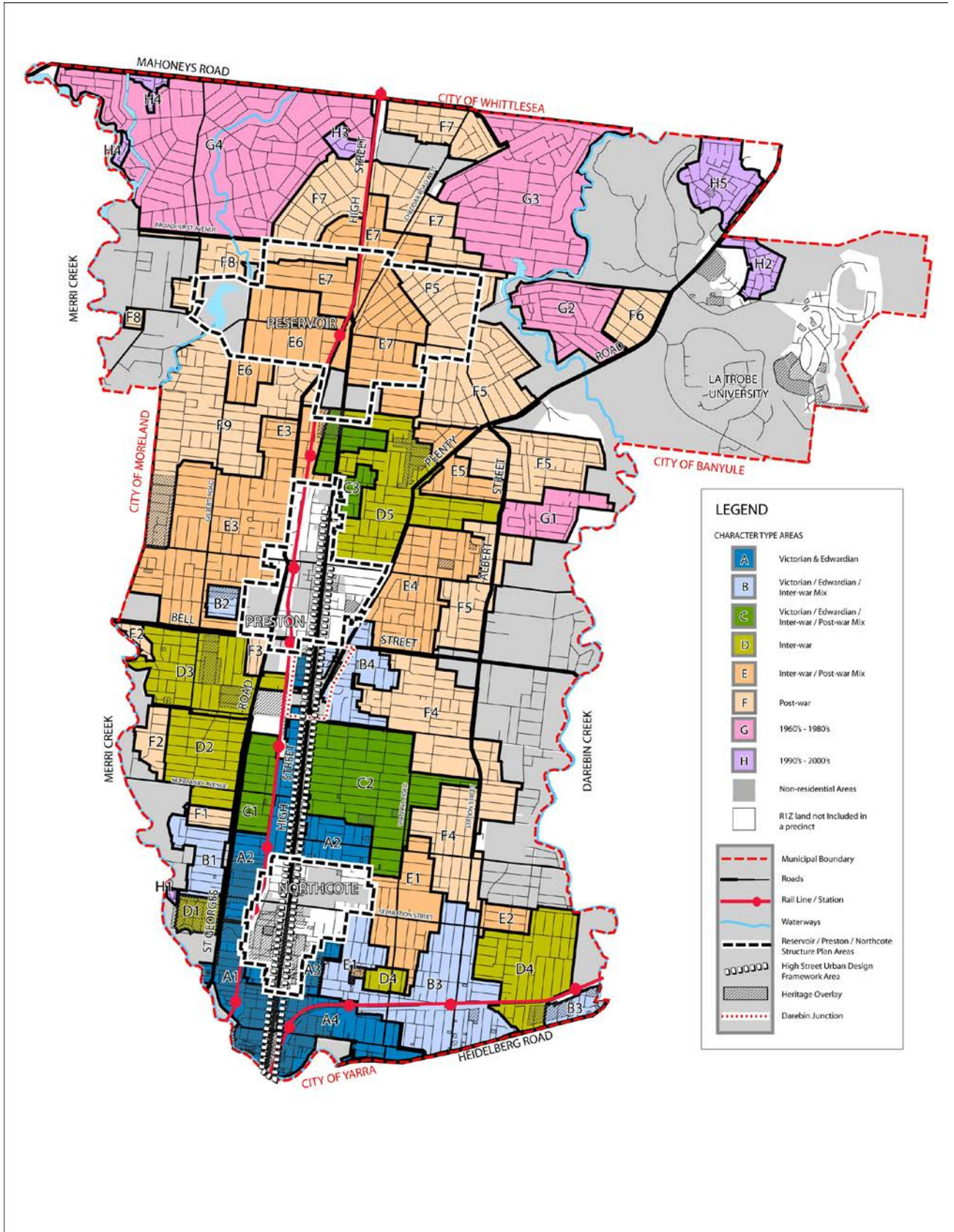
- identify the relevant neighbourhood character precinct
- assess the proposal against the preferred character statement and design guidelines in the Darebin Neighbourhood Character Study & Precinct Guidelines 2007
- ensure that new development contributes to the preferred character of the precinct.

22.02-4 Policy reference

~~XX/XX/XXXX~~
 C138

Darebin Neighbourhood Character Study & Precinct Guidelines, Planisphere, 2007

DAREBIN PLANNING SCHEME



22.09 PRESTON CENTRAL (INCREMENTAL CHANGE)

[XX/XX/XXXX](#)

[Proposed C138C136](#)

This policy applies to:

~~▪ Precinct K: St Georges Road East, except for the heritage precincts included in HO 184~~

- Precinct L: Taunton Avenue East
- Precinct M: Gower Street South
- Precinct N: Residential Southeast
- Precinct O: Residential East

▪ Precinct P: Bell Street West, except for:

- 1, 2, 1/3, 2/3, 4, 5, 6 Leicester St, Preston
- 422, 430, 434-436, 438, 440, 450 and 452 Bell Street, Preston

~~▪~~

▪ Precinct Q: Spring Street, except for properties fronting:

- St Georges Road,
- the west side of Cramer Street,
- the east side of Cramer Street between St Georges Road and Bond Street and
- the west side of Murray Road between St Georges Road and Bond Street.

