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SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO13**

217-239 Separation Street, Northcote

This schedule applies to:

- 217, 221-223 & 235-239 Separation Street.

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Requirement before a permit is granted

A permit may be granted before a development plan has been approved for the following:

- To use an existing building where the use does not prejudice the future residential development of the land.
- Minor buildings and works to existing buildings provided the buildings or works do not prejudice the preparation and approval of the Development Plan and the long term vision for the overlay area.
- Subdivision of land, provided that the subdivision is the result of a consolidation of all or parts of the site or the re-subdivision of the land and the number of lots is not increased.
- Removal or creation of easements or restrictions which do not prevent residential development.
- Buildings or works associated with the remediation of the land in accordance with or for the purpose of obtaining a Certificate or Statement of Environmental Audit under the Environment Protection Act 1970.

Before any planning permit is granted for any use or development of land to which the overlay applies, the responsible authority must consider the requirements for a development plan as outlined in subclause 3.0 of this schedule.

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Conditions and requirements for permits

An application for use, subdivision or to construct or carry out minor works (before a development plan has been approved) must be accompanied by a report demonstrating that the proposal will not prejudice the long-term future use and development of the land in accordance with the development plan requirements specified in this schedule.

A permit for development on the land at 235-239 Separation Street which exceeds a height of 4 storeys (at any part of the development) must contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement with the responsible authority under Section 173 of the Planning Environment Act 1987, which must provide, to the satisfaction of the responsible authority, that the owner(s) will sell not less than 10 per cent of all dwellings in the whole development to a registered housing association or

registered housing provider as defined by the Housing Act 1983 (as amended or corrected from time to time).

- The cost of preparing and lodging the agreement, including any Lands Titles Office registration fees, must be paid in full by the owner(s).

Except for a permit granted before a development plan has been approved in accordance with clause 1.0 of the schedule, a permit for any development on the land at 217, 221-223 Separation Street must contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement with the responsible authority under Section 173 of the Planning Environment Act 1987, which must provide to the satisfaction of the responsible authority, that the owner(s) will construct at its cost a public pedestrian and cycle link between Separation Street and McDonnell Park. The agreement must require:
 - The location, design and construction of the public pedestrian and cycle link to be to the satisfaction of the responsible authority.
 - The public pedestrian and cycle link to be landscaped to the satisfaction of the responsible authority.
 - The public pedestrian and cycle link be constructed prior to the occupation of any dwelling. The ownership of the public pedestrian and cycle link is to be transferred to Council at the subdivision stage at no cost to Council.
 - The public pedestrian and cycle link is to:
 - be named;
 - have identifiably public entrances;
 - be located to align with pedestrian crossings at Separation Street and pedestrian/cycle paths at McDonnell Park;
 - be accessible and located at ground level;
 - incorporate CPTED (Crime Prevention through Environmental Design) principles in its design;
 - respond to the surrounding built form and provide for the following:
 - a minimum width of 11 metres consisting of : 3 metres for a shared path, 2 metres either side for landscaping and an additional 2 metres setback either side to any built form;
 - a pedestrian scale that relates to the height of adjoining buildings;
 - visual permeability through the site;
 - landscaping with a continuous planting theme that includes canopy trees;
 - street furniture;
 - shade; and
 - opportunities for passive recreation.

The cost of preparing and lodging the agreement, including any Lands Titles Office registration fees, must be paid in full by the owner(s).

A permit for development on the land at 217, 221-223 Separation Street which exceeds a height of 4 storeys (at any part of the development) must also contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement with the responsible authority under Section 173 of the Planning Environment Act 1987, which must provide, to the satisfaction of the responsible authority, that, prior to the issue of a statement of compliance in respect of the subdivision of the land or such other time as the responsible authority may agree to in writing, the owner(s) will pay the full costs of the following works to be undertaken by Council:
 - The construction of a 200m long, 3 metre wide, shared pedestrian and cycle path in McDonnell Park that connects Clifton Street with the development to the satisfaction of the responsible authority.
 - The planting and establishment maintenance of trees in McDonnell Park.

The cost of preparing and lodging the agreement, including any Lands Titles Office registration fees, must be paid in full by the owner(s).

A permit for development on the land at 217, 221-223 Separation Street which exceeds a height of 4 storeys (at any part of the development) must also contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement with the responsible authority under Section 173 of the Planning Environment Act 1987, which must provide, to the satisfaction of the responsible authority, that, prior to the issue of a statement of compliance in respect of the subdivision of the land or such other time as the responsible authority may agree to in writing, the owner(s) will pay 50 per cent of the full costs of the following:
 - The construction of a signalized pedestrian and cycle crossing across Separation Street to the satisfaction of the responsible authority. The crossing is to be located to align with the public pedestrian and cycle link through the site and the pedestrian and cycle link through Ruby Thomson Reserve.
 - The installation of public lighting in McDonnell Park to the satisfaction of the responsible authority.
 - An upgrade to the playground equipment at Ruby Thomson Reserve to the satisfaction of the responsible authority.
 - The planting and establishment maintenance of trees in Ruby Thomson Reserve
 - The construction of new sports fencing around the western oval in McDonnell Park
 - The replacement of sports fencing around the eastern oval in McDonnell Park
 - Landscaping and draining works to the McDonnell Park pavilion.

The cost of preparing and lodging the agreement, including any Lands Titles Office registration fees, must be paid in full by the owner(s).

3.0 Requirements for development plan

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A development plan must address objectives and must address principles set out in this subclause 3.0.

