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SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

Shown on the planning scheme map as **ACZ1**.

COBURG ACTIVITY CENTRE.

1.0 Coburg Activity Centre Framework Plan

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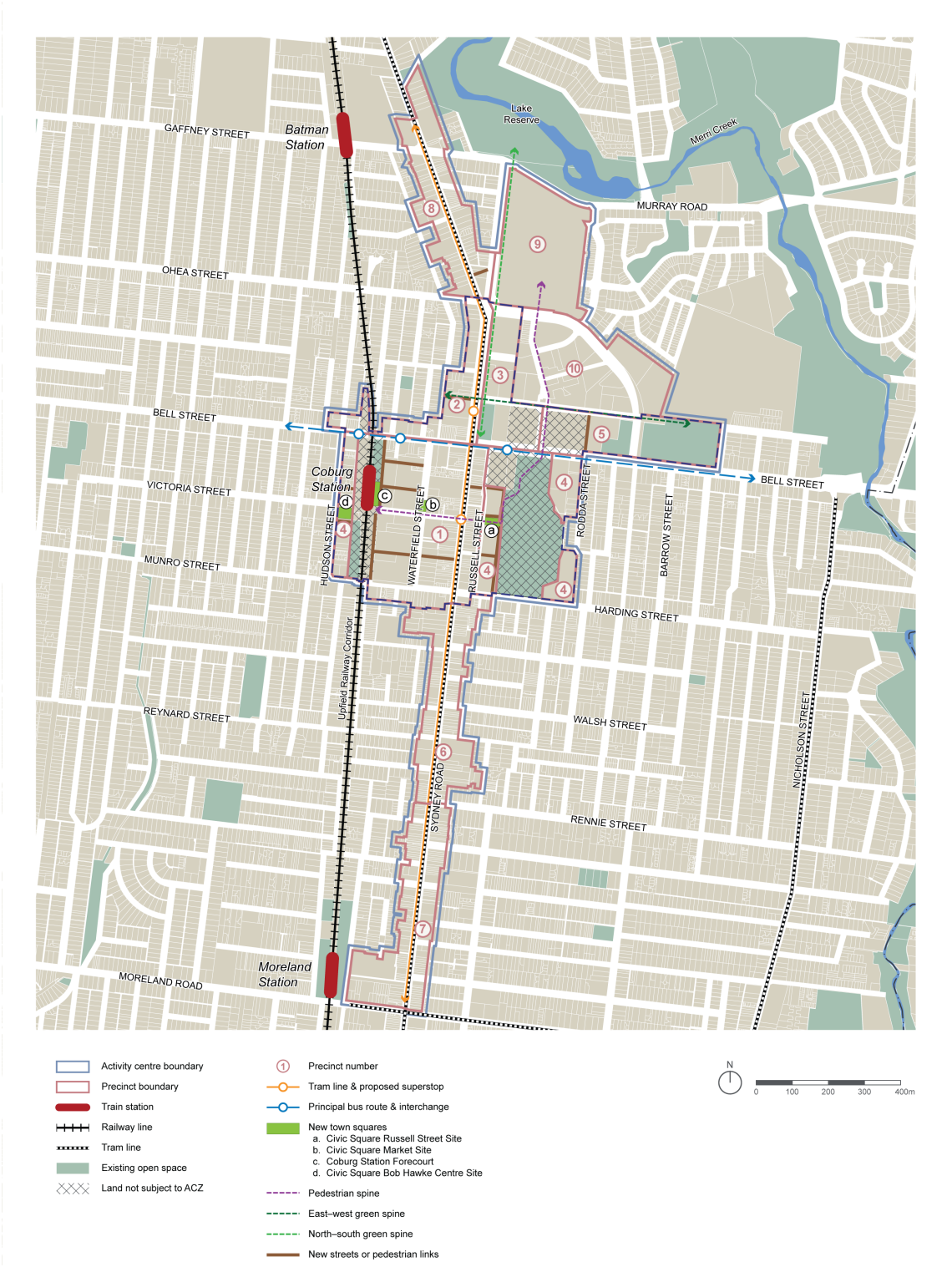
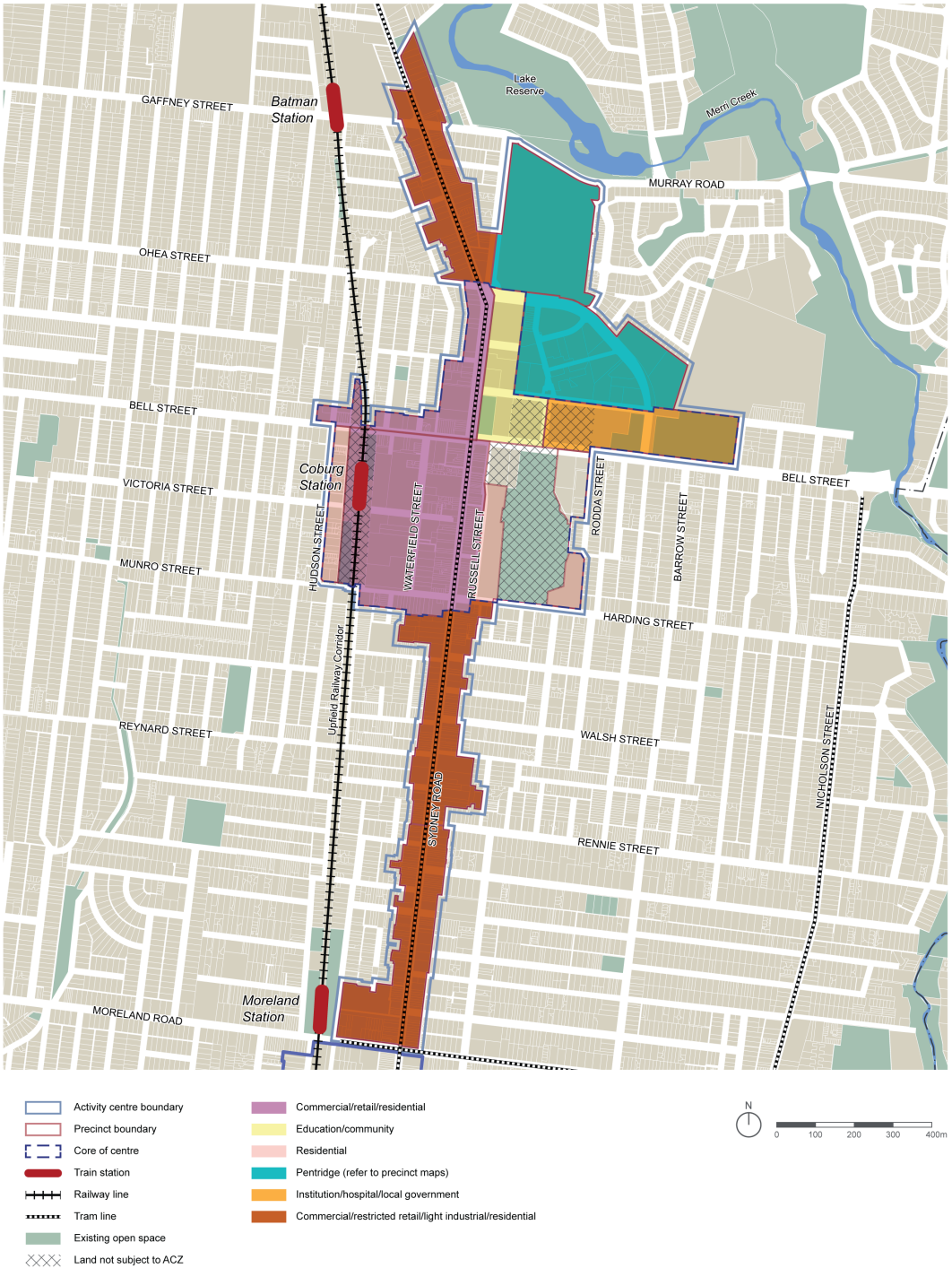
Coburg Activity Centre Framework Plan



