

Planning and Environment Act 1987

DAREBIN PLANNING SCHEME

AMENDMENT C136

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.

Land affected by the amendment

The amendment applies to land abutting St Georges Road from Merri Parade, Northcote to Murray Road, Preston excluding public school and tertiary institutions, ~~the former 'Little Sisters of the Poor' site~~ and 195-209 St Georges Road, Northcote. The following sites proximate to St Georges Road are also included in the amendment:

- 2, 11, 12, Charles Street, Northcote
- ~~41~~, 13, 15, 17 & 22 Clarke Street, Northcote
- 5, 9 & 15 Little Bakers Lane, Northcote
- 1A & 1B Eunson Street, Northcote
- 59 Westbourne Grove, Northcote
- 120 & 122 Elm Street, Northcote
- 126A Gladstone Ave, Northcote
- 46A Gadd Street, Northcote
- 2/266 St Georges Road, Northcote
- 65 & 67 Woolton Ave, Thornbury
- 467A St Georges Road, Thornbury
- 38A Hutton Street, Thornbury
- 12 Murray Street, Thornbury
- 11, 15 & 17 Watt Street, Thornbury
- 18A Miller Street, Preston
- 4 Stott Street, Preston
- 2A Austral Ave, Preston
- 19-66 Showers St, Preston
- 1-17 & 19 Penola St, Preston
- 1-21, 23, 25 & 27 Stokes St, Preston
- 3, 5, 7, 9, 11, 13, 15, 17 & 19 Railway Place, Preston
- 9, 9A, 11, 13, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 54, 58, 60A, 64 & 66, Oakover Road, Preston
- 1-7 Newman Street, Preston
- 1-12 Kenwood Court, Preston
- 411, 422, 430, 434-436, 438, 440, 450 & 452 Bell Street, Preston
- 1, 2, 1/3, 2/3, 4, 5, 6 Leicester St, Preston
- 12, 14, 16, 18, 20, 35 & 37 Bruce Street, Preston
- 1-11 Edith Street, Preston
- 29A, 31, 32, 33, 34, 1/35, 2/35, 3/35, 4/35, 5/35, 6/35, 36, 37, 38 & 39 Cramer St, Preston
- 309, 311, 315, 319, 323, 327 & 331 Murray Rd, Preston

The amendment applies to all land within the City of Darebin with respect to Clause 22.11 – Potentially Contaminated Land Policy.

What the amendment does

The amendment implements the land use and built form directions from the St Georges Road Urban Design Framework by:

1. Amending the following clauses of the Darebin Planning Scheme within the Local Planning Policy Framework:
 - Amending Clause 22.~~04~~02 – Neighbourhood Character to exclude the land within Design and Development Overlay 16 (DDO16) from its operation.

- ~~• Amending Clause 22.09 – Residential and Mixed Use Development of less than Four Storeys in Business 1 and Business 2 Zone to refer to the new Commercial 1 Zone, and exclude land within Design and Development Overlay 16 (DDO16) from its operation.~~
 - ~~• Amending Clause 22.10 – Residential and Mixed Use Development of Four or More Storeys to refer to the new Commercial 1 Zone and exclude land within Design and Development Overlay 16 (DDO16) from its operation.~~
 - Amending Clause 22.09~~12~~ – Preston Central (Incremental Change) to remove the areas covered by the Design and Development Overlay 16 (DDO16) from its operation.
2. Inserting Clause 22.11 – Potentially Contaminated Land Policy into the Local Planning Policy Framework.
 3. Rezoning some land affected by the amendment to apply the new Residential (Residential Growth, General Residential and Mixed Use) Zones and Commercial 1 Zone to achieve the built form and land use outcomes of the Framework as shown on the accompanying Planning Scheme Amendment Map Sheets.
 4. Inserting Schedules 1 and 2 to Clause 32.04 Mixed Use Zone into the Darebin Planning Scheme.
 5. Inserting ~~Clause 32.07 Residential Growth Zone and a s~~Schedule 1 to the ~~Residential Growth Zone zone~~ into the Darebin Planning Scheme.
 - ~~6. Inserting Clause 32.08 General Residential Zone and a schedule to the zone into the Darebin Planning Scheme.~~
 - ~~7.6.~~ Inserting Schedule 16 to Clause 43.02 Design and Development Overlay into the Darebin Planning Scheme.
 - ~~8.7.~~ Inserting Schedule 11 to Clause 43.04 Development Plan Overlay into the Darebin Planning Scheme.
 - ~~9.8.~~ Applying Clause 45.03 Environmental Audit Overlay to land where site history indicates potential for contamination.
 - ~~10.9.~~ Amending Clause 61.03 to refer to the additions of Map Nos 10DDO and 10DPO.