The responsible authority may consider separate development plans within the overlay area. Where a separate development plan is prepared, the plan should show how the plan relates to the other land within the overlay.

Before approving a development plan, the Responsible Authority may notify Public Transport Victoria (PTV) and Melbourne Water of the proposed development plan. The Responsible Authority must consider any comments received within 21 days prior to approving a development plan.

Objectives

The development plan must seek to achieve the objectives set out below:

- To create a high amenity residential neighbourhood through a co-ordinated and staged redevelopment of former industrial sites
- To provide a mix of high quality medium and high density housing typologies
- To encourage the provision of affordable housing at 235-239 Separation Street through reliable delivery mechanisms
- To improve the public accessibility of McDonnell Park at 217, 221-223 Separation Street through the provision of a landscaped pedestrian and cycle link.
- To integrate landscape design into new developments
- To ensure development is site responsive.
- To manage impacts on safety and efficiency of the surrounding road network

Built Form and Interface Design Principles

The development plan must show or make provision for:

- Building heights (to Australian Height Datum (AHD)), setbacks and building envelopes generally in accordance with the principles in this schedule:
- Transitions in building height, and appropriate setbacks to adjoining residential interfaces to avoid unreasonable amenity impacts (including but not limited to unreasonable overshadowing and visual bulk), Save as otherwise provided by this Schedule, built form must not exceed four storeys.
- Design measures to maximise passive surveillance and activation of streetscapes and the public realm. For example, building frontages that include habitable rooms and avoid garage doors fronting the public realm.
- The location of car parking spaces, garages and access points which do not dominate Separation Street and internal street frontages.

Height in excess of 4 storeys

A development plan may be approved for buildings with a maximum height of six storeys if all of the following requirements are met for each site:

- 235-239 Separation Street: the owner(s) agrees to provide at least 10 per cent of the total number of dwellings in the development for affordable housing by a registered housing association or registered housing provider. The development plan must include a draft of the s 173 agreement that the owner proposes to enter into in accordance with the requirements of clause 2.0.
- 217, 221-223 Separation Street: the owner(s) agrees to pay the full costs of the following:
 - The construction of a 200m long, 3 metre wide, shared pedestrian and cycle path in McDonnell Park that connects Clifton Street with the development to the satisfaction of the responsible authority.

- The planting and establishment maintenance of trees in McDonnell Park.
- 217, 221-223 Separation Street: the owner(s) agrees to pay 50 per cent of the full costs of the following:
 - The construction of a signalized pedestrian and cycle crossing across Separation Street to the satisfaction of the responsible authority. The crossing is to be located to align with the public pedestrian and cycle link through the site and the pedestrian and cycle link through Ruby Thomson Reserve.
 - The installation of public lighting in McDonnell Park to the satisfaction of the responsible authority.
 - An upgrade to the playground equipment at Ruby Thomson Reserve to the satisfaction of the responsible authority.
 - The planting and establishment maintenance of trees in Ruby Thomson Reserve
 - The construction of new sports fencing around the western oval in McDonnell Park
 - The replacement of sports fencing around the eastern oval in McDonnell Park
 - Landscaping and draining works to the McDonnell Park pavilion.

The development plan must include a draft of the s 173 agreement that the owner proposes to enter into in accordance with the requirements of clause 2.0.

Any additional height proposed above 4 storeys must be supported by the provision of a massing study/visual analysis and urban context report demonstrating how the proposed building envelopes respond to the surrounding context and how the proposed building heights provide an appropriate transition to adjoining residential interfaces.

Separation Street Interface

The Development plan must show or make provision for:

Development fronting Separation Street which:

- Provides for building siting and form that achieves a suitable pedestrian scale at the street interface and includes a minimum setback to Separation street of 4 metres.
- Provides for car parking to be adequately concealed from public view.
- Avoids high front fences and blank walls.
- Maximises passive surveillance opportunities to the street.
- Minimises vehicle crossovers.

McDonnell Park Interface

The Development plan must show or make provision for:

Development fronting McDonnell Park which provides:

- Appropriate siting, design, landscaping and facade treatments to ensure future development complements and enhances the McDonnell Park interface.
- Passive surveillance of the park.
- Building finishes that use materials and muted colours suited to the landscaped setting of the active park environment.

Residential Interface

The development plan must show or make provision for building setbacks to residential interfaces that meet the objective and standard of Clause 55.04-1 of the Darebin Planning Scheme.

Permeability and Access

The development plan must show or make provision for:

- The northern side of the Separation Street footpath widened to provide a minimum width of 3 metres to achieve enhanced pedestrian amenity and safety to allow for a wider pedestrian footpath and the planting of street trees.
- A network of pedestrian connections through the precinct, between new buildings and adjoining streets including, but not limited to, one north-south public pedestrian and cycle link between McDonnell Park and Separation Street.
- A public, shared pedestrian/cycle path between Separation Street and McDonnell Park which is to:
 - be named
 - have identifiably public entrances;
 - be located to align with pedestrian crossings and pedestrian/cycle paths at McDonnell Park;
 - be accessible and located at ground level;
 - incorporate CPTED (Crime Prevention through Environmental Design) principles in its design;
 - respond to the surrounding built form and provide for the following:
 - a minimum width of 11 metres consisting of : 3 metres for a shared path, 2 metres either side for landscaping and an additional 2 metres setback either side to any built form;
 - a pedestrian scale that relates to the height of adjoining buildings;
 - visual permeability through the site;
 - landscaping with a continuous planting theme that includes canopy trees
 - street furniture;
 - shade; and
 - opportunities for passive recreation.