▪

- Precinct R: William Street, except for the heritage precincts included in HO 180 and HO 183
- Precinct S: David Street East
- Precinct T: Residential Southwest, except for the heritage precincts included in HO 179, HO 182 and HO 184
- Precinct TII: Emery and Donavon Streets

as identified in the *Preston Central Structure Plan 2006 (as amended)* and shown on Policy Areas Map 1 that forms part of this policy.

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22.09-1 Policy basis

[XX/XX/XXXX](#)

[Proposed C136](#)

The MSS recognises the strategic importance of the Preston Central Activity Centre and the need to encourage economic growth and improvement in the centre’s appearance and performance. The MSS also sets down important Council strategies in respect to Housing, Urban Design and Sustainability.

This policy applies to the residential precincts included within the Preston Central Structure Plan area. It aims to implement the strategies set down in Council’s MSS and in addition, to implement the directions and objectives of the metropolitan strategy – Plan Melbourne, by strengthening the role of the Preston Central Activity Centre and encouraging appropriate expansion and development.

The policy does not seek to replicate policies set down in Clauses ~~22.04 Urban~~ 22.02 Neighbourhood Character. It should be applied in conjunction with that policy and the detailed provisions contained in Clauses 54 and 55.

22.09-2 Objective

- 1 [XX/XX/XXXX](#)
C138
- To ensure that use and development within the Preston Central Activity Centre is generally in accordance with the *Preston Central Structure Plan 2006 (as amended)*.
 - To protect valued residential character.
 - To discourage underdevelopment.
 - To encourage the development of underutilised sites and redundant buildings.

22.09-3 Policy

[XX/XX/XXXX](#)
Proposed
C138C136

It is policy that:

- the future role and character of each precinct should be achieved through incremental change.
- all new development will contribute to valued or preferred neighbourhood character.
- applications for new development should include details of methods to contribute to environmental sustainability, including energy efficiency principles, water conservation principles and water sensitive urban design.
- applications for the construction of buildings and works, and use proposals greater than 1000 m² gross floor area, should be accompanied by an Integrated Transport Plan to the satisfaction of the Responsible Authority. If in the opinion of the Responsible Authority the Plan or an element of it is not relevant to the assessment of the application, the Responsible Authority may waive the requirement or element.

Precinct K: St Georges Road East

It is policy to:

- ~~encourage higher density apartment development.~~
- ~~discourage development greater than 3 storeys.~~

Precinct L: Taunton Avenue East

It is policy to:

- achieve higher density residential development.
- encourage development to overlook the railside path.
- utilise the land adjacent to the railway line for improved open space.

Precinct M: Gower Street South

It is policy to:

- encourage higher density apartment buildings.
- encourage development to be in the form of low-rise buildings of a 3 to 4 storey scale.

Precinct N: Residential Southeast

It is policy to:

- encourage medium density development of a 3 storey scale in the form of attached townhouses.
- encourage the setback of the third storeys of new buildings to reduce their visibility from the street.

- encourage rear vehicular access where possible.
- discourage solid high front fences.

Precinct O: Residential East

It is policy to:

- encourage higher density apartment buildings.
- encourage medium density development to be of a 3 storey scale facing Murray Road and Gower Street and of a 2 storey scale elsewhere in this precinct.

Precinct P: Bell Street West

It is policy to:

- encourage medium density development of a 2 and 3 storey scale
- encourage development to have the appearance of a single dwelling at first glance where possible.
- encourage the third storeys of development to be setback to reduce their visibility from the street.
- discourage solid high front fences.

Precinct Q: Spring Street

It is policy to:

- encourage medium density development of a 2 to 3 storey scale to have the appearance of a single dwelling at first glance where possible.
- encourage the third storeys of development to be setback to reduce their visibility from the street.
- discourage solid high front fences.

Precinct R: William Street,

Precinct S: David Street East &

Precinct T I: Residential Southwest

It is policy to:

- recognise and respect the existing low rise character of these precincts.
- limit new development on single lots to 2 storeys and setback the second storey to maintain the low rise scale from the street.
- encourage new medium density development to give the appearance of a single dwelling at first glance.
- discourage solid high front fences.