Strategic assessment of the amendment

This amendment is required to give effect to the objectives and strategies contained within the *St Georges Road Corridor Urban Design Framework 2013*. The *St Georges Road Corridor Urban Design Framework 2013* was adopted in 20 May 2013 and contains the following vision:

The St Georges Road Corridor forms a strategic corridor transitioning to a more intensive mix of uses, especially residential. There will continue to be a certain level of change and renewal creating and maintaining opportunities for local services and businesses and other activities at ground level and along the existing active streetscapes. The corridor will evolve and build on the strengths of each precinct's local character and activity to enhance the sense of place and vitality of the corridor.

Leveraging the high level of accessibility to public transport, this strategic corridor affords a significant increase in population to support local places. This increase will be accommodated in multi-storey built form with a mix of uses at ground level. This will contribute to a high quality public realm that supports an attractive, safe and accessible footpath environment and multiple crossing points east/west.

The *St Georges Road Corridor Urban Design Framework 2013* identifies opportunities for intensification of development along the Corridor to progress the above vision which supports opportunities for more intense development which is carefully managed to mitigate off-site amenity impacts. The current planning scheme controls do not adequately provide for these changes.

The amendment will introduce the new residential and commercial zones to manage the different use and development scenarios identified for the corridor. In addition, a Design and Development Overlay will be introduced, a Development Plan Overlay applied to a brown/greyfield area and the Environmental Audit Overlay applied as appropriate.

The Design and Development Overlay will be the principal statutory tool to manage the development outcomes outlined in the *St Georges Road Corridor Urban Design Framework 2013*. A Schedule will identify the built form requirements such as ~~overall a~~ [maximum mandatory](#) height, [and discretionary requirements for](#) setbacks, sustainability and quality design measures for development proposals to achieve the preferred future outcome for each of the precincts along the Corridor.

The Residential Growth Zone enables new housing growth and diversity up to a height of 4 storeys and allows for smaller scale commercial uses in defined circumstances. The Residential Growth Zone is applied where residential uses are encouraged and heights of 4 storeys or less is acceptable.

The General Residential Zone enables modest housing growth with respect for urban character. This zone is utilised on identified heritage sites to manage change within this context.

The Mixed Use Zone allows residential and employment uses. It allows adaptive commercial uses to emerge within the Corridor and is proposed at strategic locations, particularly around the edge of the Commercial 1 Zone. It encourages higher density development and does not set a maximum height.

~~In certain areas the Mixed Use Zone is applied to primarily promote residential development of more than four storeys.~~

The Commercial 1 Zone is proposed on sites with existing commercial/industrial uses and built form or on blocks surrounded by land within the Business 1/Commercial 1 Zone. The Commercial 1 Zone promotes a mix of uses that will facilitate stronger local activity nodes along the Corridor, particularly at ground level, to serve the existing and emerging community and allow for upper level residential uses.

The Development Plan Overlay (DPO) requires the development of a comprehensive plan to deal with the coordinated and staged development of a site or sites. A DPO is to be applied to an area around the Oakover/St Georges Road ~~junction~~ [intersection](#) which is a strategic redevelopment area made up of a number of remnant industrial sites, vacant residential lots and low rise residential lots, all with excellent access to Bell Station and ~~local Tram-tram~~ [Route routes 11 and 112](#).

The Environmental Audit Overlay (EAO) identifies land with potential contamination from existing or previous uses such as industry, storage of chemicals, gas, wastes and liquid fuels. The EAO is proposed to be applied where records of previous land uses are considered to have a high or medium potential for contamination (as defined in Potentially Contaminated Land General Practice Note, DSE, June 2005).

