



Moreland City Council  
90 Bell Street  
Coburg Victoria 3058  
Telephone 61 3 9240 1111  
Facsimile 61 3 9240 1212  
info@moreland.vic.gov.au  
www.moreland.vic.gov.au

# **Part C - Submission by the Planning Authority Moreland City Council**

Planning Scheme Amendment C201more  
Sheppard/Norris Industrial Land Rezoning

**15 August 2022**

## 1. Introduction

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1. This Part C submission is Council's right of reply to issues and points of clarification that have been raised by the Planning Panel.

## 2. MILS Adoption and Relation to Hosken Reserve

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2. The *Moreland Integrated Transport Strategy 2015 – 2030 (MILS)* was adopted by Council in July 2016. Amendment C158 to the Moreland Planning Scheme (**PS**) introduced MILS into the PS. This Amendment was gazetted on 6 April 2017.
3. The Hosken Reserve Masterplan refresh commenced in December 2020. This went through an extensive engagement process in 2021. As mentioned in Council's Part B submission, part of this refresh included the preparation of the *Hosken Reserve Master Plan Background Report* which specifically references the MILS as a primary influence on the Reserve and acknowledges that the industrial land bordering the Reserve is due to transition to residential uses.

## 3. Consultation of the Amendment

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4. As set out in Council's Part A submission, the Amendment has been exhibited in accordance with the requirements of the *Planning and Environment Act 1987*.
5. Councils' resolution from 8 June 2022 also set out that late submissions to the Amendment would be referred directly to Planning Panels for consideration.

## 4. Notification Changes to the Incorporated Plan Overlay

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6. To address Councillor concerns regarding removal of third-party appeal rights, Council resolved at its meeting on 8 June 2022 to amend Schedule 5 to the Incorporated Plan Overlay (**IPO5**). This change seeks to require the views of adjoining owners and occupiers (outside of the precinct) before a decision is made about a planning permit application on land in the precinct proposed to be rezoned to the General Residential Zone.
7. As set out in Section 5.1 of Council's Part B submission, a decision guideline is proposed to be inserted in Clause 4 of IPO5 as follows:

*Seek the views of adjoining owners and occupiers (outside of the precinct) before a decision is made about a planning permit application to use or develop land in that part of the precinct zoned General Residential Zone.*

## 5. Changes as suggested by Urban Collective

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8. Mr Smyth in his evidence proposed alternative drafting to the access requirements for precinct 5. Specifically, that the Incorporated Plan be amended to state that there are no precinct-specific controls for the land within the Plan as shown below:

### Precinct 5

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Precinct 5 shares its northern boundary with land within the General Residential Zone Schedule 1 (GRZ1). It is located within the GRZ1. There are no precinct-specific controls for this land within the Plan.

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### Access

~~Development should facilitate safe access from Norris Street to the east of the precinct to enable future connection to the Upfield Shared Path for pedestrians and cyclists through:~~

- ~~• The provision of a public alternative transport link from Norris Street to the south-eastern corner of the Precinct. This may be located either partially or wholly within the right of way which forms part of the precinct;~~
  - ~~• Maintenance of sightlines for users of the alternative transport link, including the use of low or visually permeable fencing adjacent to this interface;~~
  - ~~• The provision of adequate space for landscaping along the alternative transport link to improve the amenity of the area.~~
9. This change is **not supported** by Council. Removal of these requirements will limit any potential access that can be negotiated as part of any future development or redevelopment of the land at 2-4, 6 Norris Street, Coburg North.

## 6. Changes as suggested by Global South

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10. Mr McPherson in his evidence articulated that the note to clarify that setbacks apply across all levels is not required for Table 3.
11. This change is **supported** by Council.
12. The Panel Chair also suggested that in Table 4 – Setbacks to side and rear boundaries, an alternative reference to all levels in the column heading would be more effective from a drafting perspective.

13. This change is **supported** by Council as shown in the tracked change version of Table 4 below.

Table 4: Setbacks to side and rear boundaries

|   | Three storey building<br>(Setback applies across all levels) | Four storey building<br>(Setback applies across all levels) | Five storey building |              |
|---|--|---|----------------------|--------------|
|   |  |   | Lower four storeys   | Fifth Storey |
| Setback of <ul style="list-style-type: none"> <li>a wall containing a living room window, or</li> <li>a main balcony, or</li> <li>a bedroom.</li> </ul> | 4.5m   | 6m  | 6 m                  | 9m           |
| Setback of remainder of building  | 2m   | 3m  | 3 m                  | 4.5m         |

## 7. Conclusion

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14. This land has been identified for change as part of strategic work and in the Moreland Planning Scheme.
15. It has been demonstrated that the Hosken Reserve Masterplan Refresh process considered the future redevelopment of this land.
16. The amendment process to prepare and exhibit the amendment has been undertaken in accordance with the requirements of the *Planning and Environment Act 1987*.
17. The refinements as set out and discussed by the urban design and planning expert and Panel Chair will provide greater clarity in achieving Council's intended outcomes for the precinct.
18. The voluntary affordable housing provision is supported and uncontested by Council and the proponent.
19. It is respectfully submitted that the Panel recommend approval of Amendment C201more with changes as outlined in this Submission.
20. This concludes Council's Part C submission.

**END OF PART C SUBMISSION**

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