

21.03 STRATEGIC FRAMEWORK

22/11/2018
C160

This clause provides the MSS objectives and strategies to implement the vision and strategic directions set out in Clause 21.02. It is to be read in conjunction with the *Strategic Framework Plan (Map 1A and 1B)*.

21.03-1 Activity Centres

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Moreland’s activity centres are identified on the *Strategic Framework Plan (Maps 1A and 1B)*.

Objective 1

To support a network of activity centres across Moreland to provide residents with walkable access to their daily and weekly shopping and service needs.

Strategies

- 1.1 Encourage a mix of retail, office, commercial, entertainment and community uses to be located within activity centres.
- 1.2 Discourage large scale retail uses from locating out of the defined boundaries of activity centres.
- 1.3 Encourage the Coburg, Brunswick and Glenroy Activity Centres to provide a broad mix of retail uses, commercial and cultural activity, employment options, administrative and civic centre functions, government investment and regional facilities, in accordance with the relevant zones and overlays, and the *Glenroy Structure Plan 2008*.
- 1.4 Encourage Neighbourhood Centres to serve the daily and weekly shopping and service needs of the local community.
- 1.5 Encourage Local Centres to serve the daily convenience needs of the local community, in accordance with the *Moreland Neighbourhood Centres Strategy 2017*.
- 1.6 Facilitate housing growth and change in activity centres in accordance with the objectives and strategies under Clause 21.03-3 Housing and Clause 22.01 Neighbourhood Character.

Objective 2

To facilitate change to the scale of the built form within activity centres in accordance with their size and role in the activity centre network.

Strategies

- 2.1 Encourage the Coburg, Brunswick and Glenroy Activity Centres to accommodate substantial growth and change.
- 2.2 Encourage more modest change in Neighbourhood, in accordance Schedule 24 to the Design and Development Overlay (DDO24).

Objective 3

To support activity centres as important commercial and employment clusters.

Strategies

- 3.1 Ensure retail uses located out of the defined boundaries of activity centres do not undermine the economic viability of activity centres.
- 3.2 Ensure residential uses do not undermine the viability of businesses operating in activity centres. Residential amenity expectations should be consistent with activity centres’ role to accommodate a mix of uses with day and night time activity.
- 3.3 Implement the ‘agent of change’ principle as follows:

- Support the continued operation of existing noise generating uses, including live music venues.
- Require new residential developments and mixed use (incorporating residential) developments to be designed to minimise the potential negative amenity impacts of existing non-residential uses in the vicinity. For example, incorporate design and noise attenuation measures to protect residents from noise and locate bedrooms away from noise sources such as adjoining live music venues, late night entertainment venues, industrial uses, garbage collections areas, vehicle accessways, rail lines and busy roads.
- Encourage new noise generating uses, including live music venues, to integrate noise attenuation measures as appropriate.

21.03-1.1 Implementation

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- Translate the Glenroy Structure Plan/Place Frameworks into planning scheme provisions.
- Apply the Local Policy at Clause 22.01 when an assessment against neighbourhood character is required.
- Apply the Schedule 24 to the Design and Development Overlay (DDO24) to development in Neighbourhood Centres (based on the Moreland Neighbourhood Centres Strategy 2017).
- Apply the Commercial 1 and 2 Zones, Mixed Use Zone and Design and Development Overlay planning tools to ensure an appropriate built form, public realm and improved amenity outcomes are achieved within the Brunswick Activity Centre.
- Apply Clause 22.09 when assessing any new or expanded Entertainment Venues or Licensed Premises.

21.03-2 Land for Industry and Economic Regeneration

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Moreland's industrial land categories are identified on the *Strategic Framework Plan (Maps 1A and 1B)*.

Objective 4 – Core Industry and Employment Areas (Category 1)

To reinforce and enhance *Core Industry and Employment Areas* as places for industry and complementary employment uses.

Strategies

- 4.1 Support the continued operation of existing industry and encourage new industry and complementary employment uses to locate within *Core Industry and Employment Areas*.
- 4.2 Support the transition to a broader range of employment generating uses in *Core Industry and Employment Areas*, including a mix of industry and office-based uses and other compatible employment uses, as permitted within the relevant zone.
- 4.3 Discourage large scale retail (e.g. supermarkets greater than 1800 square metres) uses, other than restricted retail uses, from locating in *Core Industry and Employment Areas* and encourage these uses to locate within Activity Centres.
- 4.4 Encourage development in *Core Industry and Employment Areas* to be of a high quality to contribute to an overall improvement in the amenity of the area, including low maintenance landscaping and upgrades to adjoining streetscapes.
- 4.5 Encourage non-conforming uses, particularly residential uses, to convert to suitable industrial or business uses.

- 4.6 Encourage the re-use of heritage buildings in the Heritage Overlay for suitable industrial or business uses rather than residential uses (which would otherwise be prohibited but can be considered under the Heritage Overlay).
- 4.7 Support the continued presence of the RMIT College of Textiles and Brunswick Business Incubator within the *Brunswick Core Industry and Employment Area*.
- 4.8 Support the development of education and training facilities with a link to businesses within the *Core Industry and Employment Areas*, including RMIT and the Plumbing Industry Association in the *Brunswick Core Industry and Employment Area*.
- 4.9 Support showrooms, restricted retailing and wholesaling activities on main roads within *Core Industry and Employment Areas*, including:
- The Hume Highway Corridor north of Gaffney Street;
 - Gaffney Street in the North Coburg Core Industry and Employment Area; and
 - Victoria, Albert and Dawson Streets in the *Brunswick Core Industry and Employment Area*.
- 4.10 Encourage the amenity expectations for residential or other sensitive uses within or adjacent to *Core Industry and Employment Areas* to be reflective of the industrial nature of the precincts.
- 4.11 Prohibit the encroachment of new residential uses into *Core Industry and Employment Areas*.

Objective 5 – Employment Areas (Category 2)

To support the transition from traditional industrial uses to a broader range of employment uses and prioritise employment uses over residential uses within *Employment Areas* (Category 2).

Strategies

- 5.1 Protect the continued operation of existing viable industries in *Employment Areas*.
- 5.2 Facilitate the transition of *Employment Areas* to accommodate a broader range of employment generating uses, including a mix of industry and office based uses and other compatible employment uses.
- 5.3 Employment uses are considered to be prioritised over residential uses if either of the following are met:
- Where multi-use development including a residential component is proposed, the amount of employment floor space should be at least equivalent to the amount of all proposed ground and first floor building floor space (inclusive of car parking, other services and circulation space, or
 - Where rezoning of a large site is proposed, a proportion of the site should be allocated to employment uses. The area allocated to employment uses should be to Council’s satisfaction, and included in a zone that prohibits residential use.
- 5.4 Encourage flexible floor plate layouts and increased floor to ceiling heights at ground and first floor to facilitate a variety of employment uses over time.
- 5.5 Require new residential and multi-use development in *Employment Areas* to adopt the agent of change principle, by incorporating design and noise attenuation measures to protect residents from noise from nearby businesses, such as locating bedrooms away from noise sources and using appropriate acoustic measures.
- 5.6 Encourage building design and site layouts of industrial and commercial uses in *Employment Areas* to minimise the potential for adverse amenity and environmental impacts on nearby residential uses.

- 5.7 Encourage redevelopment in *Employment Areas* to be of a high quality to contribute to an overall improvement in the amenity of the area, including low maintenance landscaping and upgrades to adjoining streetscapes.
- 5.8 Encourage the amenity expectations for residential or other sensitive uses within or adjacent to *Employment Areas* to be reflective of the multi use nature of the areas and the priority given to employment uses.
- 5.9 Consider the impacts on the viability of existing businesses in deciding whether a site specific or precinct wide rezoning is appropriate.

Objective 6 – Transition Residential Areas (Category 3)

To support change in *Transition Residential Areas* (Category 3) to facilitate quality residential development and contribute to housing supply.

Strategies

- 6.1 Support the rezoning and redevelopment of *Transition-Residential Areas* to allow quality residential development.
- 6.2 Discourage new industry and businesses from locating in *Transition-Residential Areas*.
- 6.3 Discourage existing businesses from expanding in *Transition-Residential Areas*. However where an existing business wishes to expand on their current site, manage the expansion having regard to the impacts on residential uses.
- 6.4 Encourage redevelopment to be of a high quality to contribute to an overall improvement in the amenity of the area and maximise the contribution to the public realm.

21.03-2.1 Implementation

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Core Industry and Employment Areas (Category 1)

Retain the Industrial 1 and 3 Zones to the majority of land in in *Core Industry and Employment Areas (Category 1)* to support industry and complementary businesses and prohibit residential uses.

Apply the Commercial 2 Zone in *Core Industry and Employment Areas* to facilitate restricted retail uses and prohibit residential uses.

Employment Areas (Category 2)

Apply the Industrial 3 Zone or Commercial 2 Zone to *Employment Areas (Category 2)* to prioritise employment.

Where residential uses are to be permitted in *Employment Areas*, apply one of the following zoning and overlay configurations to achieve Strategy 5.3 of Clause 21.03-2:

- The Commercial 1 Zone and prioritise employment uses as per Strategy 5.3;
- The Special Use Zone or Comprehensive Development Zone and use the schedule to the zone to tailor use provisions to establish permit triggers for residential and other uses, as necessary;
- A mix of zones over larger sites as per Strategy 5.3, with zones applied to ensure employment uses are prioritised.

Consider applying the Incorporated Plan Overlay or Development Plan Overlay in conjunction with any rezoning where confirmation of the location of employment uses is required.

Transition Residential Areas (Category 3)

Apply the Mixed Use Zone, Residential Growth Zone or General Residential Zone to *Transition Residential Areas (Category 3)*. Zone selection will be informed by the size and location of the site and the ability to manage off site impacts and integrate with the scale of the surrounding neighbourhood at site or precinct boundaries. Given the objective for *Transition Residential Areas* to make a contribution to overall housing supply, the

Neighbourhood Residential Zone should only be considered in specific circumstances, such as very small and isolated sites.

All Areas

Consider applying the Design and Development Overlay in conjunction with any rezoning where confirmation of design and site layout detail is required.

Apply Clause 22.05 Caretaker's Houses.

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Housing

Objective 7

To provide housing diversity to meet community needs.