A new Potentially Contaminated Land Policy (Clause 22.11) is proposed to enable the issue of land contamination to be considered prior to the use or development of land. The policy guides the consideration of land contamination including the need for a site assessment at planning permit application stage that will identify whether the site's history has a history of potential contaminating land uses.

The amendment changes ~~3-2~~ existing policies to remove their application from the corridor to avoid conflict and duplication of controls including:

- Clause 22.~~04~~[02](#) Neighbourhood Character
- ~~Clause 22.09 Residential and Mixed Use Development of less than four storeys in Business 1 and Business 2 Zones~~
- ~~Clause 22.10 Residential and Mixed Use Development of Four or More Storeys²~~
- Clause 22.~~09~~[12](#) Preston Central (Incremental Change)

Council has prepared a suite of 3 related planning scheme amendments that ~~are~~ [were](#) all ~~being placed~~ on public exhibition concurrently. In addition to Amendment C136 the

following amendments ~~are also~~ ^{were} on exhibition from 8th August through to 7th October 2013:

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- **Amendment C138** implemented ^s a new Municipal Strategic Statement for Darebin and provided ^s the overarching framework for the location specific Amendments C136 and C137. This Statement draws on the draft *Darebin Housing Strategy 2013* and the ~~draft~~ *Darebin Economic Land Use Strategy 2014* to set out the future growth direction for the City within the following sections: Environment; Housing; Economic Development; and Transport and Infrastructure.

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- **Amendment C137** gives effect to the objectives and strategies contained within the *Plenty Road Corridor Urban Design Framework 2013* and guides development via land use rezonings and introduction of several overlays into the Darebin Planning Scheme.

• **How does the amendment implement the objectives of planning in Victoria?**

The amendment implements the objectives of planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987* through:

- Providing for the fair, orderly, economic and sustainable use and development of land.
- Securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- Balance the present and future interests of all Victorians.
- Ensuring sound, strategic planning and co-ordinated action at State, regional and municipal levels.
- Enabling land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.
- Facilitating development that achieves the objectives of planning in Victoria and planning objectives set up in planning schemes.
- Ensuring 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.

• **How does the amendment address the environmental effects and any relevant social and economic effects?**

The amendment is expected to have positive environmental effects. The amendment specifically aspires to achieve a high standard of design and encourages ecologically sustainable development. The amendment will allow for higher density housing and encourage mixed uses in select locations capitalising on a key transport corridor with existing public transport, pedestrian and bicycle infrastructure.

The amendment is expected to have a net community benefit and positive social and economic benefits through:

- Supporting urban renewal opportunities along a strategic corridor where existing locational advantages can support increased dwelling density and commercial activity.
- Encouraging a high quality of development incorporating environmentally sustainable design, water sensitive urban design and improving pedestrian amenity and connectivity within the Corridor.
- Encouraging a mix of uses including commercial activities that provide opportunities for small scale local employment opportunities and access to services for the local community.
- Increasing the supply of housing and improving dwelling diversity.

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• **Does the amendment address relevant bushfire risk?**

This amendment affects land within an established urban area and therefore bushfire risk is not relevant.

- **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 amendment complies with all Minister's Directions under Section 12 of the Planning and Environment Act 1987.

The amendment is also consistent with:

- Ministerial Direction 1 – Potentially Contaminated Land;
- Ministerial Direction 9 – Metropolitan Strategy; and
- Ministerial Direction 11 – Strategic Assessment of Amendments and DPCD Practice Note 46, *Strategic Assessment Guidelines*, January 2011. All requirements to be met under the direction have been considered and met in the preparation of the amendment.

The amendment is not affected by any other Minister's Direction.

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

The amendment supports and implements State policy by giving effect to several objectives of the State Policy Planning Framework (SPPF):

[Clause 11 – Settlement](#)

[This Clause seeks to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. The Amendment addresses this Clause by implementing land use and development controls which deliver on the City of Darebin's strategic directions to manage growing population and ensuring sufficient land for housing, employment and economic activity.](#)

[In particular, the Amendment supports the following sub-clauses:](#)

[11.01 Activity Centres – supporting the network of activity centres in the City of Darebin through a diversity of housing types at higher densities in and around centres.](#)