Land Use Framework Plan



2.0 Land use and development objectives to be achieved

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- To develop the Coburg Principal Activity Centre into a vibrant and diverse pedestrian oriented high density mixed use centre.
- For the Activity Centre to function as the prime shopping, living, employment and activity precinct in Merri-bek.

- To encourage environmentally sustainable development outcomes in the design, construction and operation of the urban form, buildings and places.
- To develop Precincts 9 and 10 in accordance with the Pentridge Coburg Masterplan February 2014 and Pentridge Village Design Guidelines and Masterplan 2009.
- To encourage a range of housing choices, including high density housing.

Land Use

- To develop the core of the Activity Centre (Precincts 1, 2, 3, 4) as the focus for retail, office, civic and entertainment uses, with restricted retail and neighbourhood scale retail uses outside the core.
- To reinforce Precinct 5: Civic and Community as a local government and institutional hub providing complementary services to the Activity Centre.
- To develop Precincts 9: Pentridge Coburg and Precinct 10: Pentridge Village as mixed-use and tourism-focused precincts that complement the core retail function of Precincts 1, 2, 3, 4, Coburg Station and Sydney Road.
- To encourage commercial and other employment generating uses in Precincts 6, 7, 8 which complement the core of the Activity Centre, with residential and office uses above ground floor provided the retail uses do not impact on the viability of employment generating uses in the core of the Activity Centre.
- To encourage and facilitate the provision of affordable housing choices for people in the lowest 40% of income groups.
- To redevelop land, including existing open lot car park sites with integrated mixed use developments.

Environmentally Sustainable Development

- To ensure all buildings are designed to meet best practice standards for Environmentally Sustainable Design (ESD).
- To ensure the efficient use of energy and to reduce total greenhouse gas emissions, through passive design, renewable and low embodied energy materials, efficient services and energy generation, in that order of priority.
- To ensure the efficient use of water and to reduce potable water use by maximising the use and reuse of alternative water sources such as stormwater and grey water.
- To reduce impact of stormwater runoff and improve the quality of stormwater runoff.
- To maximise the adaptability of buildings for a range of uses.

For the purposes of this schedule, ESD best practice is:

'A combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build.'

Public Realm

- To improve existing publicly accessible spaces and create new vibrant public spaces with active edges throughout the Activity Centre.
- To encourage artwork as part of new development to contribute to creating a distinctive sense of identity, where appropriate.
- To ensure signage is coordinated and designed with regard to the character of buildings and public spaces and does not create visual clutter.

Circulation, Transport and Parking

- To provide a range of transport options to access and travel around the Activity Centre.
- To prioritise emergency vehicles, pedestrians, cyclists, public transport, delivery vehicles and private vehicles, in that order.
- To better integrate Bridges Reserve and City Oval with the core of the Activity Centre through improved pedestrian pathways and unhindered access.
- To improve connections within the Activity centre and to surrounding parklands through the creation of:
  - a pedestrian spine to the Pentridge redevelopment via Bridges Reserve;
  - a north-south green link to Coburg Lake Reserve;
  - an east-west green link to McDonald Reserve and Merri Creek Regional Linear Park.
- To manage and improve circulation throughout the Activity Centre and to adjoining parkland by creating new streets and public links.
- To ensure a connected and well signed network of laneways, streets and public spaces, that are publicly accessible at all times.
- To provide adequate bicycle parking and end of trip facilities.
- To facilitate the flexible use of car parking spaces, particularly after normal business hours and on weekends.

Open Space and Landscaping

- To increase and improve landscaping throughout the Activity Centre.
- To create tree lined streets and boulevards with high quality and appropriate long-term planting.
- To utilise landscaping to improve stormwater quality, reduce the urban heat island effect and improve microclimatic conditions and contribute to biodiversity.
- To encourage innovative landscaping techniques as part of new development including vertical green walls, balcony planting and roof top gardens.
- To incorporate landscaping during early planning and design stages of development.

3.0 Table of uses

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Section 1 - Permit not required

Use	Condition
Accommodation (other than Camping and caravan park, Caretaker's house, Corrective institution, Small second dwelling, Dwelling and Host farm)	Must be located in Precinct 1, 2, 4, 9 or 10. In Precinct 1 and 2, any frontage at ground floor must not exceed 2m. In Precinct 9 or 10, must accord with the precinct objectives.
Art and craft centre	Must be located in Precinct 1, 9 or 10.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Child care centre	Any frontage at ground floor level must not exceed 2m and access must not be shared with a dwelling (other than a caretaker's house).
Cinema	Must be located in Precinct 1.