Strategies

- 7.1 Facilitate a range of different housing types in different locations, as follows:
- Encourage increased density housing to be located in the Coburg, Brunswick and Glenroy Activity Centre boundaries, in accordance with the relevant zones and overlays or a Council adopted Place Framework Strategy or Structure Plan.
 - Encourage increased density housing to be located within the Commercial, Mixed Use and Residential Growth Zones within the following Neighbourhood Centres:
 - Grantham/Union Streets, West Brunswick
 - Melville Road/Albion Street/Victoria Street, West Brunswick
 - Nicholson Street/Holmes Street/Moreland Road Coburg/Brunswick
 - Bell Street/Melville Road, Pascoe Vale South
 - Gaffney Street/Pascoe Vale Station, Pascoe Vale
 - Gaffney/Sussex Streets, Coburg North
 - Elizabeth Street, Coburg North
 - West Street, Hadfield
 - Bonwick Street, Fawkner
 - Snell Grove, Oak Park
 - Merlynston Station, Merlynston
 - Moreland/Melville Roads, West Brunswick
 - Encourage increased density housing to be located on former industrial sites designated as Transition Residential Areas (Category 3) in the Moreland Industrial Land Strategy 2015-2030 that have been rezoned to the Mixed Use Zone (MUZ) or Residential Growth Zone (RGZ).
 - Ensure that higher density development on public housing sites in the Mixed Use Zone is designed to meet the relevant built form provisions as set out in the applicable zone and overlay controls.
 - Encourage incremental housing growth designed to respect existing neighbourhood character and enhance landscape character, in the General Residential Zone (GRZ).
 - Encourage minimal housing growth in the Neighbourhood Residential Zone (NRZ), designed to create an enhanced low density, open and landscaped character.
- 7.2 Encourage developments of 10 or more dwellings to provide a balance of 1, 2 and 3+ bedroom dwellings.

Objective 8

To contribute to housing affordability.

Strategies

- 8.1 Reduce the ongoing living costs associated with housing, by ensuring development is designed to maximise energy efficiency in accordance with the relevant objectives and strategies included in Clause 21.03-5 Environmentally Sustainable Design.
- 8.2 Encourage developments to include a proportion of affordable rental housing to be owned and managed by a registered Housing Association, Housing Provider or similar not for profit organisation.

Objective 9

To increase the supply of housing that is visitable and adaptable to meet the needs of different sectors of the community.

Strategies

- 9.1 Encourage all dwellings to be visitable by a person with limited mobility by providing:
 - An accessible path from the street and car park areas to a level entry
 - Minimum width of 850mm for doors and 1000mm for hallways at entry level
 - A clear path of travel from the accessible entry to a living area and toilet suitable for people with limited mobility.
- 9.2 Encourage the provision of liveable housing that can be lived in by people with limited mobility (or easily adapted to be lived in) by incorporating the following design features:
 - An accessible path from the street and car park areas to a level entry
 - A bedroom, living area, kitchen, private open space, bathroom and toilet which can be efficiently adapted for people with limited mobility on entry level
 - Minimum width of 850mm for doors and 1000mm for hallways at entry level.

21.03-3.1 Implementation

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- Apply the Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone in accordance with Strategy 7.1 above and Strategic Direction 3: Housing in Clause 21.02-3.
- Apply Clause 22.01 Neighbourhood Character Policy.
- Apply Clause 22.07 Apartment Developments of Five or More Storeys
- Apply the *Moreland Tree Planting Manual for Residential Zones, 2014 2019* in accordance with the requirements of the schedules to the residential zones.
- Consider the *Livable Housing Design Guidelines* produced by Livable Housing Australia for guidance on design details in the assessment of proposals against Objective 9.
- Apply clause 22.11 Student Accommodation for guidance in the assessment of proposals against Objective 7.

21.03-4 Urban Design, Built Form and Landscape Design

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Objective 10

To ensure development responds and contributes to its context and any relevant heritage significance.

Strategies

- 10.1 Ensure the overall siting and building envelope is based on a considered analysis of the site's context and features, including site size, shape and orientation.
- 10.2 Ensure site design, building frontages, design articulation and internal layout achieve a good interface with and surveillance of the public realm.
- 10.3 Ensure development is designed to contribute to a fine grain urban structure.
- 10.4 Ensure large sites provide a network of public streets, footpaths and lanes connecting through the site into the surrounding street and pedestrian network, as appropriate.
- 10.5 Ensure development contributes to the upgrade of existing streets adjoining the site and undergrounding of powerlines and other utilities, as appropriate.
- 10.6 Ensure service infrastructure such as substations are well concealed or integrated into building design.
- 10.7 Where car stackers are proposed, ensure they are designed to suitable buffer adjoining dwellings from all impacts.
- 10.8 Ensure the conservation and enhancement of heritage places.
- 10.9 Ensure signage is sensitive to the style, scale and character of host buildings, nearby buildings, and streetscapes.

Objective 11

To ensure development maximises passive energy efficiency and creates quality living and working environments.

Strategies

- 11.1 Ensure site layout and building design maximises the efficient use of energy through the following measures:
 - Building orientation and design should maximise solar access and passive design opportunities
 - Building separation, building depth and orientation of internal living spaces should maximise access to daylight and natural ventilation.
- 11.2 Ensure the location of primary outlooks and building separation distances and heights have regard to the ability of adjoining sites to gain adequate access to daylight and outlook (including if redevelopment was to occur).

Objective 12

To ensure development is integrated with landscape design to improve aesthetic quality and amenity for occupants and the public domain.

Strategies

- 12.1 Encourage development to maximise retention of existing vegetation and large trees.
- 12.2 Ensure development provides sufficient space and conditions for planting of new canopy and screening trees.
- 12.3 Ensure landscape design:
 - Integrates development with the surrounding environment
 - Provides for summer shading of buildings and private open spaces and allows for access to winter sun
 - Contributes to reduction of the urban heat island effect
 - Incorporates water sensitive urban design.

21.03-4.1 Implementation

14/12/2017
C189/42

- Apply the Heritage Overlay to places of recognised State or Local heritage significance.
- Apply Clause 22.01 Neighbourhood Character.
- Apply Clause 22.04 Advertising Signs.
- Apply Clause 22.06 Heritage.
- Apply Clause 22.07 Apartment Developments of Five or More Storeys.
- Apply canopy tree planting in accordance with the requirements in the schedules to the residential zones
- Apply the *Moreland Landscape Guidelines 2009* in the assessment of Landscape Plans.
- Apply the Design and Development Overlay 18 – Sydney Road/Upfield Corridor, Design and Development Overlay 19 – Lygon Street Local Area and Design and Development Overlay 20 – Nicholson Street Local Area to ensure development is appropriately designed and best practice environmental sustainable design is achieved.

21.03-5 Environmentally Sustainable Development

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Objective 13

To encourage development to contribute to environmental sustainability.

Strategies

- 13.1 Encourage development to incorporate environmentally sustainable design in the following areas: energy efficiency, water resources, indoor environment quality, stormwater management, transport, waste management and urban ecology in accordance with Clause 22.08 Environmentally Sustainable Development.
- 13.2 Encourage precinct scale water management and recycling systems.
- 13.3 Encourage precinct scale energy supply that can be shared between developments, including low emission technologies such as co-generation and tri-generation.

21.03-5.1 Implementation

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- Apply Clause 22.08 Environmentally Sustainable Development.
- Apply Clause 22.07 Apartment Developments of Five or More Storeys
- Apply the CSIRO Urban Stormwater Best Practice Environmental Management Guidelines, as appropriate.

21.03-6 Open Space Network

29/01/2015
C152

Objective 16

To protect the biodiversity, amenity and recreational values of the open space network, identified on Map 1.

Strategies

- 16.1 Ensure development does not unreasonably overshadow public open space.
- 16.2 Ensure development does not reduce public access to open space.
- 16.3 Ensure development enhances a sense of safety by maximising interaction, passive surveillance and incidental lighting of open space.
- 16.4 Ensure development adjacent to public open space provides clear separation between public and private land.

- 16.5 Ensure development protects and enhances areas of remnant vegetation and indigenous revegetation as identified in the Moreland Open Space Strategy 2012-2022.
- 16.6 Ensure development does not compromise the ecological integrity of the Merri, Moonee Ponds, Edgars, Westbreen and Merlynston Creek corridors.
- 16.7 Create a continuous public open space corridor with a minimum of 50 metres on each side along the Moonee Ponds, Merri and Edgars Creeks. A minimum of 30 metres from the edge of the embankment on each side should be a vegetated buffer.
- 16.8 Ensure large sites include provision of new public open space on site, if located in a priority area for park provision as identified in the Moreland Open Space Strategy 2012-2022.

21.03-6.1 Implementation

29/01/2015
C152

- Apply the Environmental Significance Overlay (ESO) to the Moonee Ponds, Merri, Edgars and Merlynston Creek corridors.
- Apply the *Development Guidelines for Merri Creek, MCMC 2004* to development within the Merri Creek ESO.
- Implement the Moreland Open Space Strategy 2012-2022.
- Have regard to the *Edgars Creek Conservation and Development Plan, Edwardes Lake to Merri Creek June 2013* in the consideration of applications adjacent to the Edgars Creek corridor.

21.03-7 Community Infrastructure

14/12/2017
C159

Objective 17

To optimise access to community infrastructure (e.g. health, education, social, leisure and cultural facilities), suited to the local community's needs in different locations.

Strategies

- 17.1 Encourage the concentration of State Government services within the Coburg, Brunswick and Glenroy Activity Centres.
- 17.2 Encourage the development of a major health facility and associated infrastructure in the Coburg Activity Centre.
- 17.3 Reinforce the existing cultural, entertainment and educational focus of the 'Brunswick Civic & Cultural Precinct' centred on the Brunswick Town Hall.
- 17.4 Support the location of community infrastructure within the Coburg, Brunswick and Glenroy Activity Centres and within Neighbourhood Centres.
- 17.5 Ensure the design of community facilities allows for multi-purpose use by different groups with the flexibility to adapt to changing needs over time.
- 17.6 Encourage the development of master plans for major community facilities, such as hospitals, schools and large community facilities, to provide for planned expansion and management of impacts on adjoining areas.
- 17.7 Ensure the design and location of community infrastructure contributes to a local sense of place and opportunities for social connections.
- 17.8 Ensure the provision of community infrastructure is based on sound supporting evidence of community need and benefit.
- 17.9 Consider the community benefit of retaining land in a public use zone for community use prior to supporting any rezoning proposal.

21.03-7.1 Implementation

29/01/2015
C152

- Integrate community infrastructure planning with activity centre planning.

- Apply the Development Contribution Plan Overlay to collect development contributions towards community infrastructure, as appropriate.
- Apply the Development Plan Overlay or Incorporated Plan Overlay to implement adopted master plans.