[11.02 Urban Growth – ensuring ongoing provision of land and supporting infrastructure to support sustainable urban development; identifying opportunities for the consolidation, redevelopment and intensification of existing urban areas with consideration to neighbourhood character and landscape values; assisting in the development of walkable neighbourhoods; and facilitating logical and efficient use of existing infrastructure and services.](#)

[11.04 Metropolitan Melbourne – improving housing choice and affordability by increasing housing supply near services and public transport; enhancing the liveability of Melbourne suburbs by creating healthy and active '20 minute neighbourhoods'; respecting heritage while building for the future, providing protection from inappropriate development; and achieving and promoting design excellence.](#)

[Clause 13 – Environmental Risks](#)

[This Clause seeks to ensure a best practice environmental management and risk management to avoid or minimise environmental degradation and hazards.](#)

[The Amendment particularly supports sub clause 13.03 Soil Degradation by including a new Potentially Contaminated Land Policy \(Clause 22.11\), to ensure adequate provision of information at permit application stage to assess the potential for contamination based on site history and remediation compatible with the intended future use of a site. This](#)

policy provides for broader consideration of land contamination (in addition to use of the environmental audit overlay) to ensure protection of the community and the environment through the long-term management of contaminated land in the City.

Clause 15: Built Environment and Heritage

This Clause seeks to create urban environments that are safe, functional and provide a sense of place and cultural identity. The Amendment supports this clause by providing introducing provisions which ensure development is location-appropriate, site-responsive, considers personal safety and ensures a sensitive integration of new and existing built forms along St Georges Road.

In particular, the Amendment supports the following sub-clauses:

15.01 Urban Design – ensuring transport corridors integrate land use planning, urban design and transport planning; achieving architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm through improved safety and sense of place minimising detrimental impact on neighbouring properties.

15.02 Sustainable Development – encouraging energy efficiency and greater use of renewable energy in building and subdivision design, promoting consolidation of urban development and integration of land use and transport; and providing an environment which supports walking and cycling.

15.03 Heritage Conservation – encouraging appropriate development that respects places with identified heritage values; ensuring an appropriate setting and context for heritage places is maintained or enhanced; and supporting adaptive reuse of heritage buildings.

Clause 16: Housing

This Clause seeks to ensure provision of housing diversity and efficient provision of supporting infrastructure for long term sustainability. The Amendment supports this Clause by providing diverse forms of housing with integrated access to superior public transport services and a range of services including activity centres, schools and open space.

In particular, the Amendment supports the following sub-clauses:

16.01 Residential Development - providing new housing to meet increasingly diverse community needs in or close to activity centres and employment corridors that offer good access to services and transport. Additionally, identifying strategic sites for large residential development on or abutting tram routes that are part of the Principal Public Transport Network.

Clause 17: Economic Development

This Clause seeks to ensure planning contributes to the economic well-being of communities and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts, so that each district may build on its strengths and achieve its economic potential.

The Amendment supports this clause through initiatives which consolidate commercial nodes along the St Georges Road corridor to provide for the needs of the local population and support the broader municipal economic strategy which includes maintaining a network of activity centres and protection of key employment precincts in Darebin.

In particular, the Amendment supports the following sub-clauses:

17.01 Commercial – locating commercial facilities in existing or planned activity centres; manage out of centre development; and provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

17.02 Industrial – ensuring availability of land for industry and supporting the identified industrial areas in the municipality (relates to rezoning of isolated industrial lots along the corridor as part of the broader Darebin Economic Land Use Strategy).

Clause 18: Transport

This Clause seeks to ensure planning supports an integrated and sustainable transport system. The proposed Amendment supports the Clause by enabling development that supports the existing public transport and cycling infrastructure within the area and creates a pattern of land uses and development that support and encourage pedestrian trips.

In particular, the Amendment supports the following sub-clauses:

18.01 Integrated Transport - planning urban development to make jobs and community services more accessible by ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.

18.02 Movement networks – creating environments that are safe and attractive for walking and cycling; require the provision of adequate bicycle facilities in new development; achieve greater use of public transport by increasing densities, ensure adequate supply of car parking and high quality design of car parking facilities.

Clause 19: Infrastructure

This Clause seeks to ensure planning for development of social and physical infrastructure to meet the needs of communities now and into the future. The proposed Amendment supports this Clause by facilitating development along the St Georges Road corridor which supports the integration of education, social and cultural facilities with local communities and ensures consideration of management of physical infrastructure including from the impacts of development.