Use	Condition
Cinema based entertainment facility	Must be located in Precinct 1, 9 or 10.
Convenience restaurant	Must be located in Precinct 1, 9 or 10. In Precinct 1 must not include 'drive through' facility
Department store	Must be located in Precinct 1.
Display home centre	Must be located in Precinct 9 or 10.
Dry cleaner	Must be located in Precinct 1, 2, 6, 7, 8, 9 or 10
Dwelling	Must be located in Precinct 1, 2, 4, 6, 7, 9 or 10. In Precinct 1, 2, 6 or 7, any frontage at ground floor must not exceed 2m.
Education centre	Must be located in Precinct 1, 2, 3, 5, 6, 7, 8, 9, 10. In Precinct 1 or 2, any frontage at ground floor must not exceed 2m. In Precinct 9 or 10, any frontage at ground floor must not exceed 10m, access must not be shared with a dwelling, must not be a primary or secondary school.
Electoral office	Must be located in Precinct 1, 2, 4, 6, 7, 8, 9 or 10.
Exhibition centre	
Food and drink premises (other than Convenience Restaurant, Hotel and Bar)	Must be located in Precinct 1, 2, 6, 7, 8, 9 or 10.
Function centre	Must be located in Precinct 1, 2, 3, 9 or 10. In Precinct 1 or 2, any frontage at ground floor must not exceed 2m.
Hall	Must be located in Precinct 1, 2, 3, 9 or 10. In Precinct 1 or 2, any frontage at ground floor must not exceed 2m.
Home based business	Must be located in Precinct 1, 2, 3, 4, 6, 7, 8, 9, 10.
Hospital	Must be located in Precinct 5 or 10.
Library	Must be located in Precinct 1, 9 or 10.
Market	Must be located in Precinct 9 or 10.
Minor sports and recreation facility (other than Outdoor recreation facility and Restricted recreation facility)	In Precinct 1 or 2, any frontage at ground floor must not exceed 2m.
Office (other than Electoral Office)	Must be located in Precinct 1, 2, 5, 6, 7, 8, 9 or 10.
Outdoor recreation facility	Must be located in Precinct 9 or 10.

Use	Condition
Place of assembly (other than Amusement parlour, Drive-in theatre and Nightclub)	Must be located in Precinct 9 or 10.
Place of worship	Must be located in Precinct 1, 3, 4, 9 or 10. In Precinct 1, 3 and 4, the gross floor area of all buildings must not exceed 250sqm.
Postal agency	Must be located in Precinct 1, 2, 6, 7, 8, 9 or 10.
Research and development centre	Must be located in Precinct 6, 7, 8, 9 or 10.
Restricted recreation facility	Must be located in Precinct 1, 2, 6, 7, 8, 9 or 10. In Precinct 1 or 2, any frontage at ground floor must not exceed 2m.
Restricted retail premises	Must be located in Precinct 2, 6, 7 or 8. Must be located in buildings 10-14 in Precinct 10
Shop (other than Adult sex product shop, Department store, Restricted retail premises and Supermarket)	Must be located in Precinct 1, 2, 4, 6, 7, 8, 9 or 10.
Supermarket	Must be located in Precinct 1, 2, 9 or 10.
Tramway	
Veterinary centre	Must be located in Precinct 6, 7, 8, 9 or 10.
Warehouse (other than Fuel depot and Shipping container storage)	Must be located in Precinct 6, 7, 8, 9 or 10. Must not be purpose listed in table to Clause 53.10 Must be at least the following distances from land (not a road) in a residential zone, Commercial 1 Zone, Capital City Zone, Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre: threshold distance for purpose listed in table to Clause 53.10 30m for purpose not listed in table to Clause 53.10
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution and Host farm)	Must not be located in Precinct 3.
Adult sex product shop	Must be at least 200m (measured by the shortest route reasonably accessible on foot) from a residential zone, land used for a hospital, primary school or secondary

Use	Condition
	school, or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school
Bar	Must not be located in Precinct 3, 4 or 5.
Camping and caravan park	Must not be located in Precinct 1, 2, 3, 4, 5, 6, 7, 8
Convenience restaurant	Must not be located in Precinct 3 or 5.
Dwelling	Must not be located in Precinct 3
Electoral office	Must not be located in Precinct 3.
Industry (other than Refuse disposal, Rural industry, Service industry and Transfer station)	Must not be located in Precinct 1, 2, 3, 4 or 5. Must not be a purpose listed in the table 53.10.
Nightclub	Must not be located in Precinct 3, 4 or 5.
Restricted retail premises	Must not be located in Precinct 3, 4 or 5.
Retail premises (other than Food and drink premises, Shop and Market)	Must not be located in Precinct 3, 4 or 5.
Service station	Must not be located in Precinct 3, 4 or 5.
Service industry (other than Dry cleaner and Car wash)	Must not be located in Precinct 1, 2, 3, 4 or 5.
Shop (other than Adult sex product shop, Department store and Restricted retail premises)	Must not be located in Precinct 3.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse (other than Fuel depot and Shipping container storage)	Must not be located in Precinct 3, 4 or 5. Must not be a purpose listed in the table at Clause 53.10.
Any use not listed in section 1 or 3	

Section 3 – Prohibited

Use
Corrective institution
Stone extraction
Fuel depot
Intensive animal husbandry
Major sports and recreation facility
Motor racing track
Saleyard
Shipping container storage
Transfer Station (other than Automated collection point)

4.0 Centre-wide provisions

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None specified.