4.0 Required documents, plans and reports

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A **Development Plan** which shows:

- A concept plan which sets out how the proposal responds to the Objectives and Built Form Design and Interface Principles of this Schedule.
- Building envelopes shadow diagrams of proposed building envelope conditions at 9.00am, 12.00pm and 3.00pm at 22 September.
- Any other document, plan or report referred to in this Schedule

The following documents must form part of the Development Plan.

Draft s 173 agreement(s)

A development plan that includes any development of the land at 217, 221-223 Separation Street must include a draft of the s 173 agreement that the owner proposes to enter into in accordance with the requirements of clause 2.0.

If a height in excess of 4 storeys is sought on the land at 217-223 Separation Street or 235-239 Separation Street, the development plan must include a draft of the s 173 agreement that the owner proposes to enter into in accordance with the requirements of clause 2.0.

Site and Context Information

- An existing condition plan showing natural features, topography, orientation, views, existing uses and buildings (including existing heights and setbacks), open space, existing vehicle and pedestrian/cycle connection, vegetation and landscaping in the nearby area.
- The relationship of the uses and the proposed built form to the existing or proposed uses and built form on adjoining land and within the overlay
- Details of how the design and siting of the proposal will maximise passive surveillance of public and communal areas.
- The location of car parking spaces

Affordable Housing Report

If a height in excess of 4 storeys is sought on the basis of provision of affordable housing by a Registered housing association or Registered housing provider, a housing report is required explaining the mix of housing proposed for the affordable housing component of the development (a minimum of 10 per cent of the development at No. 235-239 Separation Street) including:

- Criteria for determining affordable housing stock.
- A proportion of the overall housing stock that may be used as affordable housing;
- Targets for a mix of dwelling sizes.

Integrated Transport and Traffic Management Plan

The development plan must include an Integrated Transport and Traffic Management Plan that provides for, but is not limited to the following:

- An existing condition assessment.
- Internal road layout.
- The location and details of all existing and proposed public roads, right of ways, and other publicly accessible spaces on the site.
- The location of public transport stops and the impact the development will have on these stops.
- Details of how the publicly accessible spaces on site are to be created and managed.
- Expected traffic generation and management.
- Bicycle and pedestrian movement and their connections to the external movement network including public transport to meet any relevant road standards.
- Works necessary to existing and proposed intersections to accommodate traffic increases and safe pedestrian movement.
- Proposed traffic management and control works on site and on adjoining roads.
- The level, allocation and location of car parking on the site.
- Provision for secure, undercover and easily accessible bicycle storage for residents and visitors.

Landscape Plan

The development plan must include a schematic landscape plan for the site that is consistent with all requirements. This plan is to indicate:

- All existing trees on the site and adjoining sites that will be impacted by the development. Associated tree protection zones (TPZs) must be shown.
- A cohesive, consistent design that can be incorporated into all each stages of any development
- Provision for sufficient deep root planting on site, where possible
- The inclusion of an attractive interface treatment to McDonnell Park that includes planting and furniture including seating and picnic tables.
- The identification of sensitive interfaces, such as those to existing residential land and the park, and the proposed landscape treatments.
- The treatment of street interfaces and internal spaces associated with vehicular and pedestrian access, bicycle parking and recreation.
- The treatment of footpaths and any new publicly accessible space reserves.

Construction Management Plan

The development plan must include construction management plan which sets out the principal construction issues and how the process will be managed. The construction management plan should include:

- Indicative measures to protect the amenity of surrounding areas through the construction period against dust, noise and stormwater control and security lighting.
- The management of construction worker vehicles and heavy construction equipment and machinery.
- A schedule of hours of work during the normal week.
- A procedure to seek specific out of hours work to deal with special construction requirements.
- Construction access to site.

Ecologically Sustainable Development Strategy

An Ecologically Sustainable Development Strategy (ESD Strategy) must be prepared which considers and responds to the major components of the proposed development and construction processes and:

- Demonstrates a commitment to achieve best practice in environmentally sustainable development
- Demonstrates how compliance with all relevant statutory obligations in environmental sustainability will be achieved.
- Assess options by which the agreed level of sustainable performance standards will be achieved.

Services and Infrastructure Report

A Services and Infrastructure Report must be provided to identify all existing and proposed infrastructure requirements and easements (water, sewerage, gas, electricity, telecommunications, drainage, stormwater overland flow points and water sensitive urban design) to service the proposed development.

The report must address:

- The relocation of any underground and above ground services.

- The potential to install underground above ground services.
- The potential to manage drainage including precinct wide systems to elevation inundation from overland flows in areas covered by the Special Building Overlay.

DAREBIN PLANNING SCHEME

AMENDMENT C157

EXPLANATORY REPORT

Who is the planning authority?

The Amendment has been made at the request of Urbis Pty Ltd on behalf of CES – Victoria Pty Ltd and Minotaur Constructions Pty Ltd.