In particular, the Amendment supports the following sub-clauses:

19.02 Community Infrastructure - ensuring areas near to facilities are designed to encourage safe bicycle and pedestrian access; encourage the location of social and cultural infrastructure in activity centres.

19.03 Development Infrastructure - incorporating water-sensitive urban design techniques into development to reduce water usage and manage stormwater runoff.

- ~~• Clause 11.01-2 Activity centre planning: “To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.”~~
- ~~• Clause 11.02 Urban growth “To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.”~~
- ~~• Clause 11.02-3 Structure Planning “To facilitate the orderly development of urban areas.”~~
- ~~• Clause 11.04-2 Activity Centre hierarchy “To create a network of activity centres comprising the Central Activities Districts, Principal Activity Centres, Major Activity Centres, Specialised Activity Centres and Neighbourhood Activity Centres.”~~

- ~~Clause 13.03-1 Use of contaminated and potentially contaminated land “To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.”~~
- ~~Clause 15.01-1 Urban design: “To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.”~~
- ~~Clause 15.01-2 Urban design principles: “To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.”~~
- ~~Clause 15.01-4 Design for safety: “To improve community safety and encourage neighbourhood design that makes people feel safe.”~~
- ~~Clause 15.02-1 Energy and resource efficiency: “To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.”~~
- ~~Clause 16.01-1 Integrated housing: “To promote a housing market that meets community needs.”~~
- ~~Clause 16.01-2 Location of residential development: “To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.”~~
- ~~Clause 16.01-3 Strategic redevelopment sites: “To identify strategic redevelopment sites for large residential development in Metropolitan Melbourne.”~~
- ~~Clause 16.01-4 Housing diversity: “To provide for a range of housing types to meet increasingly diverse needs.”~~
- ~~Clause 16.01-5 Housing affordability: “To deliver more affordable housing closer to jobs, transport and services.”~~
- ~~Clause 17.01-1 Business: “To encourage development which meet the communities’ needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.”~~
- ~~Clause 18.02-1 Sustainable personal transport: “To promote the use of sustainable personal transport.”~~
- ~~Clause 18.02-2 Cycling: “To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.”~~
- ~~Clause 18.02-4 Management of the road system: “To manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure.”~~

~~The amendment supports and implements these objectives by encouraging intensification of development along the St Georges Road Corridor. Preferred development outcomes support a diversity of housing and mixed use areas that will be designed to incorporate principles of sustainability, safety, high quality design, sense of place, diversity and affordability. The amendment will enable development that supports the existing public transport and cycling infrastructure within the area and create a pattern of land uses and development that support and encourage pedestrian trips.~~

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

[Adopted Amendment C138 – Revised Municipal Strategic Statement \(MSS\)](#)

[Council’s revised MSS is currently with the Minister for approval. This Amendment supports Council’s land use directions in the revised MSS by facilitating development along the St Georges Road ‘strategic corridor’ which both supports and benefits from the public transport services and other facilities along and around the corridor. The](#)

Amendment also provides specific built form controls to ensure the scale and type of development is appropriate to the various conditions in precincts along the corridor.

The amendment supports the following provisions of the Darebin Local Planning Policy Framework:

Clause 21.02-3 Built Environment

- 21.02-3 Objective 1: Urban Design Excellence – encouraging high quality design and buildings that promote an urban scale and character appropriate to the role and function of strategic corridors; encourage consolidation of commercial areas along strategic corridors to create strong vibrant hubs to serve the local community; and ensuring development manages negative off-site impacts and interface issues with surrounding sensitive land uses.
- 21.02-3 Objective 2: Safe Urban Environments – encouraging designs that promote safety and pedestrian amenity.
- 21.02-3 Objective 3: Environmentally Sustainable Development – facilitating development that incorporates best practice environmentally sustainable design and promotes sustainable living and business practices; promoting the integration of land use and sustainable transport (walking, cycling and public transport).