4.1 Use of land

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A permit is not required to use land for the purpose of Local Government providing the use is carried out by, or on behalf of, the public land manager.

4.2 Subdivision

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Applications for subdivision that do not support the development objectives of this schedule are discouraged.

The consolidation of narrow lots to encourage better development outcomes is encouraged.

4.3 Buildings and works

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No permit is required to construct a building or carry out works for the following:

- Install an automatic teller machine.
- Alter an existing building facade provided that:
  - the alteration does not include the installation of an external roller shutter;
  - at least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- Construct or extend one dwelling on a lot of more than 300 square metres. This exemption does not apply to:
  - construction of a dwelling if there is at least one dwelling existing on the lot;
  - construct or extend a dwelling if there are two or more dwellings on the lot
  - construct or extend a dwelling if it is on common property;
  - construct or extend a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building, and the fence exceeds the maximum height specified in Clause 55.06-2.
- Construct or carry out works normal to a dwelling.
- Construct or extend an outbuilding (other than a garage or carport) on a lot provided the gross floor area of the outbuilding does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

4.4 Design and development

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The following design and development requirements apply to an application to construct a building or construct or carry out works:

Active Frontages

Locate all vehicle access, loading facilities and building service access in accordance with the Precinct Plans at Clause 5.0 in this schedule.

Environmentally Sustainable Development

Achieve best practice environmentally sustainable design to the satisfaction of the responsible authority. Table 2 of this schedule indicates best practice ESD performance benchmarks or the Responsible Authority may accept and equivalent.

In the case of alterations and additions, the performance standards in Table 2 apply only to that part of the building which has undergone the alteration and addition.

Table 2. Environmentally Sustainable Development requirements

Development type	ESD standard
• Residential development – less than 10 dwellings or alterations and additions creating 50sqm or more of additional gross floor area (excluding outbuildings) • Non – residential development less than 5000sqm	Council's Built Environment Sustainability Scorecard (BESS) tool or equivalent to the satisfaction of the responsible authority.
• Residential uses – 10 or more dwellings or alterations and additions of more than 100sqm.	Green Star 4 Start Best practice stormwater treatment
Non-residential uses • With gross floor area of more than 500sqm • Alterations and additions of more than 1000sqm	Green Star 4 Star Best practice stormwater treatment
Specific uses such as Supermarkets and hospitals, where Green Star custom tool exists.	Green Star 4 Star custom tool

Connect to or provide the ability for future connection to a third pipe stormwater catchment system to the satisfaction of the responsible authority, Yarra Valley Water and/or any other relevant service authority.

Streetscape Improvements

Include, as appropriate, the upgrading of adjacent footpaths and laneways, to the satisfaction of the responsible authority.

Where it is not specified in Clause 5.0 of this schedule or other strategies, provide new or improved footpaths a minimum of 2.5 metres wide and provided on both sides of new streets.

Circulation, transport and parking

Locate secure car parking in basements.