Land affected by the Amendment

The Amendment applies to:

- 217 Separation street Northcote, being Lot 1, TP237724V,
- 221-223 Separation street Northcote, being Lot 1, TP371541D & Lot 1, TP318573Q & Lots 1 and 2, TP888187M
- 235-239 Separation street Northcote, being Lot 1 TP110621Q



The land affected by the amendment

What the amendment does

The Amendment proposes to facilitate the transition of redundant industrial land to a residential use by:

- Rezoning the land from Industrial 3 to the General Residential Zone, Schedule 2.
- Applying the Environmental Audit Overlay to the land.
- Applying the Development Plan Overlay 13 to the land.
- Including a new Schedule 13 (217-239 Separation Street, Northcote) to the Development Plan Overlay into the planning scheme.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment proposes to facilitate the transition of two underutilised industrial sites to residential use, allow a range of residential and other uses that are now prohibited under the current zone and provide for redevelopment of the area for residential purposes.

The rezoning of the land from industrial to residential zoning:

- Provides for the transition of isolated, underutilised industrial land that is identified as a poor location, primarily due to its residential surrounds.
- Facilitates residential opportunities in an area that is more suited for residential purposes than industrial purposes.
- The proximity of the site to existing services and infrastructure (including public transport, local convenience shops and public open space) will encourage sustainable travel behaviour and reduce greenhouse gas emissions.
- Meets Council and community goals for greater provision of housing choice affordability and opportunities that have good access and connectivity, outlined in the *Darebin Housing Strategy (2013-2032)*
- Provides for higher environmental protection of the land and area and results in the higher amenity use and development of land.

The application of the Environmental Audit Overlay and Development Plan Overlay (and schedule) to the land:

- Provides for the sustainable redevelopment of the area for residential purposes.
- Ensures that the land, which is potentially contaminated land from its former industrial use, is suitable for residential use prior to the commencement of this sensitive use which could be significantly adversely affected by contamination.

The amendment is strategically justified and implements the following strategic land use planning documents:

- *Darebin Housing Strategy 2013-2032*
- *Darebin Economic Land Use Strategy 2014*
- *Darebin Open Space Strategy 2007-2017*
- Darebin Planning Scheme (as outlined in this explanatory report).

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.
- Providing for the protection of natural and man-made resources.
- Securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- Protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- 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.
- Ensure 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.

The amendment will facilitate for Victoria's rapidly growing community, contributing towards the orderly, economic, equitable and sustainable use and development of land and assisting in providing integrated land uses and services responsive to Melbourne's metropolitan community. Darebin City Council has identified the land through its *Darebin Economic Land Use Strategy 2014 and the Darebin Housing Strategy 2013-2032* to assist in supporting the municipality's rapidly growing population.

The rezoning of the land is considered to better utilise presently under-utilised industrial land, which is currently zoned more in recognition of its historical use rather than an identification of an ongoing industrial node. Future industrial activities on the land are limited due to sensitive interfaces (including McDonnell Park and residences), resulting in minimal opportunity for industry employment. The rezoning of the site will facilitate housing and services required to support the diverse Darebin community and make significant improvements to the public realm and adjoining public open space and recreational facilities adjoining the site.

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

Environmental effects:

The amendment will have no significant effect on the environment or the environment on the use or development envisaged in the amendment. The amendment will have positive effects on the environment through:

- Removing an underutilised industrial use.
- Assessing, maintaining and protecting the natural and built environment of the site and area.
- Enhancing the public realm through additional landscaping.
- Ensuring that the land, which is potentially contaminated land from its former industrial use, is suitable for residential use prior to development.

Social and economic effects:

Overall, the amendment is expected to have positive social and economic benefits for landowners, Darebin City Council and the general community. Positive social and economic effects will accrue from the amendment through:

- Removing the conflicting industrial uses from a predominantly residential area.
- Providing for the sustainable redevelopment of the area for residential purposes.
- Providing additional housing opportunities for a diverse community.
- Providing an opportunity to accommodate affordable housing on the site at 235-239 Separation Street, Northcote.
- Facilitating new residential use which is more compatible with uses and developments on adjoining and nearby land and minimises potential amenity impacts in the vicinity.
- Public realm improvements and increased accessibility to the site including a widened footpath.

- Improving the connectivity of existing park land by providing a public shared path through the site.

From an economic perspective, while the rezoning will remove opportunities for onsite employment which come with industrial land use, it is considered that the net benefit of residentially zoned land will outweigh any negative economic impact. The businesses currently operating on the site are not intensive and do not require high staff numbers. Therefore, in comparison to the size of the land, employment opportunities are low given the nature of industrial business and the requirement for large amounts of space for activities such as storage and warehousing which have very low employment densities. Further to this, it is expected that the rezoning will create many jobs when it comes time to build and the increased housing density in this area will help to further support local businesses.

Does the Amendment address relevant bushfire risk?

Bushfire risk factors are not applicable for this amendment.

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

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

The amendment complies with:

- Minister's Direction No 1, *Potentially Contaminated Land*.
- Minister's Direction No 9, *Metropolitan Strategy*.
- Minister's Direction No 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.
- Minister's Direction No 15, *The Planning Scheme Amendment Process*. All requirements to be met under the direction have been considered and will be met in the preparation of the amendment.
- Minister's Direction No 16, *Residential Zones*

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

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

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

The amendment complies with and implements the State Planning Policy Framework of the Darebin Planning Scheme. The amendment will provide for the growth and supply of residential land in an appropriate location that can be fully supplied with a range of urban services. The land subject to the amendment is a strategic redevelopment site that is no longer required for industrial purposes where redevelopment will assist in the protection and enhancement of nearby residential amenity.

In particular, the amendment implements:

Clause 11, Settlement:

- Objectives for Clause 11, Settlement, include:

Planning is 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.