Clause 21.03 Housing

- 21.03-2 Objective 1: Housing Provision – delivering 13,600 additional dwellings projected to be required in Darebin over the next 20 years at appropriate scale and densities as identified in the Strategic Housing Framework Plan;
- 21.03-2 Objective 2: Housing Density – encouraging greater housing densities and mixed use development along the St Georges Road as a ‘strategic corridor’, particularly at identified strategic opportunity sites and precincts. The Amendment contains provisions which ensure the degree of change is appropriate and responsive to the variety of conditions including areas with interfaces to heritage overlays.
- 21.03-2 Objective 3: Residential Amenity – facilitating residential and mixed use developments that display a high standard of design, limit off-site amenity impacts and provide appropriate internal amenity for residents.
- 21.03-3 Housing Diversity and Equity – increasing the diversity of housing types, sizes, design and configurations in Darebin and development of a variety of forms of medium density housing.

Clause 21.04 Economic Development

- 21.04-2 Industrial Land – proactively manage the transition of redundant industrial land to accommodate new uses through revitalisation of the Oakover Village precinct, and encouraging a range of business, commercial and residential uses in the inter-nodal areas of St Georges Road been activity centres.
- 21.04-3 Commercial and Retail Activity – strengthening the established retail centres hierarchy in Darebin through encouraging complementary mixed uses along strategic corridors (supporting the local retail and commercial role of the Georges Road corridor) and provide opportunities for improved function; discouraging activities that can undermine retail mix and capacity of designated activity centres.

Clause 21.05 Transport and Infrastructure

- 21.05-2 Objective 1: Integrated and Sustainable Transport – prioritising and facilitating a mix of land uses and greater housing densities in identified strategic corridors and precincts, and identified strategic opportunity sites generally within 400 metres of a train station or tram route; enhancing pedestrian accessibility and amenity around train stations and other public transport nodes and interchanges to encourage the use of public transport.
- 21.05-2 Objective 2: Accessible Transport – encouraging good urban design standards in built environments to support walkability and pedestrian amenity.
- 21.05-2 Objective 3: Car Parking – managing the provision of car parking and congestion of car parking in Darebin and encourage use of sustainable transport modes to reduce car parking demand.

~~The amendment supports and implements the Local Planning Policy Framework by addressing local characteristics and features of the Corridor.~~

~~In addition, the amendment seeks to make changes to the Municipal Strategic Statement and Local Planning Policy Framework by introducing new objectives and strategies to achieve the strategic outcomes within the adopted St Georges Road Urban Design Framework.~~

~~The amendment will assist in the implementation of a number of local objectives identified under the planning scheme. In particular, the amendment is consistent with the following clauses:~~

~~21.05-1 Element 1: Sustainability~~

~~A number of strategies are outlined in this clause including:~~

- ~~▪ Encourage achievement of the highest practical environmental rating for all new development.~~
- ~~▪ Encourage minimisation of water use and stormwater run-off, and reuse of 'grey' water and storm water on site.~~
- ~~▪ Use best practice and good design when assessing subdivision and built form design, including retrofitting existing buildings to achieve high rates of ecological sustainability.~~

~~A key objective of the St Georges Road Urban Design Framework 2013 is to promote sustainable practices in respect to energy efficient design, water sensitive urban design, sustainable transport and waste reduction. The proposed policy will assist in the implementation of these strategies.~~

~~21.05-2 Element 2: Housing~~

~~The Urban Design Framework provides a clear indication as to where increased residential development will be encouraged in order to support the objectives of the MSS. The amendment will support the local objective of achieving a range of housing types and more affordable housing options within the Corridor~~

~~21.05-3 Element 3: Urban Design~~

~~Quality development with design that enhances a sense of place and promotes safety, legibility, and improved physical and social connectivity is encouraged under this element. The proposed amendment will help achieve these goals as the objectives for the Urban Design Framework are to improve connectivity throughout the Corridor particularly for pedestrians; encourage high quality development that is responsive to its context; improve opportunities for casual surveillance through quality design and therefore improve safety; and promote opportunities for casual interaction through improved streetscape design and streetscape improvements.~~

~~21.05-4 Element 4: Heritage Culture and Arts~~

~~The proposed amendment supports this policy which seeks to protect, conserve and enhance sites and places of heritage significance by encouraging development along the Corridor outside of areas within Heritage Overlays. Built form controls within the DDO 16 require proposed development to consider existing heritage buildings.~~