Precinct T II: Emery and Donavon Streets

It is policy to:

- encourage medium density development of a 3 storey scale.
- encourage development to have the appearance of a single dwelling at first glance where possible.
- encourage the third storeys of development to be setback to reduce their visibility from the street.

- discourage solid high front fences.

22.09-4 Reference Documents

| [XX/XX/XXXX](#)

| [C438C136](#)

Preston Central Vision 2006, February 2001, Planning by Design and City of Darebin

Preston Central Implementation Plan September 2005, David Lock Associates

Preston Central Structure Plan 2006 (as amended), including Preston Central Urban Design Framework and Guidelines, City of Darebin & David Lock Associates, 2006

Activity Centre Design Guidelines 2005 Department of Sustainability and Environment

Guidelines for the Application and Implementation of Travel Plans, 2005, City of Darebin

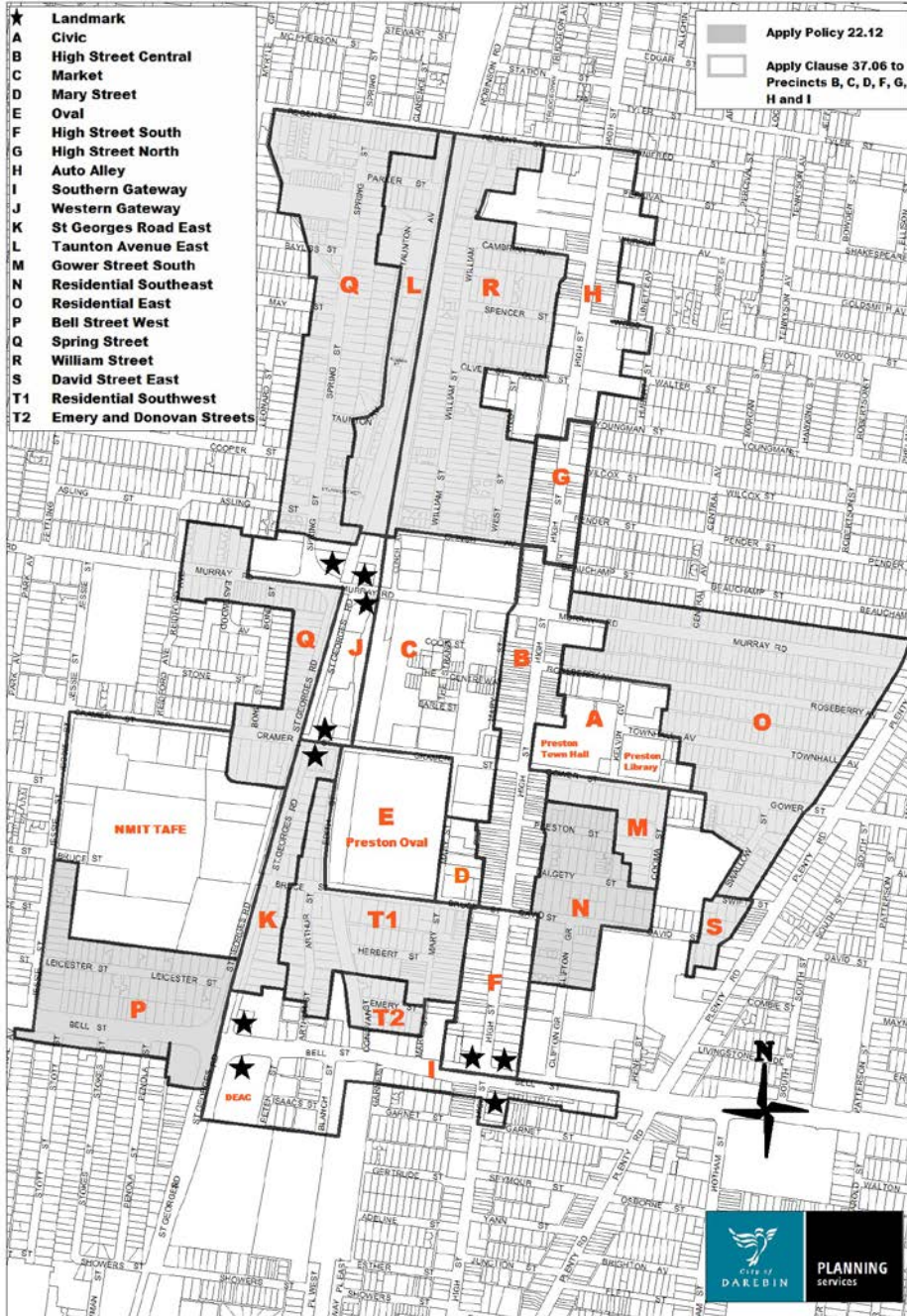
[Going Places - Darebin Transport Plan, 2007 - 2027](#), City of Darebin

City of Darebin Heritage Study: Volume 4a, Preston Central Heritage Assessment, Key Findings and Recommendations, Context Pty Ltd, February 2008.