5.0 Precinct provisions

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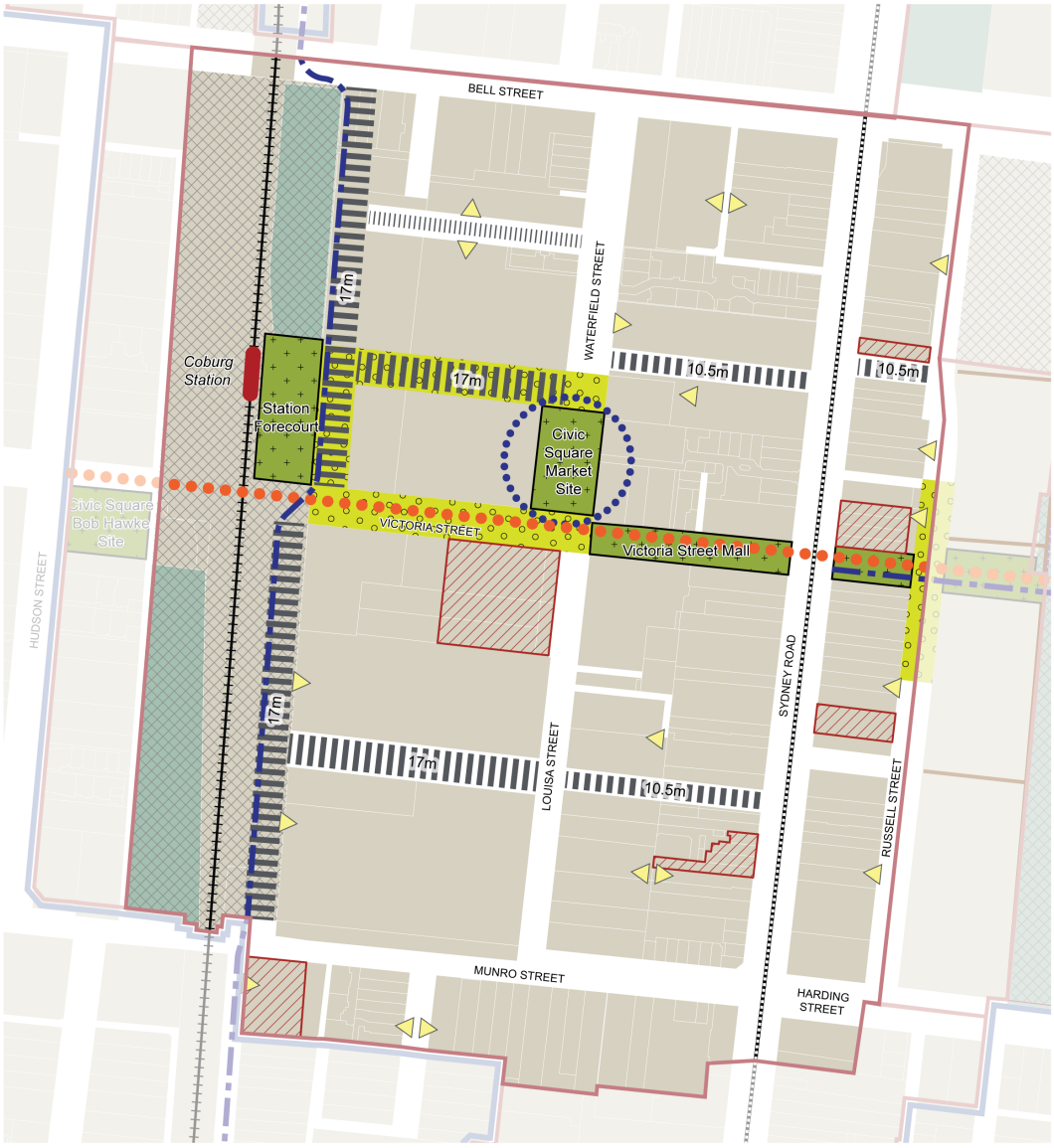
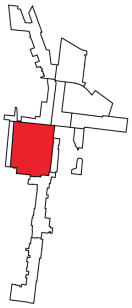
5.1 Precinct 1 – Coburg Station and Sydney Road

5.1-1 Precinct map



Precinct 1



- Activity centre boundary
- Precinct boundary
- Train station
- Railway line
- Tram line
- Existing open space
- Land not subject to ACZ
- Public space
- Shared space
- 17m New streets (indicative street width in metres)
- Through building links
- Pedestrian spine
- Off-road bike path
- Preferred vehicular access from specific street
- Site of heritage significance
- Indicative location for Civic Square Market Site, minimum area: 1,675m²

5.1-2 Precinct objectives

- To establish Precinct 1 as the primary location in the Activity Centre for office, retail and entertainment uses that support an 18 hour economy and provide for daily and weekly shopping needs.
- To encourage retail uses to locate at ground floor, with entertainment, office, community and residential uses above.
- To maintain existing retail anchors (e.g. supermarkets, Coburg Market) and encourage new anchors to locate within the precinct (e.g. discount department store, cinema).
- To enhance the presence of community facilities, including the redevelopment of the library as an information and learning hub.
- To establish the Civic Square Market Site as the main meeting and gathering place for the community.
- To acknowledge Coburg Station as a key gateway and an attractive entrance to the Activity Centre for train patrons.