21.04 REFERENCE DOCUMENTS

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C18959

- Brunswick Structure Plan 2010 and addendum to the Brunswick Structure Plan 2012
- Central Coburg 2020 Structure Plan 2006
- Colours of Coburg Place Framework and Strategies 2010
- Coburg Activity Centre – Built Form Rationale and Building Envelope 2014
- CSIRO Urban Stormwater Best Practice Environmental Management Guidelines
- Development Guidelines for Merri Creek, MCMC 2004
- Early Years Strategy 2011-2015
- Edgars Creek Conservation and Development Plan, Edwardes Lake to Merri Creek, June 2013
- Glenroy Structure Plan 2008
- Later Years Strategy 2007-2012
- Livable Housing Design Guidelines, Livable Housing Australia
- Moreland Activity Centre Framework 2014
- Moreland Affordable Housing Strategy 2014-2018
- Moreland Apartment Design Code 2015
- Moreland Arts and Culture Strategy 2011-2016
- Moreland Bicycle Strategy 2011
- Moreland Climate Action Plan 2007
- Moreland Economic Development Strategy 2011-2016
- Moreland Human Rights Policy 2016-2026
- Moreland Industrial Land Strategy 2015-2030
- Moreland Integrated Transport Strategy 2010
- Moreland Integrated Water Management Plan 2010
- Moreland Landscape Guidelines 2009
- Moreland Municipal Public Health and Wellbeing Plan 2013-2017
- Moreland Neighbourhood Centres Strategy 2017
- Moreland Open Space Strategy 2012-2022
- Moreland Parking Management Policy 2011
- Moreland Pedestrian Strategy 2010
- Moreland Rights of Way Strategy 2011-2021
- Moreland Stormwater Targets - Stormwater Quality Targets for the City of Moreland, AECOM and the City of Moreland 2012
- Moreland ~~Street Landscape Strategy 2012—2022~~[Urban Forest Strategy 2017-2027](#)
- Moreland Tree Planting Manual for Residential Zones, ~~2014, 2019~~
- Moreland Vehicle Crossing (Driveway) Policy 2010

- Pentridge Coburg Design Guidelines and Masterplan 2014
- Pentridge Village Design Guidelines and Masterplan 2009
- Sydney Road and Upfield Corridor Strategic Framework Plan 2014

22.01 NEIGHBOURHOOD CHARACTER

29/03/2018
C18970

This policy applies to planning permit applications in the residential or commercial zones, where an assessment is required pursuant to Clause 54 or 55 and to any other permit applications where an assessment against neighbourhood character is required.

22.01-1 Policy Basis

14/12/2017
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The protection of neighbourhood character in residential areas is an important issue that is reflected in the purposes of the residential zones and the provisions of Clause 54 and 55.

This policy provides guidance on the consideration of neighbourhood character in the context of providing for housing growth and diversity, as outlined in Strategic Direction 3 in Clause 21.02-3 and Clause 21.03-3 of the Municipal Strategic Statement (MSS).

Increased residential densities are encouraged in the Activity Centre Zone, Commercial 1 Zone, Mixed Use Zone and Residential Growth Zone within the fifteen activity centres listed in Strategic Direction 3 and identified on the *Strategic Framework Plan (Maps 1A and 1B)* in Clause 21.02-4 of the MSS. In these centres, neighbourhood character is expected to change over time, commensurate with the role and size of the centre in the overall network of centres.

Incremental change will be supported in the Commercial and Mixed Use Zones within Local Centres and in the General Residential Zone. New development should be designed to respect existing neighbourhood character, and contribute to an improved landscape character.

Minimal change areas are zoned Neighbourhood Residential Zone. In these areas new development should be designed to contribute to a lower density, open and landscaped character.

22.01-2 Policy Objectives

29/03/2018
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Substantial Change Areas (Activity Centre, Commercial, Mixed Use and Residential Growth Zones of Activity and Neighbourhood Centres)

Coburg, Brunswick and Glenroy Activity Centres

- To support substantial change and create a new character of increased density and scale of built form, as defined in the relevant zone, overlay or Structure Plan.

Neighbourhood Centres

- To facilitate an increase in density and scale of built form at a lesser intensity and scale to the larger centres of Coburg, Brunswick and Glenroy.
- To support change towards a new character as defined in Schedule 24 to the Design and Development Overlay (DDO24).

Public housing sites

- To facilitate higher density development on public housing sites in the Mixed Use Zone, as defined in the relevant zone or overlay.

Incremental Change Areas (General Residential Zone and Commercial and Mixed Use Zones of Local Centres)

- To support incremental change to accommodate a mix of single dwellings and infill multi dwelling developments.
- To ensure that the scale and siting of new development respects existing neighbourhood character.
- To ensure that the design and landscaping of new development contributes to an enhanced 'green, leafy' landscape character.

Minimal Change Areas (Neighbourhood Residential Zone)

- To support minimal change to maintain a mix of single dwellings and lower density multi dwelling developments.
- To ensure that the scale and siting of new development respects existing neighbourhood character.
- To ensure that the design and landscaping of new development contributes to a lower density, open and ‘green, leafy’ landscape character.

22.01-3 Policy

29/03/2018
C18970

It is policy to:

Substantial Change Areas (Activity Centre, Commercial, Mixed Use and Residential Growth Zones in Activity and Neighbourhood Centres)

Coburg, Brunswick and Glenroy Activity Centres

- Ensure new development is designed to meet the relevant built form provisions set out in the relevant zone, overlay or Structure Plan as follows:
 - Coburg – Schedule 1 to the Activity Centre Zone (ACZ1);
 - Brunswick – Schedules 18, 19 and 20 to the Design and Development Overlay (DDO18, DDO19 and DDO20) and Schedule 1 to the Residential Growth Zone; and
 - Glenroy – Schedule 1 to the Residential Growth Zone (RGZ1) and the Glenroy Structure Plan.

Neighbourhood Centres

- Ensure new development is designed to meet the provisions set out in Schedule 24 to the Design and Development Overlay (DDO24) and if applicable, Schedule 2 to the Residential Growth Zone (RGZ2)
- Ensure building height does not exceed four storeys unless it can be demonstrated that:
 - The prevailing height of surrounding buildings is five or more storeys, in which case the prevailing height should not be exceeded; or
 - The site is large enough to allow the visual impacts of the development to be mitigated through the design response. In such cases, the building height at the interface with adjoining properties and at street frontages should not exceed four storeys.
- Ensure development is designed to provide a suitable transition at interfaces with adjoining zones. This may include a transition in height and/or suitable landscaping.
- Encourage contemporary architecture.

Public Housing Sites

- To facilitate higher density development on public housing sites in the Mixed Use Zone, as defined in the relevant zone or overlay.

Incremental and Minimal Change Areas (Commercial and Mixed Use Zone areas in Local Centres, General and Neighbourhood Residential Zones)

Commercial and Mixed Use Zone areas (Local Centres not designated for growth)

- Ensure building height does not exceed three storeys unless it can be demonstrated that the site is large enough to allow the visual impacts of the development to be mitigated through the design response. In such cases, the building height at the interface with adjoining properties and at street frontages should be no more than three storeys.

General and Neighbourhood Residential Zone areas

- In the General Residential Zone, ensure building height does not exceed two storeys unless it can be demonstrated that:

- The prevailing height of surrounding buildings is three or more storeys, in which case the prevailing height should not be exceeded; or
- The site is large enough to allow the off-site impacts of the development to be mitigated through the design response. In such cases, the building height at the interface with adjoining properties and the public realm should be no more than two storeys with setbacks provided to ensure the levels above two storeys are visually recessive.
- Ensure new development is designed to respect the prevailing built form scale, siting and appearance of the surrounding context, particularly with regard to front and side setbacks of surrounding buildings and openness of rear yards, as documented in the Neighbourhood and Site Description.
- Ensure development in rear yards is single storey unless it can be demonstrated that:
 - The prevailing character is not one of open rear yards and garden outlooks; and/or
 - The building envelope respects the existing character of open rear yards and garden outlooks. This should be through provision of generous side and rear setbacks and private open space in excess of Clause 55 standards to increase the space for screen tree planting, and sensitive design of the upper levels with adequate articulation, setbacks and materials to minimise visual bulk impacts as seen from neighbouring rear secluded open spaces.
- Ensure new development is designed, as confirmed on a landscape plan, to:
 - ~~Include planting in the front setback of at least one canopy tree in accordance with the schedule to the zone; selected in accordance with the Moreland Tree Planting Manual for Residential Zones 2014;~~
 - ~~Include planting of canopy trees in the secluded private open spaces of each dwelling in accordance with the schedule to the zone; and~~
 - ~~Maximise opportunities for tree planting in side and rear setbacks; and If located in the Neighbourhood Residential Zone, include planting of one tree in the secluded private open space of each dwelling, selected in accordance with the Moreland Tree Planting Manual for Residential Zones, 2014.~~

Neighbourhood Residential Zone areas

- Ensure new development provides ground level secluded private open space in excess of Clause 55 standards to contribute to a lower density, open and landscaped character.

All areas

- Ensure the layout and design of new development makes a positive contribution to the public realm, including maximising opportunities for active frontages and casual surveillance.
- Ensure car parking facilities (crossovers, access ways, garages and carports) do not dominate the streetscape.
- Ensure vehicle crossing provision limits the removal of on street public parking spaces, removal of street trees, and encroachment into landscaped front setbacks, and maximises pedestrian safety and sight lines.
- Ensure waste storage areas are screened from view of the street.

22.01-4 Policy References

14/12/2017
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Brunswick Structure Plan 2010 and Addendum to the Brunswick Structure Plan 2012

Glenroy Structure Plan 2008

Central Coburg 2020 Structure Plan 2006

Coburg Activity Centre – Built Form Rationale and Building Envelopes 2014

Colours of Coburg Place Framework and Strategies 2010

Moreland Activity Centre Framework 2014

Moreland Neighbourhood Centres Strategy 2017

Moreland Landscape Guidelines 2009

Moreland Tree Planting Manual for Residential Zones, ~~2014~~[2019](#)

Pentridge Coburg Design Guidelines and Masterplan 2009

Pentridge Village Design Guidelines and Masterplan 2014

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SCHEDULE 24 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO24**.

NEIGHBOURHOOD CENTRES

1.0

Design objectives

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- To implement the Moreland Neighbourhood Centres Strategy, 2017.
- To ensure built form outcomes are appropriate to the context of Moreland's Neighbourhood Centres.
- To improve the quality of higher density and mixed use developments by providing appropriate built form guidance.
- To improve amenity outcomes for residents in higher density and mixed use developments and for residents in adjacent buildings.
- To ensure that new development makes a positive contribution to the public realm.

2.0

Buildings and works

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A permit is not required to:

- Install an automatic teller machine.
- Alter an existing building facade provided that:
 - The alteration does not include the installation of an external roller shutter; and
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing for development in the Commercial 1 Zone.