City of Darebin Heritage Study: Volume 4b, Preston Central Heritage Assessment, Heritage Places Citations, Context Pty Ltd, February 2008.

DAREBIN PLANNING SCHEME

POLICY AREAS MAP 1



22.11 POTENTIALLY CONTAMINATED LAND POLICY

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C136

Where the Policy Applies

This policy applies to land which has potential for contamination ~~this includes land identified in Table 1~~. It does not apply to land included in the Register of Contaminated Land prepared by the Environment Protection Authority and land covered by the Environmental Audit Overlay in the *Darebin Planning Scheme* (refer to Clause 45.03).

Policy Objectives

- To enable the issue of land contamination to be considered prior to the use or development of land to ensure proposed uses and developments are suitable.
- To require remediation of contaminated land to a level that is compatible with the desired future uses of the site.
- To protect community and the environment through the long-term management of contaminated land in the City.

Policy

It is policy to:

- Encourage owners and developers to test for contamination of soil and ground-water prior to the sale, re-use or redevelopment of all land which is known, or suspected, to have been used for rubbish and waste disposal, the manufacturing, storage and sale of petroleum products and dangerous chemicals, manufacturing activity which potentially used such products in their processes or other potentially contaminating uses (that would fall within the uses identified within High Potential and Medium Potential under Table 1 of *Potentially Contaminated Land General Practice Note*, DSE, June 2005)
- Work with land owners and the community to explore the best method for dealing with contamination which has been confirmed by soil testing, including exploring optimum non-sensitive land use options, together with methods of containing or removing contaminated material.
- Require site testing to be carried out to EPA requirements prior to approval of the use of any land for any activity involving concentrated numbers and play of infants and young children
- Require a Site Assessment to be prepared for any application on land identified on which has potential for contamination based on previous land use or zoning.

Site Assessment

An application for use or to construct or carry out works must be accompanied by A Site Assessment of the site, prepared by a member of the Australian Contaminated Land Consultants Association (Victoria) Inc. The Responsible Authority may request the site assessment be reviewed by a suitably qualified environmental auditor nominated by the Responsible Authority and at the cost of the owner/developer.

The Site Assessment must include as a minimum:

1. purpose and aims of the study
2. credentials of person undertaking the study
3. site location and current and proposed layout plans of uses and development on site(to scale)
4. description of existing and historical land uses of surrounding properties
5. details of the known geology of the general site area
6. the current and previous zoning, ownership and activities carried out on the site (through reviews of aerial photography, historical resources, council planning, building and rating records, titles searches, oral history of previous land owners or occupiers, etc).

7. an inspection of the site to identify evidence of contamination or historical activities that may give rise to contamination (eg. fuel tanks) and photographic evidence such as photographs, aerial photographs, etc.
8. details of any previous assessment work, EPA registers, audits for surround properties,
9. an opinion on the level and nature of contamination (if any), how much is present and how it is distributed and where contamination is considered to be present or likely:
 - a) details of any clean up, construction, ongoing maintenance, monitoring or other measures in order to effectively manage contaminated soil (if any) that is present within the site (management measures);
 - b) recommendation on whether the environmental condition of the land is suitable for the proposed use and whether an environmental audit of the land should be undertaken.

Policy References

[Potentially Contaminated Land General Practice Note, Department of Sustainability and Environment, 2005](#)

Note: The requirements of “Ministerial Direction No. 1 - Potentially Contaminated Land” also apply.

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C136**SCHEDULE 1 TO CLAUSE 32.04 MIXED USE ZONE**Shown on the planning scheme map as **MUZ1**.**STRATEGIC CORRIDORS – COMMERCIAL FOCUS****1.0**--/20--
C136**Objectives**

To encourage the provision of an active frontage through commercial uses at ground level where an active frontage has been nominated in a Schedule to the Design and Development Overlay or the Development Plan Overlay.

2.0--/20--
C136**Clause 54 and Clause 55 requirements**

Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.0--/20--
C136**Maximum building height requirement**

None specified

4.0--/20--
C136**Exemption from notice and review**

None specified

5.0--/20--
C136**Application requirements**

None specified

6.0--/20--
C136**Decision guidelines**

None specified

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SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ1**

SUBSTANTIAL HOUSING CHANGE AREAS

~~1.0 Permit requirement for the construction or extension of one dwelling on a lot~~

Comment [YR1]: Removed to comply with revised schedule template format

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~~Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?~~

~~No~~

21.0

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Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

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Maximum building height requirement for a dwelling or residential building

None specified

43.0

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Application requirements

None specified

54.0

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C136

Decision guidelines

None specified