5.1-3 Precinct requirements

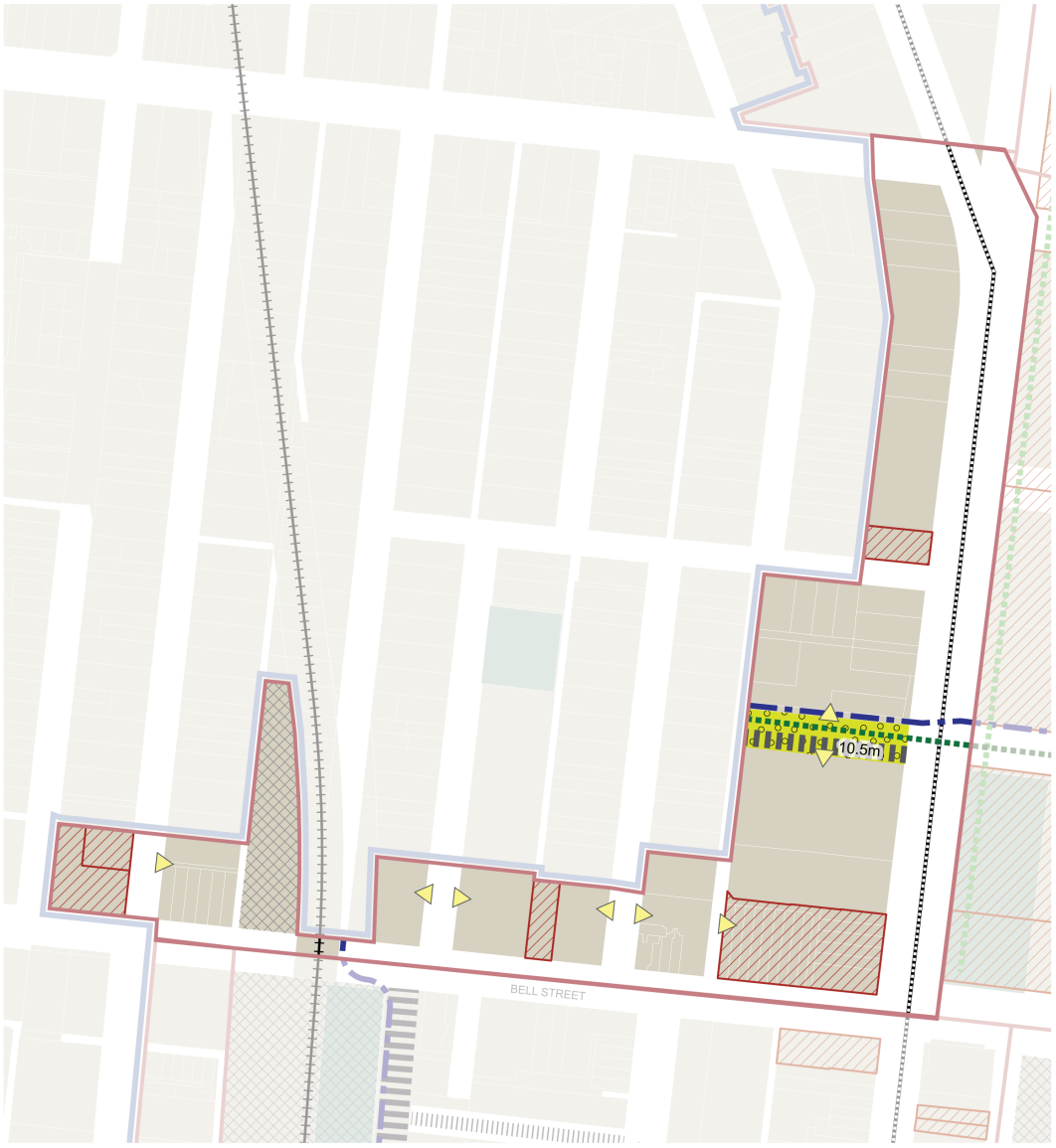
None specified.

5.1-4 Precinct guidelines

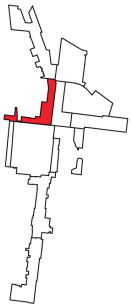
- To redevelop existing open lot car park sites with integrated mixed use developments and community gathering places.
- Locate retail and hospitality uses (e.g. cafes, restaurants, bars) adjacent to public squares.
- Establish the landscaped Station Forecourt as an important gateway and connection to the Activity Centre through the redevelopment of the Waterfield Street carpark and supermarket (Coles) adjacent to the Station.

5.2 Precinct 2 – Precinct Bell Street North

5.2-1 Precinct map



Precinct 2



- Activity centre boundary
- Precinct boundary
- Train station
- Railway line
- Tram line
- Existing open space
- Land not subject to ACZ
- Shared space
- 17m New streets (indicative street width in metres)
- Off-road bike path
- Preferred vehicular access from specific street
- Site of heritage significance

5.2-2 Precinct objectives

- To establish as the preferred location for retailing that is ‘destination’ or single purpose trip in nature, utilising the main road exposure of Bell Street and Sydney Road.

- To encourage a range of commercial uses that complement the adjacent Activity Centre core, including medical centres, business services, offices and restricted retail uses with residential at upper levels.
- To improve permeability and safety for pedestrians and cyclists at designated locations.
- To ensure development contributes to the improvement of the streetscape, pedestrian environment and safety of Ross Street.