Building Height Requirements

Any new building must not exceed the maximum height shown on the maps in Subclause 7.0 to this schedule. The maximum heights shown for the following neighbourhood centres cannot be varied with a permit:

Figure 7: Bell Street/Melville Road, Pascoe Vale South

Figure 8: Gaffney Street/Pascoe Vale Station`

Figure 9: Gaffney Street/Sussex Street, Coburg North

Figure 10: West Street, Hadfield

Figure 11: Bonwick Street, Fawkner

Figure 12: Snell Grove, Oak Park

Figure 13: Merlynston Station, Merlynston

Figure 14: Moreland Road/Melville Road, Brunswick West.

The maximum building height requirement may be exceeded for architectural features and service equipment including plant rooms, lift overruns, structures associated with green roof areas and other such equipment if all of the following are met:

- No more than 50% of the roof area is occupied by the equipment (other than solar panels).
- The equipment is located in a position on the roof so as to minimise additional overshadowing on neighbouring properties and public spaces.
- The equipment does not extend higher than 1.2 metres above the maximum building height.

- The equipment and screening is integrated into the design of the building to the satisfaction of the responsible authority.

Front Setback Requirements

- All buildings with retail and commercial uses at ground floor should be constructed to the street boundary as shown in Figure 1. This may be varied, if the setback is:
 - Not required to create a consistent street wall.
 - Designed as part of the public realm.
 - Fully accessible to the public, or offices are proposed at ground floor.
- All buildings with residential uses at ground floor should be setback in accordance with Clause 55.03-1 Standard A3 or B6, or 3 metres, whichever is lesser, as shown in Figure 1.
- On corner sites the setback from the main street frontage should wrap around the corner then graduate to match the setback of the secondary street, or be set back 3 metres, whichever is the lesser.

Ground floor awnings, architectural features, sunshades and artworks may encroach into the front setback. No other part of a building including balconies may encroach into the front setback.

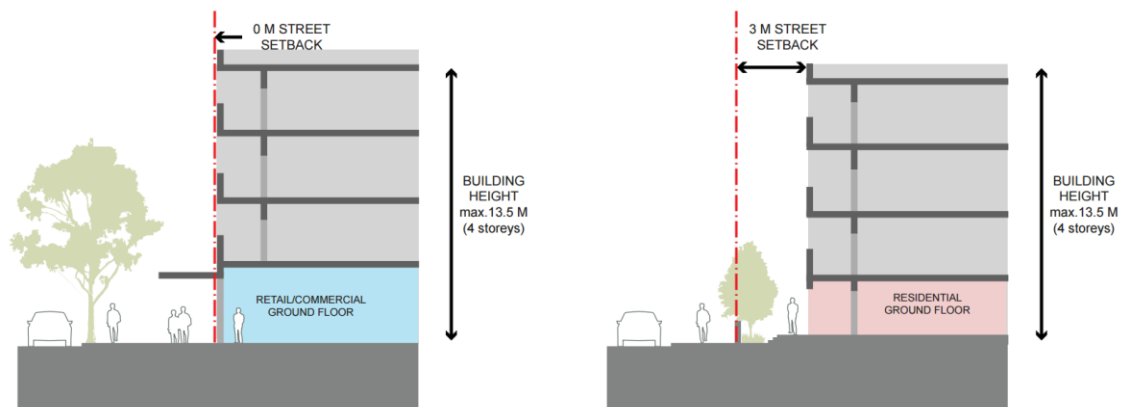


Figure 1: Front setbacks for retail/commercial ground floor and residential ground floor

Side Setback Requirements

With No Outlook

- Within the Commercial 1 Zone: 0 metres from the property boundary (build to side boundaries to create continuous street edge).
- Any part of a building abutting a property in any other zone should comply with the side setback requirements of Clause 55 (ResCode Standard A10 or B17).

With Outlook

- Primary outlook (living/balcony outlook): 4.5 metres from the property boundary should be planted with trees.
- Secondary outlook (bedrooms outlook): 2 metres from the property boundary should be planted with trees.
- Any part of a building abutting any other zone must comply with the side setback requirements of Clause 55 (ResCode Standard A10 or B17).

Separation of buildings within sites should have regard to the building separation distances in the *Moreland Apartment Design Code, September 2015*.

Architectural features, sunshades and artworks may encroach into the side and rear setbacks. No other part of a building, including balconies, may encroach into the setback.

Rear Setback Requirements

- Buildings abutting a property boundary should be setback:
 - 3 metres from the property boundary for any part of a building up to a height of 4 metres as shown in Figure 2.
 - A minimum of 6 metres from the property boundary for any part of a building exceeding 4 metres, as shown in Figure 2.
- A minimum of 8.6 metres for any part of a building exceeding 10.5 metres adjacent to a site in the Neighbourhood Residential Zone, as shown in Figure 3.

Laneways to the rear of a property in the Commercial 1 Zone (with the exception of properties adjacent to the Neighbourhood Residential Zone) should be counted as part of the setback, as shown in Figure 2.

Architectural features, sunshades and artworks may encroach into the rear setbacks. No other part of a building, including balconies, may encroach into the setback.

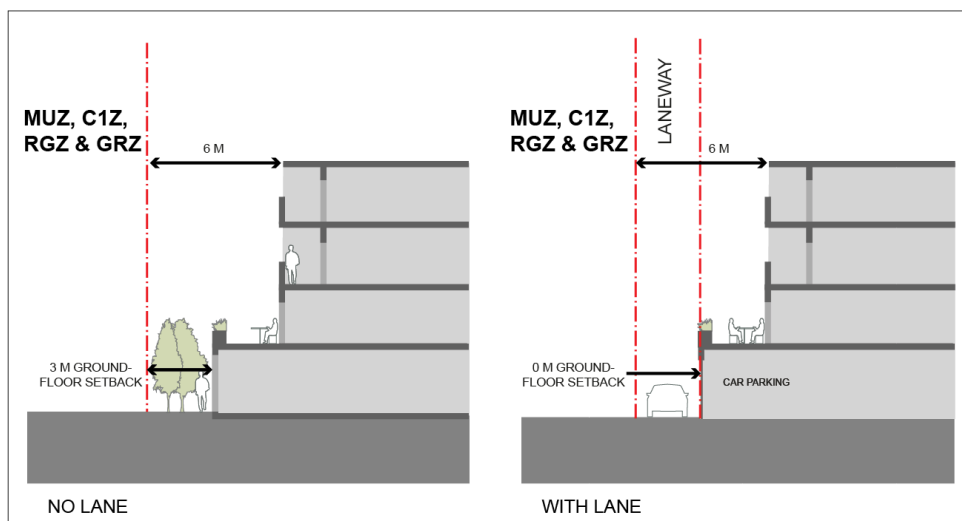


Figure 2: Rear Building Setbacks

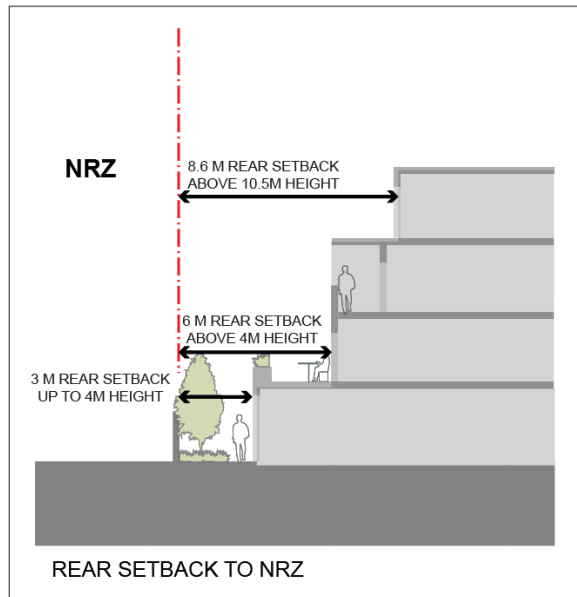


Figure 3: Rear building setbacks for sites adjacent to the Neighbourhood Residential Zone

Building Frontage Requirements

Active Frontages

- Development should incorporate the following at street level fronting all streets (except rear laneways) and public open spaces:
 - Commercial – A display window and/or entrance, measuring 65 - 80% of the width of the street frontage of each individual premise. Large signage and/or non-transparent glazing should be avoided. Non-transparent glazing up to a height of 1.7 metres may be used for office uses.
 - Residential – Individual entries to ground floor dwellings and habitable room windows facing the street. Privacy should be provided by elevating the ground floor approximately 0.5 to 1 metre above the street level and/or providing landscaping in a front setback.
- Parks and public spaces should be substantially fronted by dwellings and/or other occupancies with direct access and outlook. Separation between public and private land should be clear and may be delineated by paths and/or streets.
- On corner lots active frontages should address both streets. Blank side walls and associated garages/car parking are discouraged.

Awnings

- Development with retail and commercial uses at ground floor should incorporate awnings designed to provide adequate weather protection over the footpath for the full width of the building frontage.
- New awnings should match the existing height and depth of existing awnings

Building Articulation

- Building façades should be designed with an appropriate rhythm and proportion that respond to the building's uses and context, and contribute to a fine grain urban character.

- New buildings should adopt solid architectural expression that emphasises the street edge through the use of recessed balconies, framed elements and solid balustrades.
- Side setbacks should incorporate articulation to break down building mass through the use of materials and finishes.

Car Parking and Vehicle Entry

- The impact of vehicle access and car parking on the public realm should be minimised by:
 - Locating vehicle access to the rear of buildings wherever possible, or to the side, where rear access is not available.
 - Locating car parking where it cannot be seen from the public realm.
- Locate vehicle crossings to minimise the removal of street trees, on-street car parking spaces, or encroachment into landscaped front setbacks.
- Pedestrian safety and sight lines should be maximised.
- Where car stackers are proposed, ensure they are suitably located to minimise adverse amenity impacts to adjoining sites.

Site Services

- Service infrastructure should be concealed or integrated into building design.
- Waste storage areas should be screened from view of the street.

Landscaping

- Provide at least one tree in the front setback, selected in accordance with the *Moreland Tree Planting Manual, 2019, -2014*.
- Provide tree planting along the side and rear boundaries for properties located in the Residential Growth Zone and Mixed Use Zone.

3.0

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Subdivision

None specified

4.0

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Advertising Signs

None specified

5.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Whether the development is consistent with the *Moreland Neighbourhood Centres Strategy 2017* and any other policy or planning provision applying to the area.
- Whether an appropriate Building Type has been proposed as per Appendix One of the *Moreland Neighbourhood Centres Strategy, 2017*.
- Whether the development provides an appropriate transition to properties in an adjoining zone.
- The extent to which the development achieves the design objectives in clause 1.0 and requirements of clause 2.0 of this schedule.