~~21.05-5 Element 5: Economic Development~~

~~The amendment supports the objectives of economic development by supporting a series of commercial hubs along the Corridor. The amendment includes rezoning of selected sites to Commercial 1 Zone and Mixed Use Zone to recognise existing commercial activity and built form opportunities which when consolidated will create local~~

~~convenience and neighbourhood activity centres. These changes will facilitate more appropriate land uses and facilitate improved economic activity.~~

~~21.05.6 Element 6: Activity Centres~~

~~The amendment supports the key objectives and strategies of this element by:~~

- ~~• consolidating retail, business, employment, community and leisure facilities in a number of commercial hubs.~~
- ~~• promoting integrated transport infrastructure, supporting public transport and maximising opportunities for safe and pleasant pedestrian and cycle access throughout the Centre.~~

~~21.05.9 Element 9: Transport and Access~~

~~The amendment assists in the implementation of the objectives of this element including encouraging the reduction of car trips and car trip lengths and encouraging more walking and cycling, and improving access, safety and quality of environment for pedestrians, cyclists and for people with limited mobility. The amendment seeks to promote pedestrian and cycle transport as the primary form of transport along the corridor.~~

~~The amendment is also consistent with the following local policies in the Darebin Planning Scheme:~~

~~Clause 22.03 Activity Centres Policy~~

~~This policy seeks to “utilise opportunities for redevelopment at the fringe of the (neighbourhood activity) centres where appropriate through the consolidation of active retail uses within the centre”. The amendment will implement this and other objectives which support a wider and more intensified mix of activities, higher density housing and an integration with the public transport system. The amendment supports strengthening the St Georges Road Corridor through the intensification of residential densities to support a broader range of activities and promotes sustainable modes of transport – particularly walking and cycling and public transport patronage.~~

- **Does the amendment make proper use of the Victoria Planning Provisions?**
The Amendment makes proper use of the VPPs to implement the *St Georges Road Urban Design Framework 2013*. All zoning and overlay changes are appropriate and use the relevant tools available.
- **How does the amendment address the views of any relevant agency?**
The views of some relevant agencies were sought and considered during the preparation of the *St Georges Road Urban Design Framework 2013*. Further feedback from the relevant agencies will again be sought during the exhibition of the Planning Scheme Amendment.
- **Does the amendment address relevant requirements of the Transport Integration Act 2010?**
The amendment complies with the relevant requirements of the *Transport Integration Act 2010*, specifically Part 2, Division 2, 11 – Integration of transport and land use.

The amendments to the Darebin Planning Scheme would allow for an increase in commercial uses, community services and housing in areas which are well-served by public transport and contribute to social and economic inclusion, and economic prosperity.

In addition, Council advocates for improvements to the facilities and operation of the public transport system throughout metropolitan Melbourne, with a local emphasis on improvements to the service and facilities for users of Tram Routes 11 and 112 and a grade separation of the Bell Train Station/South Morang Rail Line. These initiatives will assist the convenient movement of pedestrians and vehicles in and around the Corridor and in turn will create new opportunities for development of land above undergrounded

railway stations and rail lines. The proposed amendment is consistent with these outcomes.

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 City of Darebin.

The amendment aims to improve planning outcomes through clearer planning processes and more detailed guidance for decision makers and applicants. Overall, the planning permit application process is expected to be more efficient.

Panel hearing dates

In accordance with Clause 5 of Ministerial Direction No.15 an exemption has been granted to the pre-setting of Panel hearings dates. Hearing dates will be advised following completion of the exhibition period.

Where you may inspect this Amendment

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

- during office hours, at the office of the planning authority - City of Darebin, 274 Gower St, Preston; •• Northcote Library - 32-38 Separation St Northcote; •• Northland Customer Service Centre - Northland Customer Service Centre is next to the bus stops at the Northland Shopping Centre; •• Preston Library - 266 Gower St, Preston; •• Reservoir Library - 17-21 Ralph St, Reservoir; •• Fairfield Library - 121 Station St, Fairfield
- at the Planning Services Consultation website, www.yoursaydarebin.com.au

The amendment can also be inspected free of charge at the Department of Planning and Community Development website at www.dpcd.vic.gov.au/planning/publicinspection.