Planning is to recognise the need for, and as far as practicable contribute towards:

- *Health and safety.*
- *Diversity of choice.*
- *Adaptation in response to changing technology.*
- *Economic viability.*
- *A high standard of urban design and amenity.*
- *Energy efficiency*
- *Prevention of pollution to land, water and air.*
- *Protection of environmentally sensitive areas and natural resources.*
- *Accessibility.*
- *Land use and transport integration.*

Planning is to prevent environmental problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

- **Clause 11.02-1, Supply of urban land (under Clause 11.02, Urban growth):**

Objective:

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Strategies include:

Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.

Ensure that sufficient land is available to meet forecast demand.

Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

- **Clause 11.02-2, Planning for growth areas (under Clause 11.02, Urban growth):**

Objective:

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create benefits for sustainability while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies include:

Meet housing needs by providing a diversity of housing type and distribution.

- **Clause 11.04-2, Housing choice and affordability**

Objective:

To provide a diversity of housing in defined locations that cater for different households and are close to jobs and services.

Strategies include:

Understand and plan for expected housing needs.

Reduce the cost of living by increasing housing supply near services and public transport.

Facilitate the supply of social housing.

Facilitate the supply of affordable housing.

- Clause 11.04-4, Liveable communities and neighbourhoods

Objective :

To create healthy and active neighbourhoods and maintain Melbourne's identity as one of the world's most liveable cities.

Strategies include:

Create neighbourhoods that support safe communities and healthy lifestyles.

Plan for future social infrastructure.

Make the city greener.

Achieve and promote design excellence.

Clause 13, Environmental Risks

- Objective:

Planning should adopt a best practice environmental management and risk management approach which aims to avoid or minimise environmental degradation and hazards. Planning should identify and manage the potential for the environment, and environmental changes, to impact upon the economic, environmental or social well-being of society.

- Clause 13.03 Soil Degradation
- Clause 13.03-1, Use of contaminated and potentially contaminated land

Objective:

To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

Strategies:

Require applicants to provide adequate information on the potential for contamination to have adverse effects on the future land use, where the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel.

Clause 15, Built Environment and Heritage

- Objectives for Clause 17, include:

Creating quality built environments supports the social, cultural, economic and environmental wellbeing of our communities, cities and towns.

Land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through the appropriate location of uses and development and quality of urban design.

Planning should achieve high quality urban design and architecture that:

Contributes positively to local urban character and sense of place.

Reflects the particular characteristics, aspirations and cultural identity of the community. Enhances liveability, diversity, amenity and safety of the public realm.

Minimises detrimental impact on neighbouring properties.

- *Clause 15.01-1, Urban Design (Under Clause 15.01 urban environment)*

Objective:

To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

Strategies include:

Promote good urban design to make the environment more liveable and attractive.

Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.

Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.

Require development to include a site analysis and descriptive statement explaining how the proposed development responds to the site and its context.

- *Clause 15.01-4 Design for safety*

Objective:

To improve community safety and encourage neighbourhood design that makes people feel safe.

Strategies include:

Ensure the design of buildings, public spaces and the mix of activities contribute to safety and perceptions of safety.

Support initiatives that provide safer walking and cycling routes and improved safety for people using public transport.

- *Clause 15.02-1 Energy efficiency and resource efficiency (under Clause 15.02 sustainable development)*

Objective:

To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

Strategies Ensure that buildings and subdivision design improves efficiency in energy use. Promote consolidation of urban development and integration of land use and transport. Improve efficiency in energy use through greater use of renewable energy. Support low energy forms of transport such as walking and cycling

Clause 16. Housing:

- Objectives for Clause 16, Housing, include:

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space.

Planning for housing should include providing land for affordable housing.

- *Clause 16.01-1, Integrated housing (under Clause 16.01, Residential development):*

Objective:

To promote a housing market that meets community needs.

Strategies include:

Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.

Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.

- Clause 16.01-2, Location of residential development (under Clause 16.01, Residential development):

Objective:

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.

Strategies include:

Encourage higher density housing development on sites that are well located in relation to activity centres, employment corridors and public transport.

Ensure an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development.

Identify opportunities for increased residential densities to help consolidate urban areas.

- Clause 16.01-4, Housing diversity (under Clause 16.01, Residential development):

Objective:

To provide for a range of housing types to meet increasingly diverse needs.

Strategies include:

Ensure planning for growth areas provides for a mix of housing types and higher housing densities in and around activity centres.

- Clause 16.01-5 Housing affordability

Objective :

To deliver more affordable housing closer to jobs, transport and services.

Strategies include:

Improve housing affordability by:

Ensuring land supply continues to be sufficient to meet demand.

Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.

Promoting good housing and urban design to minimise negative environmental impacts and keep down costs for residents and the wider community.

Encouraging a significant proportion of new development, including development at activity centres and strategic redevelopment sites to be affordable for households on low to moderate incomes.

Increase the supply of well-located affordable housing by:

Facilitating a mix of private, affordable and social housing in activity centres and strategic redevelopment sites.

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

- Clause 21.01 (Environment) of the Local Planning Policy Framework (LPPF) includes strategies to ensure that development in Darebin exhibits good urban design and provides distinctive, attractive and engaging places in which to reside, visit or work. The

rezoning and implementation of the Development Plan Overlay schedule will facilitate opportunities for good urban design outcomes which are responsive to the surrounding residential and parkland interfaces.

Clause 21.01 also aims to ensure appropriate development in areas prone to environmental risk. The Environmental Audit Overlay will be applied to this site given the uncertainties with contamination due to the industrial history of the land. The Environmental Audit Overlay will ensure that an appropriate environmental audit will be undertaken before development of a sensitive use commences.