6.0

References

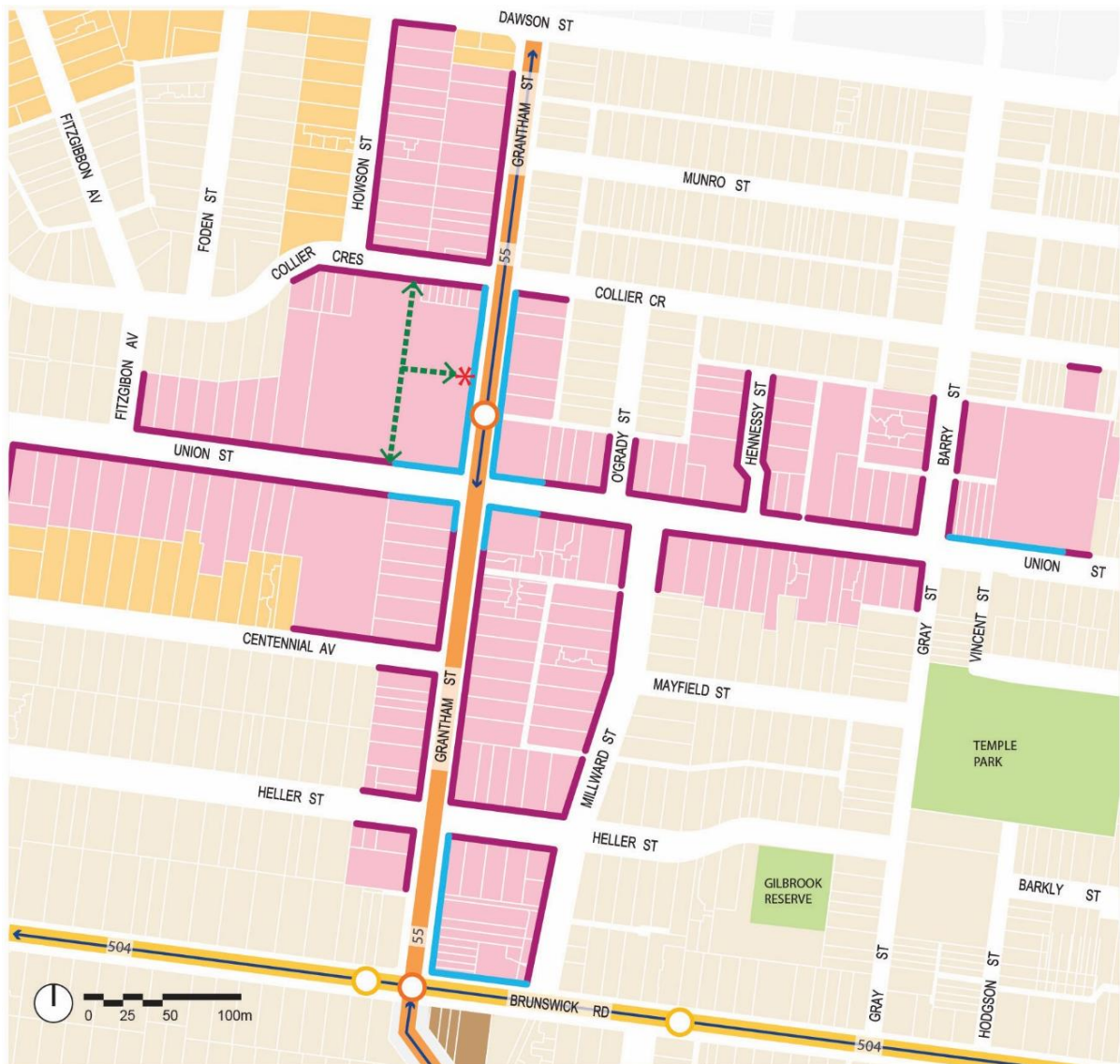
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Moreland Neighbourhood Centres Strategy, 2017

7.0 Neighbourhood Centre Framework Plans

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Figure 4: Grantham Street/Union Street, Brunswick West Neighbourhood Centre










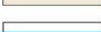

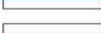


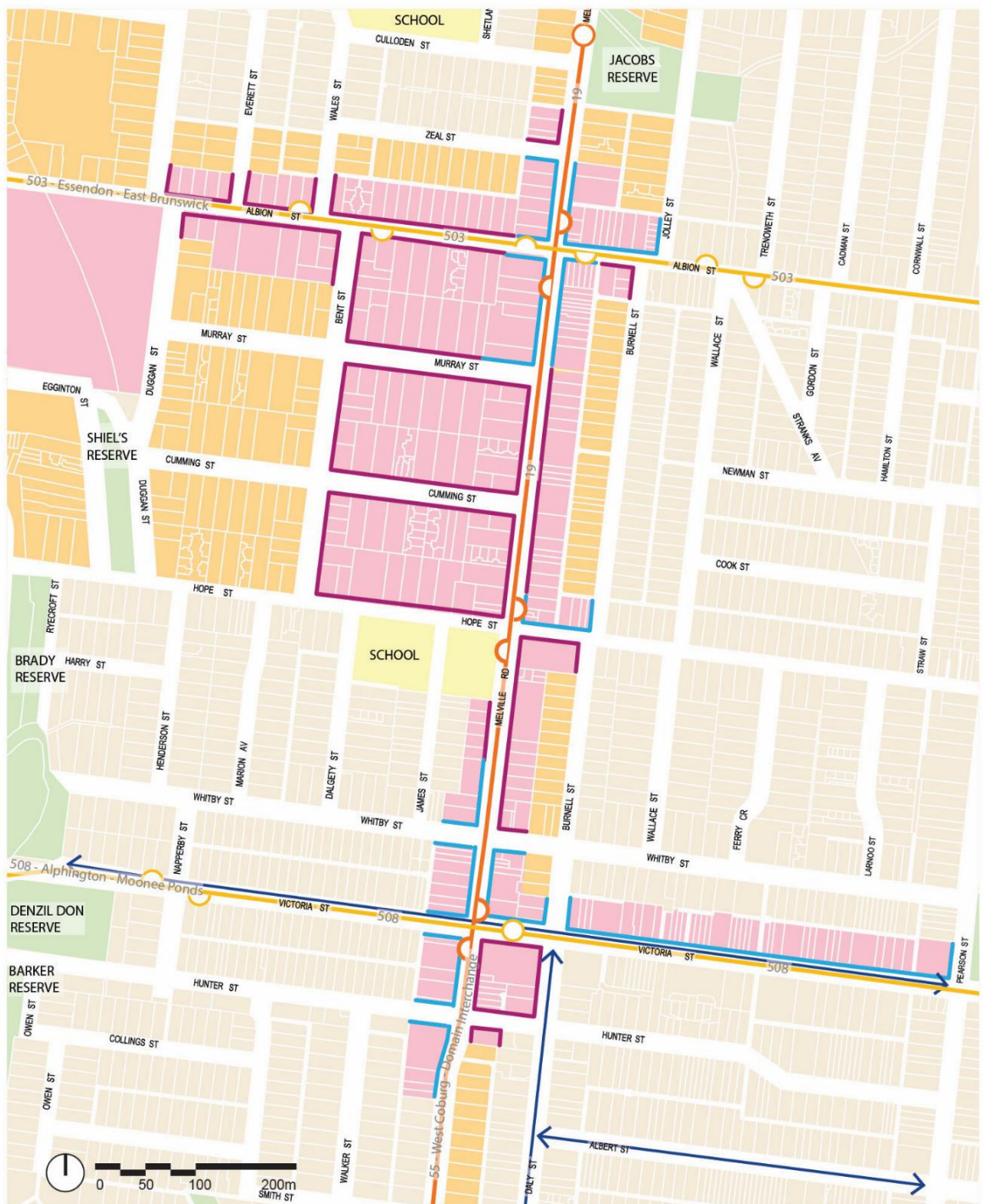
- | | | |
|---|--------------------------------------|--|
|  | Existing open space | Areas of Change |
|  | Industrial use (employment priority) |  Focus Areas for Change
(should not exceed 13.5 metres, 4 storeys) |
| Movement & Access | |  Incremental Change
(must not exceed 11 metres, 3 storeys) |
|  | Bus route / stop |  Minimal Change
(must not exceed 9 metres, 2 storeys) |
|  | Tram route / stop |  Commercial frontage |
|  | Existing bike path |  Residential frontage |
| | |  New public space to be included
as part of approved development |
| | |  Proposed pedestrian link |

Figure 5: Melville Road/Albion Street/Victoria Street, Brunswick West Neighbourhood Centre



- Existing open space
- School / community use

Movement & Access

- Bus route / stop
- Tram route / stop
- Existing bike path

Areas of Change

- Focus Areas for Change (should not exceed 13.5 metres, 4 storeys)
- Incremental Change (must not exceed 11 metres, 3 storeys)
- Minimal Change (must not exceed 9 metres, 2 storeys)
- Commercial frontage
- Residential frontage

Figure 6: Nicholson Street/Holmes Street/Moreland Road, Coburg Neighbourhood Centre

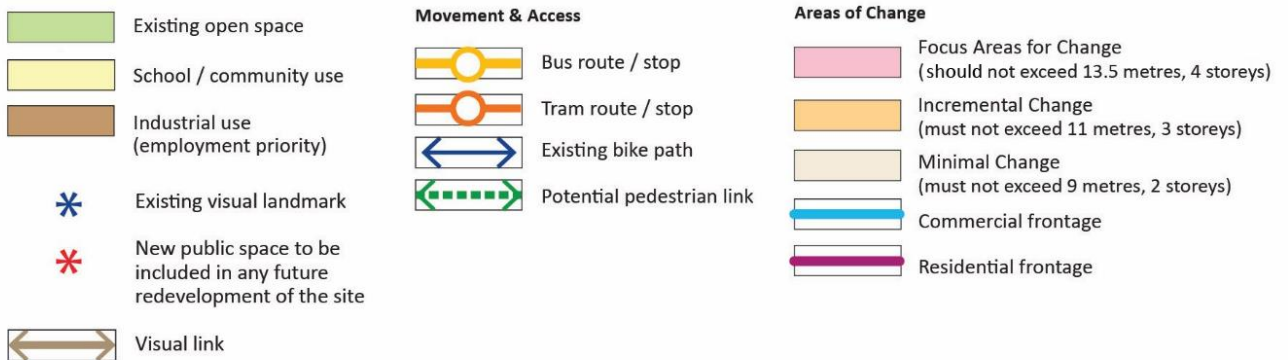
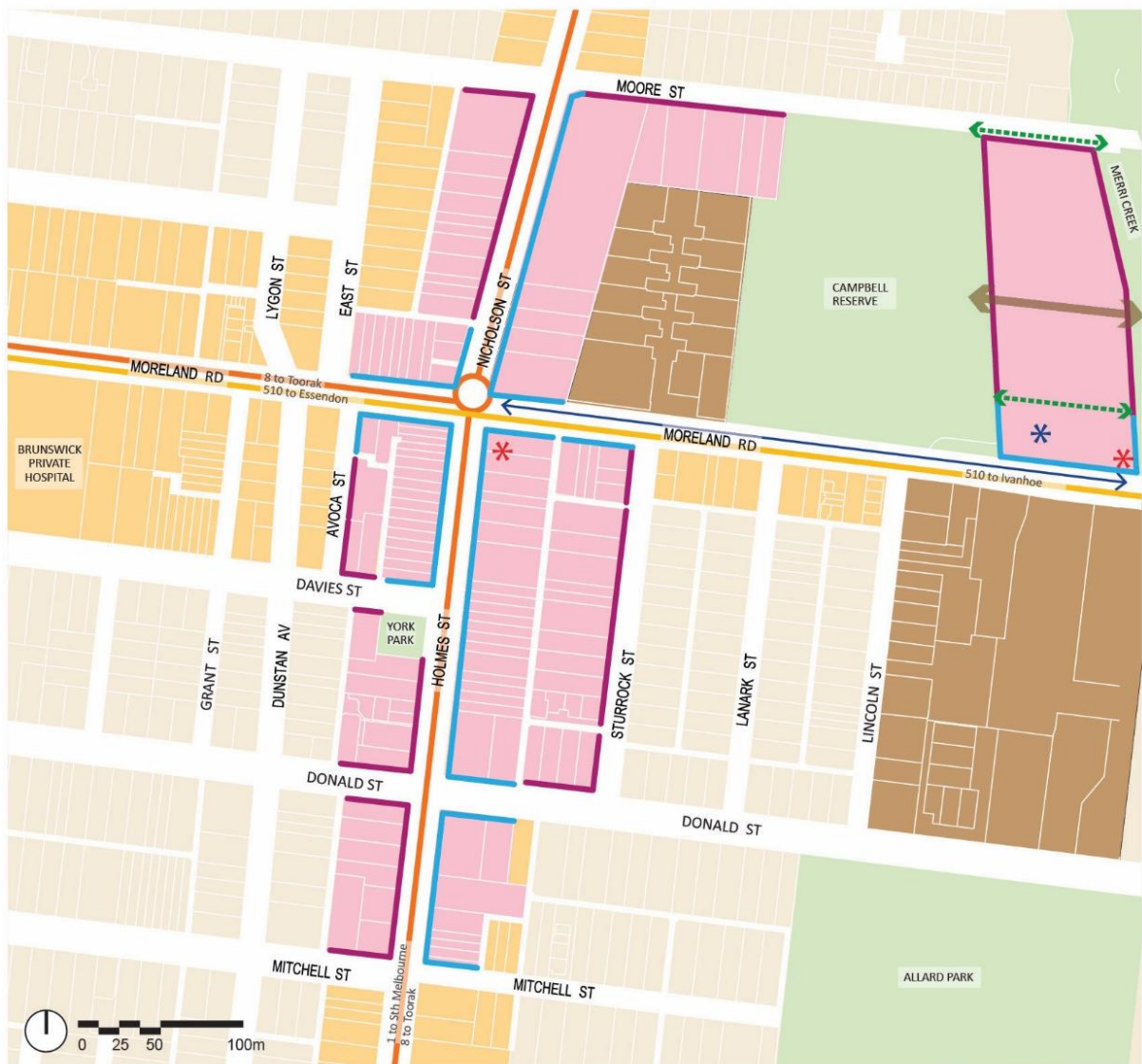