- Clause 21.03 (Housing) of the LPPF aims to facilitate housing development that has an appropriate scale and intensity. The General Residential Zone is an Incremental Housing Change Area as defined in the Darebin Planning Scheme. This zone allows for moderate housing growth and diversification and any future development will need to meet the objectives of the zone.

Clause 21.03 also aims to achieve higher density housing outcomes in identified locations to accommodate Darebin's projected population growth. Given the size and location of the site, higher density housing will be achievable. The site is large enough that increased densities will not place an unreasonable amenity impact on surrounding residential properties and is appropriately located within an area that can accommodate the increased population.

Further to this, Clause 21.03 also aims to ensure that housing diversity is increased to better meet the needs of the local community. The rezoning will allow for and encourage a diversity of household types and sizes, including both apartment and townhouse development. This will contribute to the housing requirements of Darebin's changing demographic profile, providing a range of housing options for smaller household sizes in area dominated by single detached dwellings.

- Clause 21.04 (Economic Development) aims to proactively manage the transition of redundant industrial land to accommodate new uses. The site has been identified within the DELUS as unsustainable industrial land which should be rezoned to residential. This amendment fulfils this recommendation and will encourage the revitalisation of the site.

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

The amendment makes proper use of the Victoria Planning Provisions. The rezoning of the Industrial 3 land to General Residential Zone, Schedule 2 reflects the future use of the land and the surrounding land use. The proposed General Residential Zone, Schedule 2 is the most appropriate zone to facilitate the transition of the area from industrial to residential purposes, providing for a variety of residential development at a range of densities.

The proposed application of the Environmental Audit Overlay and Development Plan Overlay (and schedule) to the land are the appropriate mechanisms to guide the development of potentially contaminated land and the future development and use of the land.

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

The amendment has been prepared with a view to meeting the views and guidelines of relevant government departments and service agencies. Preliminary consultation and agreement has been undertaken with the Department of Land, Water and Planning (DELWP) regarding the intent of the proposed amendment.

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

Is the amendment likely to have a significant impact on the transport system, as defined by section 3 of the Transport Integration Act 2010?

The amendment is not considered to have a significant impact on the transport system.

Are there any applicable statements of policy principles prepared under section 22 of the Transport Integration Act 2010?

There are no statements of policy principles applicable under section 22 of the *Transport Integration Act 2010*.

Resource and administrative costs

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

There will be no adverse impact on the resource and administrative costs of the responsible authority. Future proposals for use and development will be considered on their merits through a planning permit process, which has associated prescribed fees based on the proposal.

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,
274 Gower Street
PRESTON

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.

[The following sections of the Explanatory Report are only applicable to exhibited amendments and should be removed at the adoption stage]

Submissions

Any person who may be affected by the Amendment [and/or planning permit] may make a submission to the planning authority. Submissions about the Amendment [and/or planning permit] must be received by **[insert submissions due date]**.

A submission must be sent to: **[insert Council's address]**

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: **[insert directions hearing date]**
- panel hearing: **[insert panel hearing date]**]

ATTACHMENT A - Mapping reference table

Location		Land /Area Affected	Mapping Reference
Darebin Planning Scheme		217-223, 235-239 Separation Street, Northcote	Darebin C157 001znMap14 Exhibition
Darebin Planning Scheme		217-223, 235-239 Separation Street, Northcote	Darebin C157 002dpoMap14 Exhibition
Darebin Planning Scheme		217-223, 235-239 Separation Street, Northcote	Darebin C157 003eaoMap14 Exhibition

Planning and Environment Act 1987

DAREBIN PLANNING SCHEME

AMENDMENT C157

INSTRUCTION SHEET

The planning authority for this amendment is the Darebin City Council.

The Darebin Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of three (3) attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map No. 14 in the manner shown on the one attached map marked "Darebin Planning Scheme, Amendment C157".

Overlay

2. Insert new Planning Scheme Map Nos. 14DPO and 14EAO in the manner shown on the two attached maps marked "Darebin Planning Scheme, Amendment C157".