Figure 7: Bell Street/Melville Road, Pascoe Vale South Neighbourhood Centre

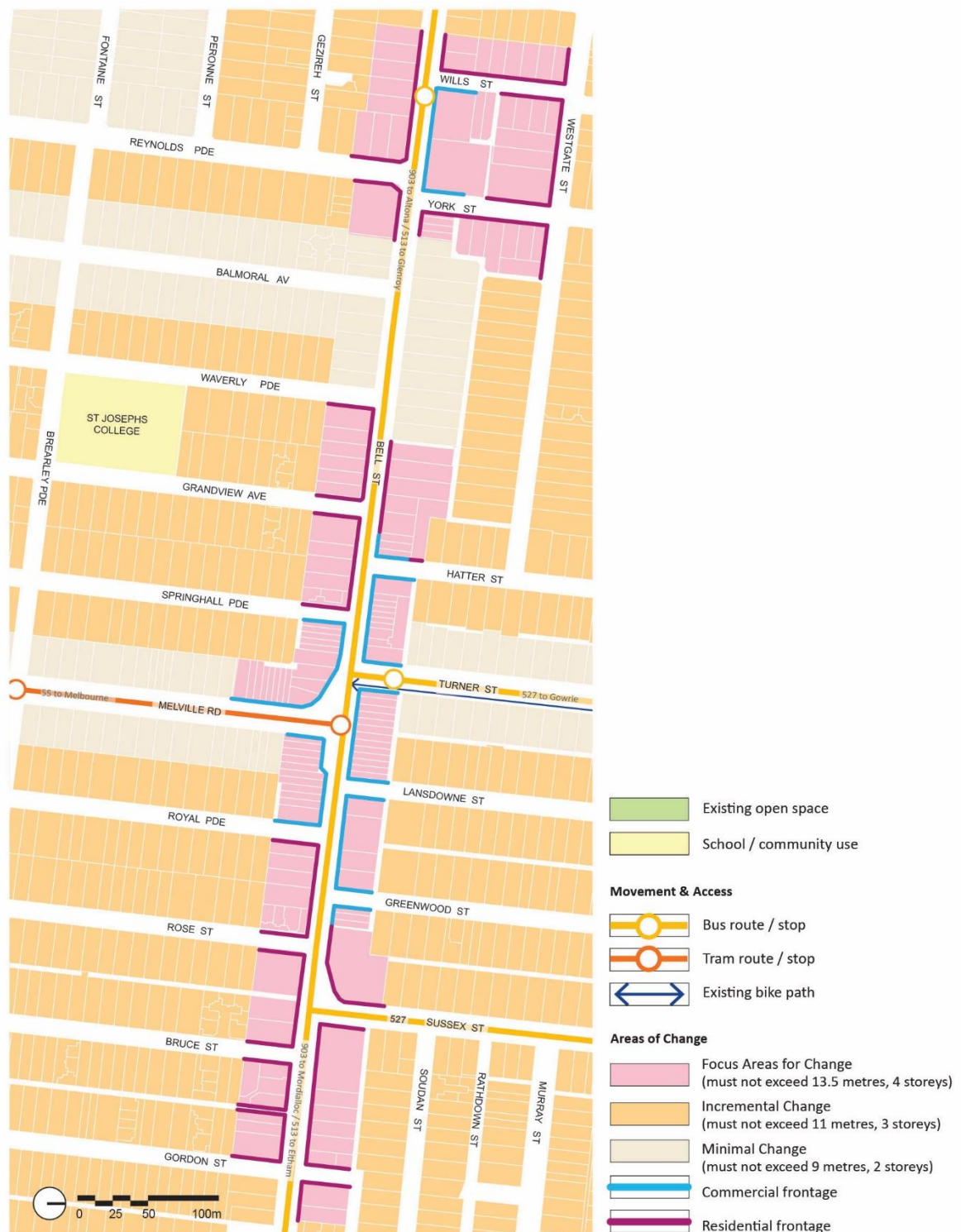


Figure 8: Gaffney Street/Pascoe Vale Station, Pascoe Vale Neighbourhood Centre



Figure 9: Gaffney Street/Sussex Street, Coburg North Neighbourhood Centre

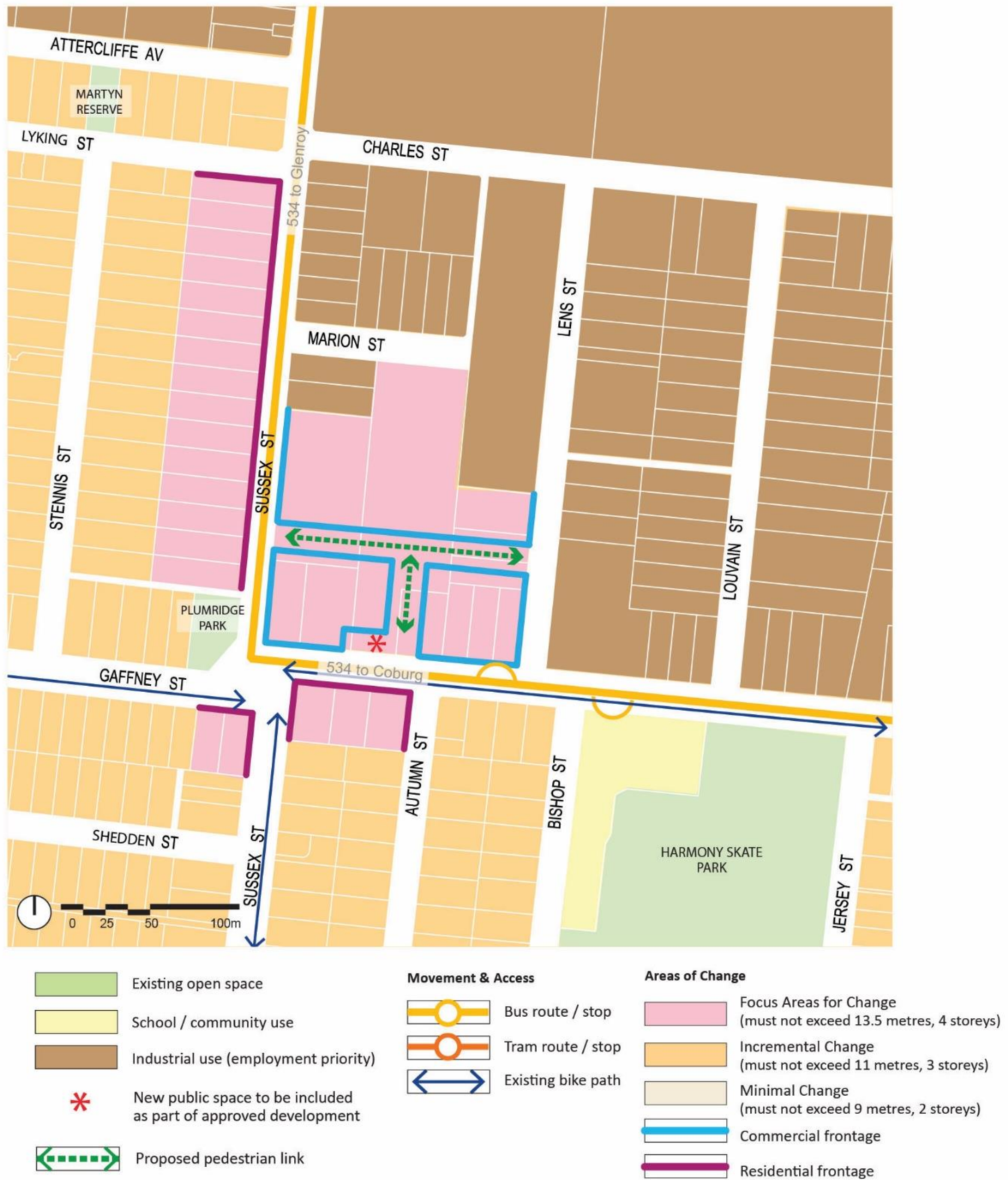
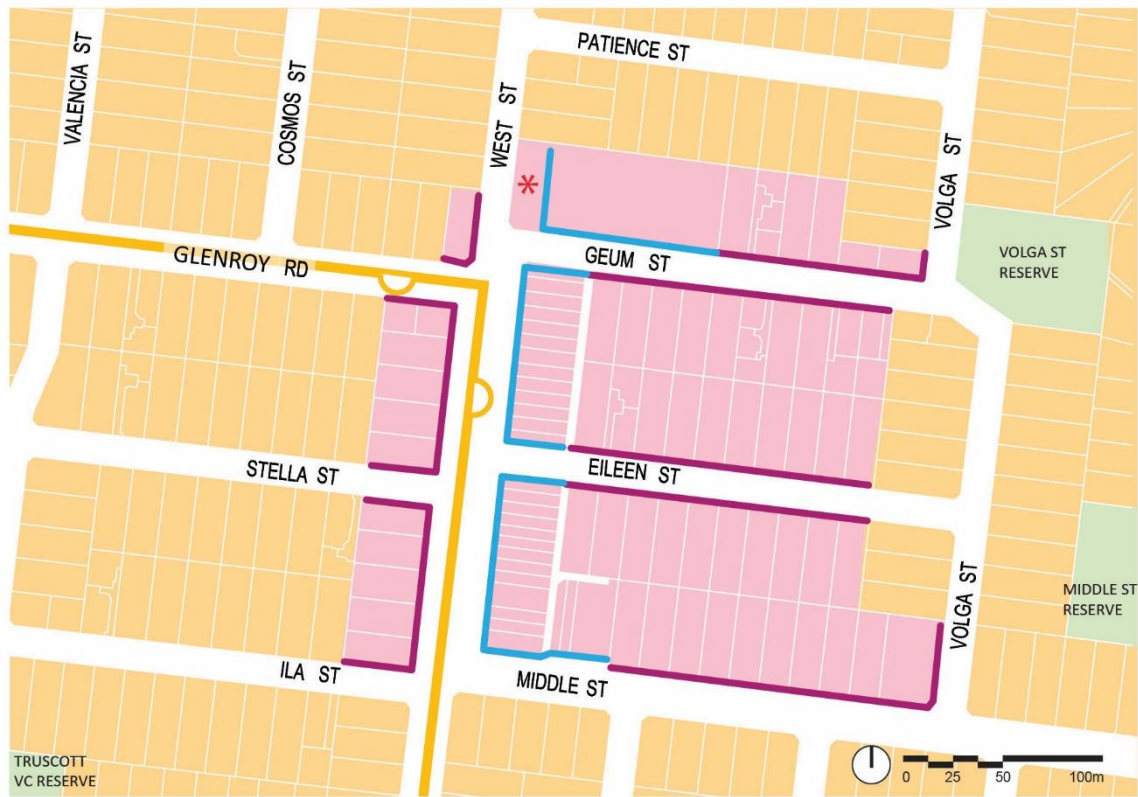


Figure 10: West Street, Hadfield Neighbourhood Centre



Existing open space

Movement & Access

-  Bus route / stop
-  Tram route / stop

Areas of Change


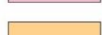

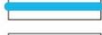
-  Focus Areas for Change
(must not exceed 13.5 metres, 4 storeys)
-  Incremental Change
(must not exceed 11 metres, 3 storeys)
-  Commercial frontage
-  Residential frontage

Figure 11: Bonwick Street, Fawkner Neighbourhood Centre

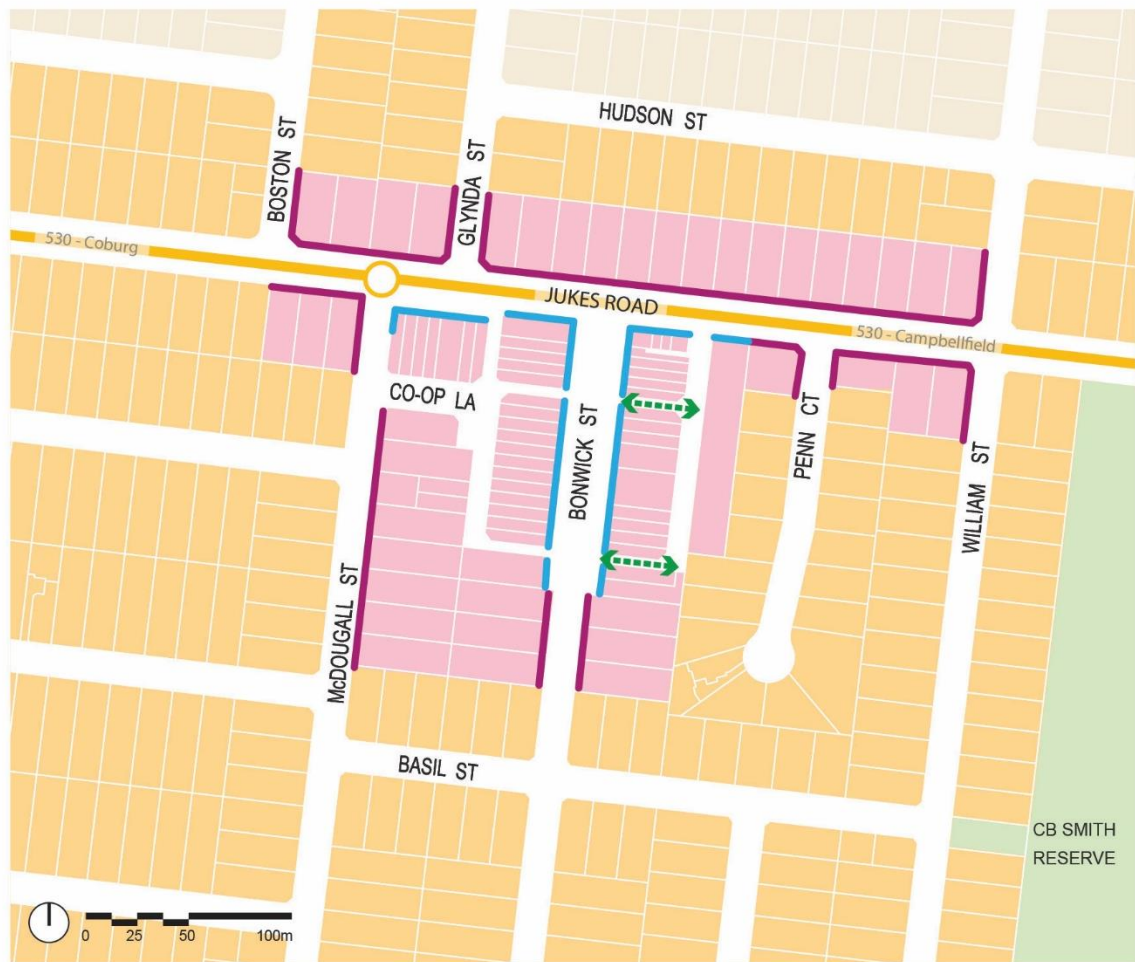


Figure 12: Snell Grove, Oak Park Neighbourhood Centre

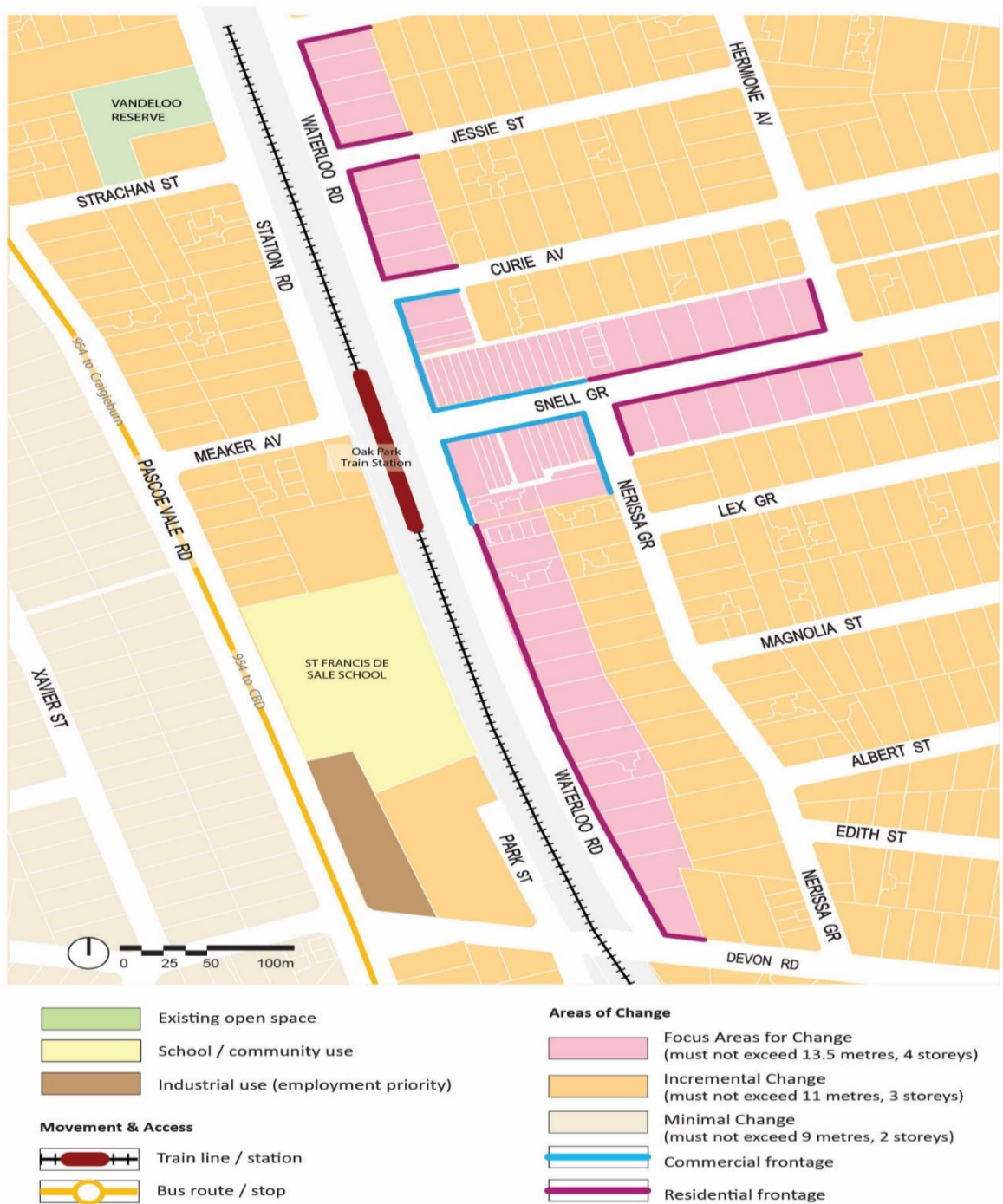
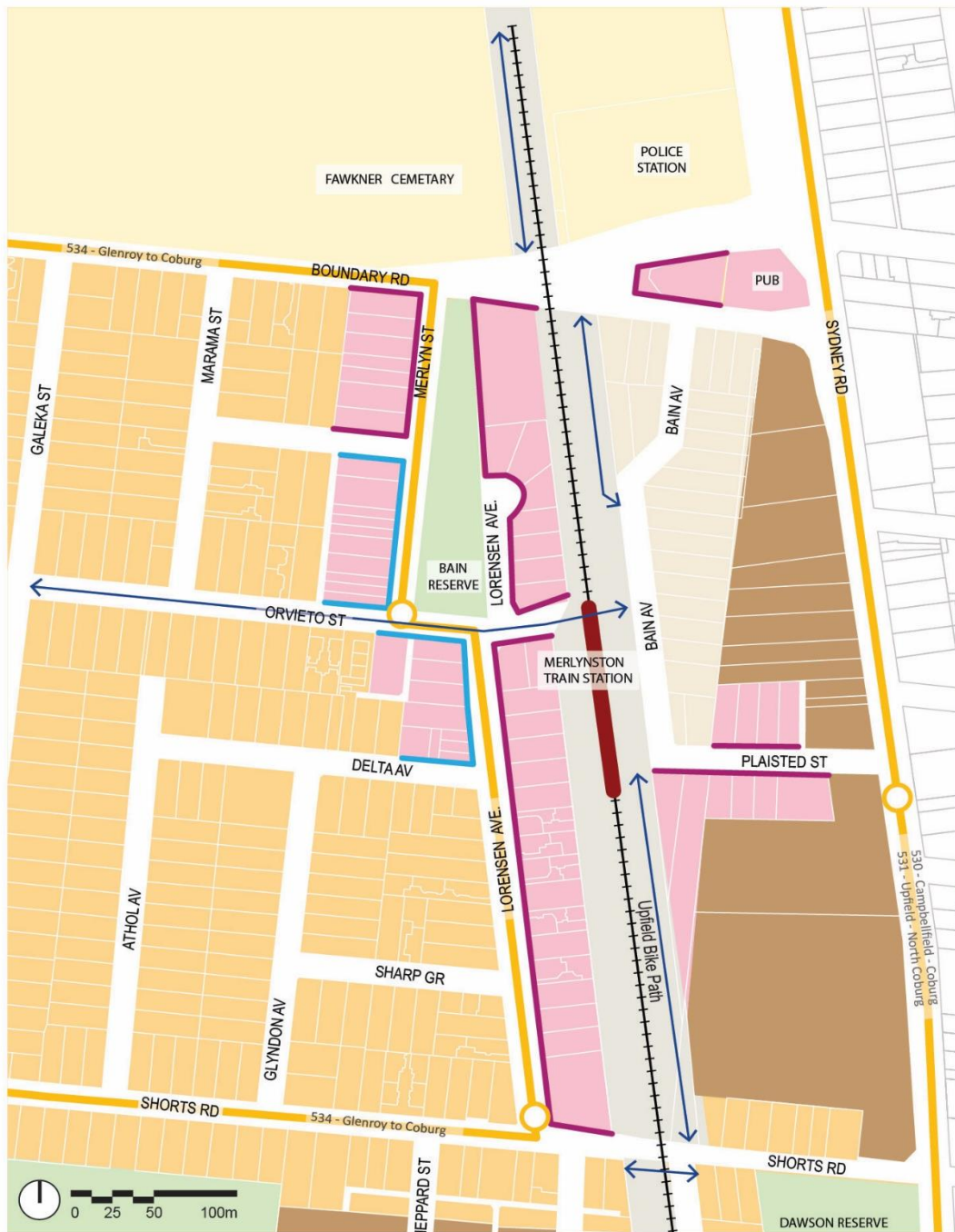
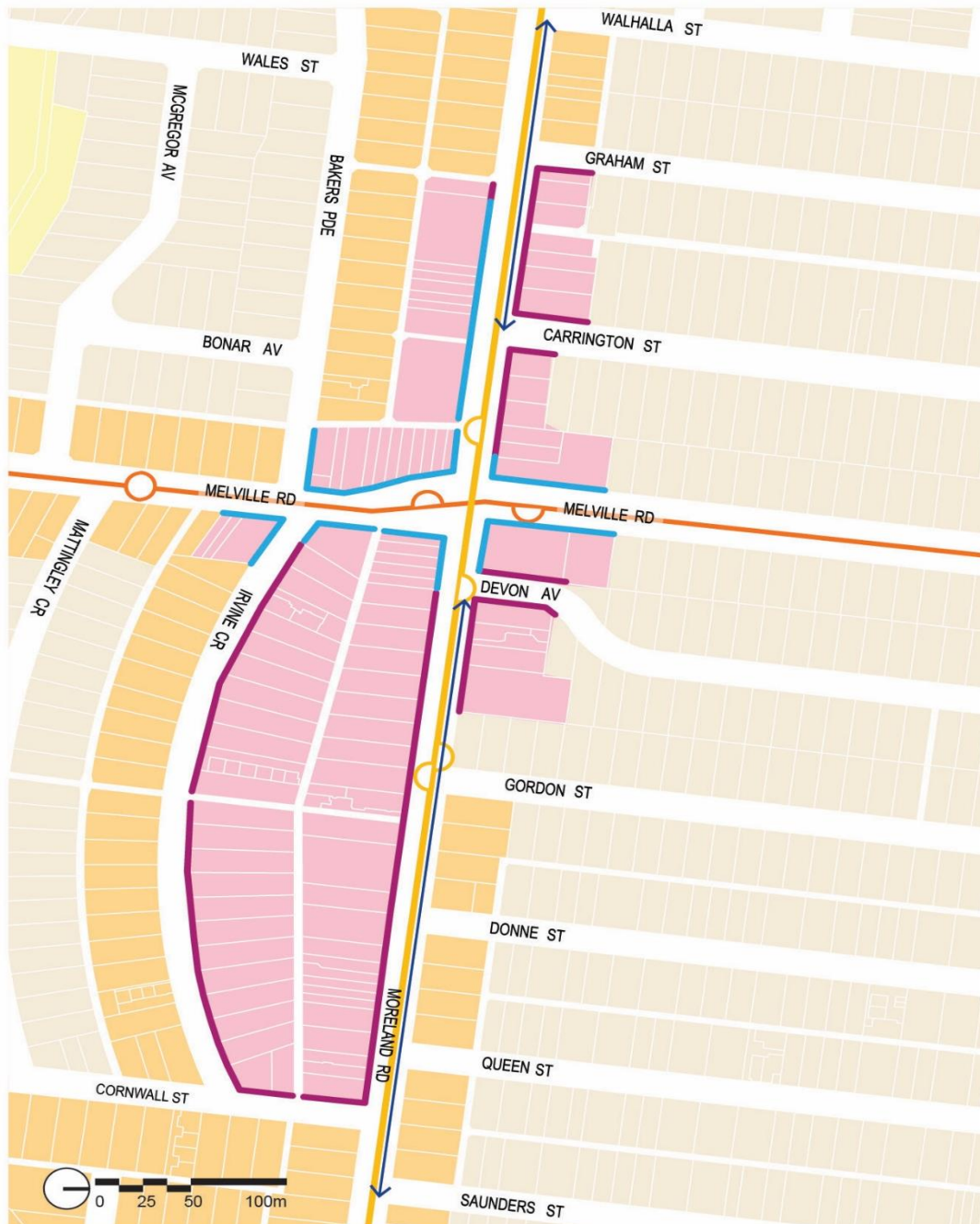


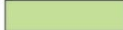
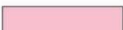
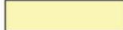








Figure 13: Merlynston Station, Merlynston Neighbourhood Centre



- | | | |
|---|---|--|
|  | Existing open space | Areas of Change |
|  | School / community use |  Focus Areas for Change
(must not exceed 13.5 metres, 4 storeys) |
|  | Industrial use
(employment priority) |  Incremental Change
(must not exceed 11 metres, 3 storeys) |
| Movement & Access | |  Minimal Change
(must not exceed 9 metres, 2 storeys) |
|  | Train line / station |  Commercial frontage |
|  | Bus route / stop |  Residential frontage |
|  | Existing bike path | |

Figure 14: Moreland Road/Melville Road, Brunswick West Neighbourhood Centre



- | | | | |
|---|------------------------|---|--|
|  | Existing open space |  | Areas of Change |
|  | School / community use |  | Focus Areas for Change
(must not exceed 13.5 metres, 4 storeys) |
| Movement & Access | |  | Incremental Change
(must not exceed 11 metres, 3 storeys) |
|  | Bus route / stop |  | Minimal Change
(must not exceed 9 metres, 2 storeys) |
|  | Tram route / stop |  | Commercial frontage |
|  | Existing bike path |  | Residential frontage |

31/07/2018
VC148C189

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0

Incorporated documents

31/07/2018
VC148C189

Name of document	Introduced by:
13-17 Duggan Street, Brunswick West Incorporated Plan – June 2003	C25
21-35 Hope Street, Brunswick Incorporated Plan – September 2003	C36
Brunswick Terminal Station Incorporated Document, 2012	C140
Camp Road, Campbellfield Level Crossing Removal Project Incorporated Document, April 2017	GC63
City of Moreland Residential Development at 42 St Phillip Street, Brunswick East 23 May 2003	C44
Geotechnical Declaration and Certification Form, Moreland City Council, November 2012	C83
King Khalid Islamic College Primary School Campus Incorporated Plan - May 2004	C41
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Moreland Tree Planting Manual for Residential Zones, December 2014 2019	C153 89
Pentridge Coburg Design Guidelines and Masterplan, February 2014	C154
Pentridge Village Design Guidelines and Masterplan, August 2009	C125
Moreland Development Contribution Plan, January 2015	C133
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68