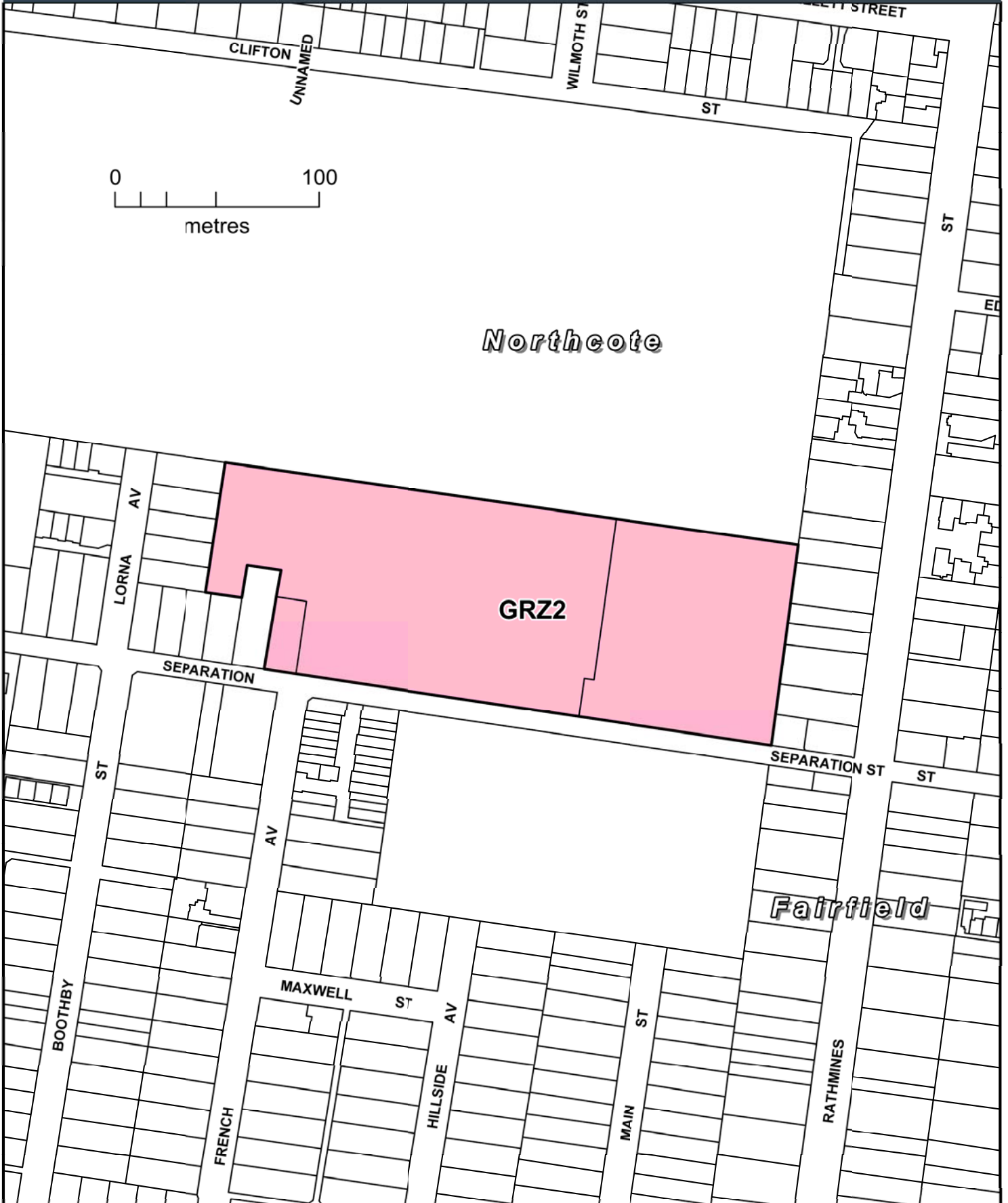
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In Overlays – Clause 43.04, insert a new Schedule 13 in the form of the attached document.

End of document

DAREBIN PLANNING SCHEME



LEGEND

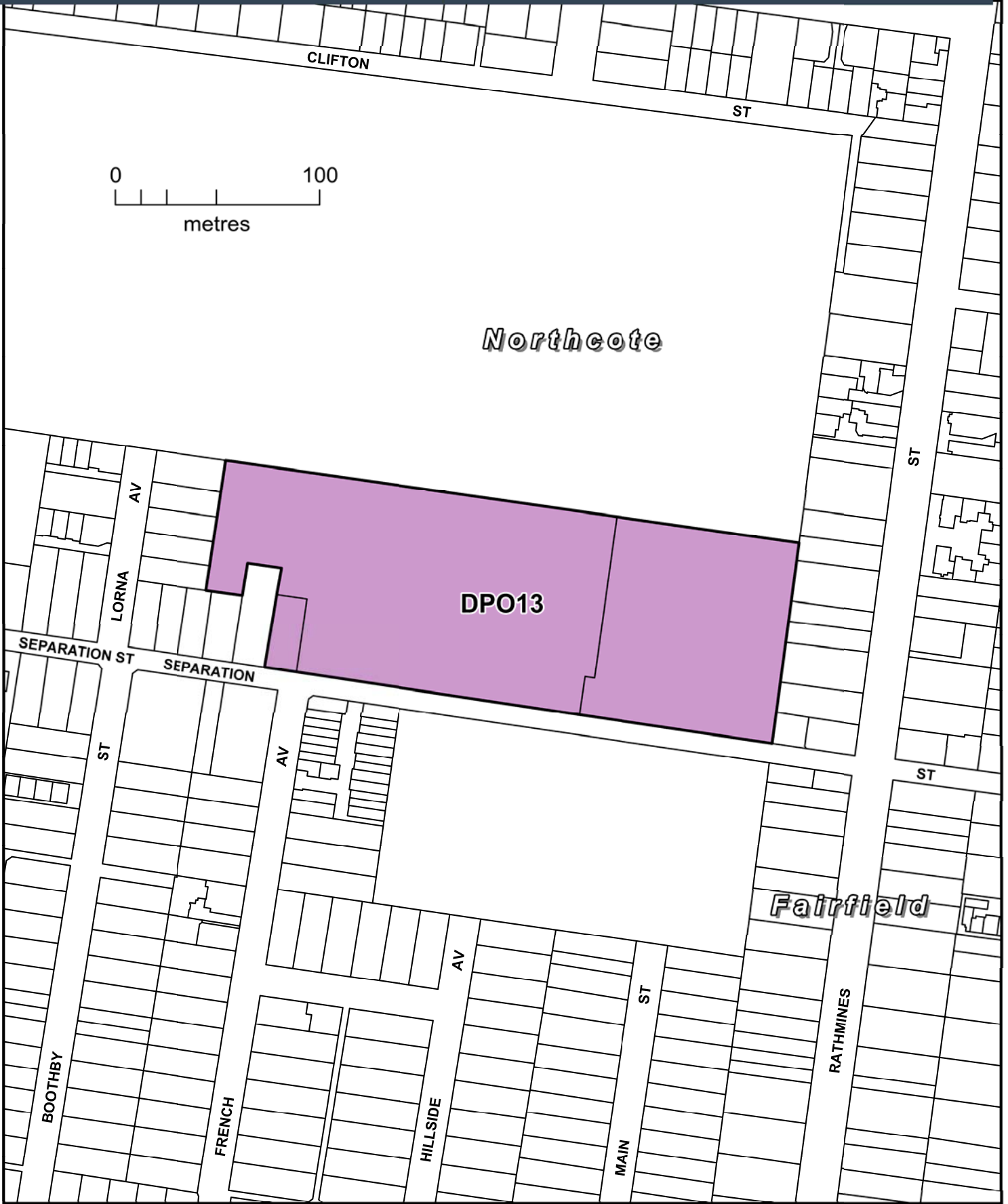
Part of Planning Scheme Map 14

GRZ2 GENERAL RESIDENTIAL ZONE - SCHEDULE 2

AMENDMENT C157



DAREBIN PLANNING SCHEME



LEGEND

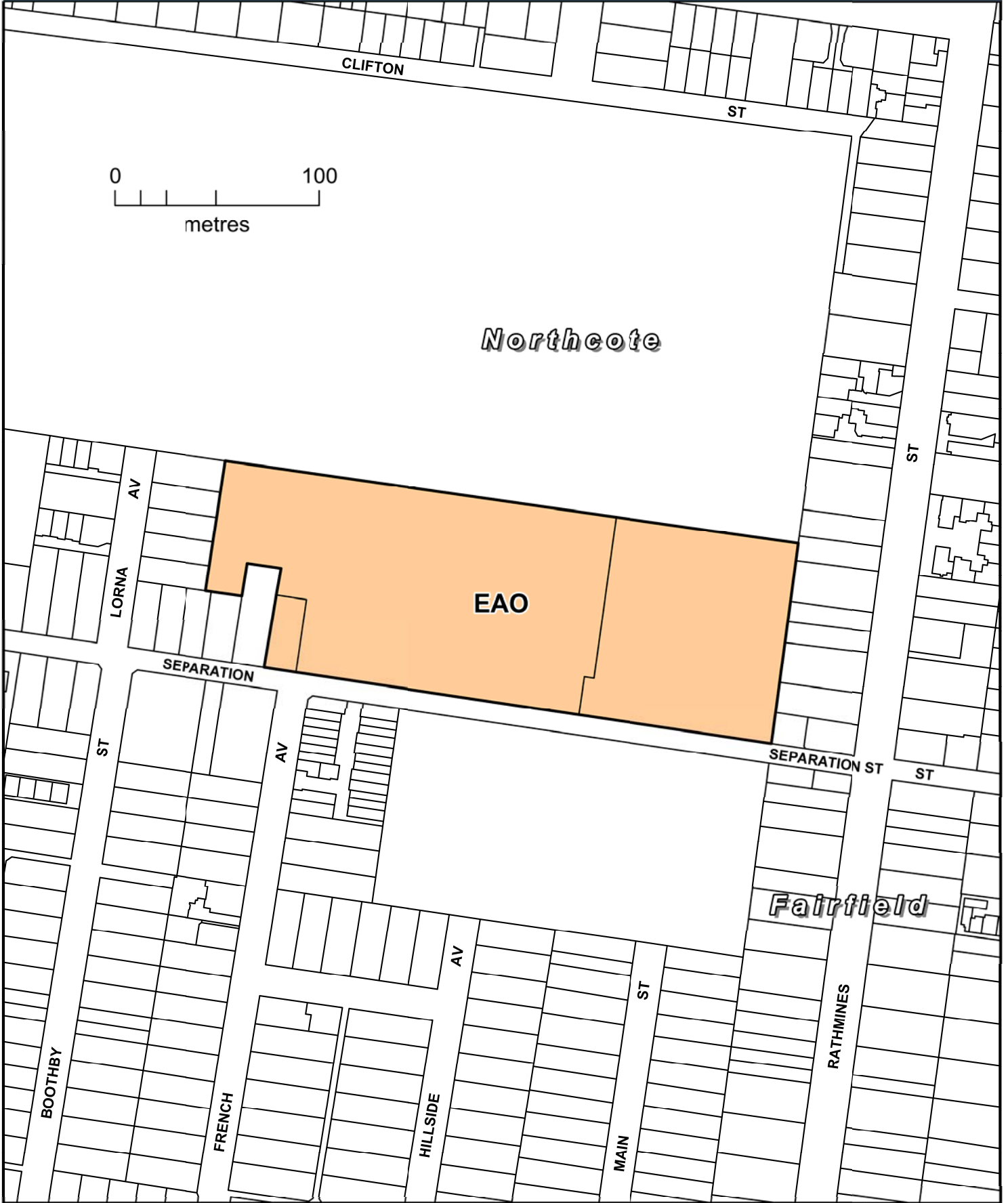
Part of Planning Scheme Map 14DPO

DPO13 DEVELOPMENT PLAN OVERLAY - SCHEDULE 13

AMENDMENT C157



DAREBIN PLANNING SCHEME



LEGEND

 EAO ENVIRONMENTAL SIGNIFICANCE OVERLAY

Part of Planning Scheme Map 14EAO

AMENDMENT C157