5.2-3 Precinct requirements

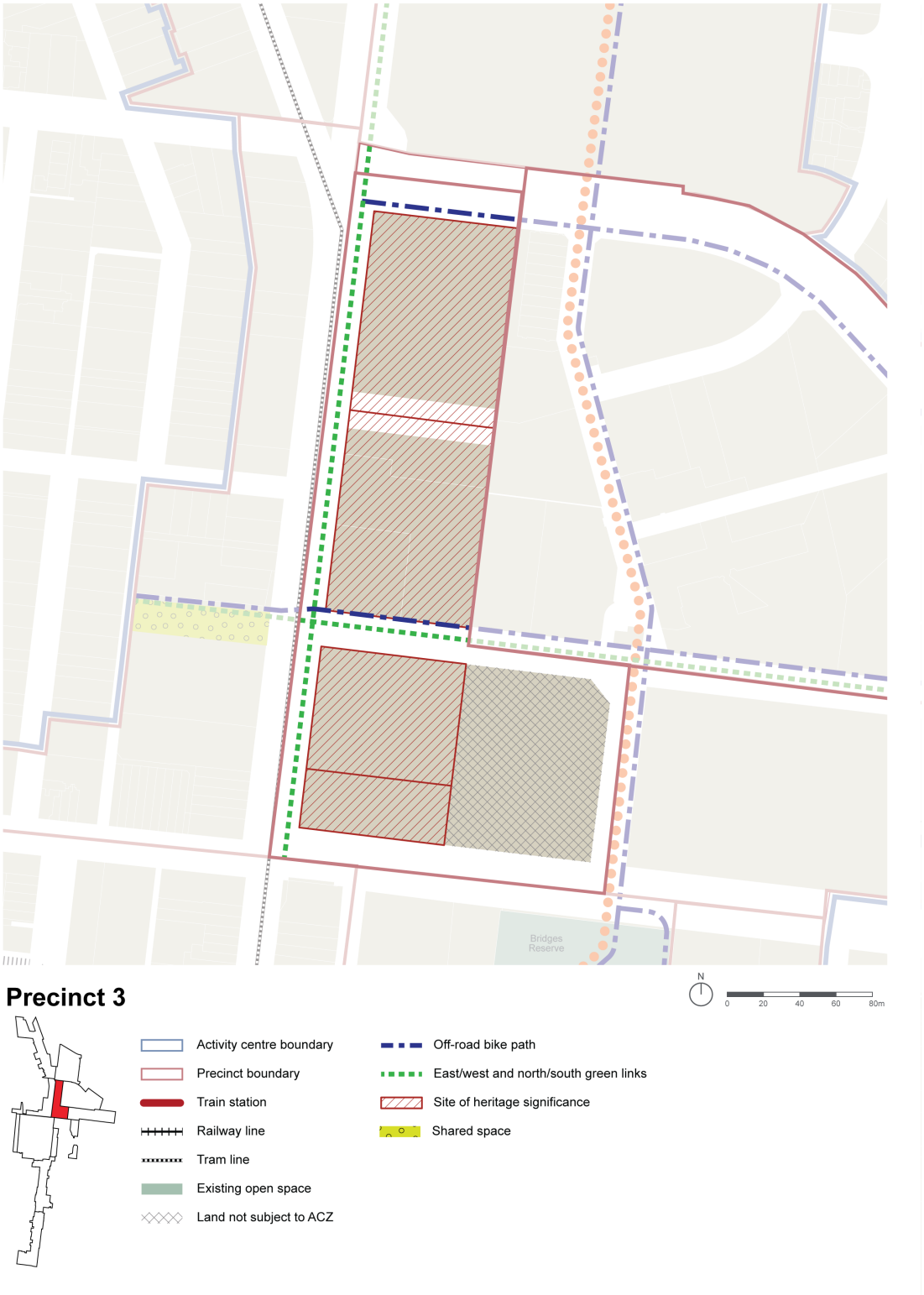
None specified.

5.2-4 Precinct guidelines

- Locate showroom and office uses at ground floor, with office and residential uses above.
- The design and siting of any development within the precinct should make provision for the following:
  - Vehicle access and pedestrian and bicycle permeability south of Wilson Street. Two way access from Sydney Road through to Ross Street is not required.

5.3 Precinct 3– Church, Community and Education.

5.3-1 Precinct map



5.3-2 Precinct objectives

- To encourage and maintain place of worship, civic, community and education uses.

5.3-3 Precinct requirements

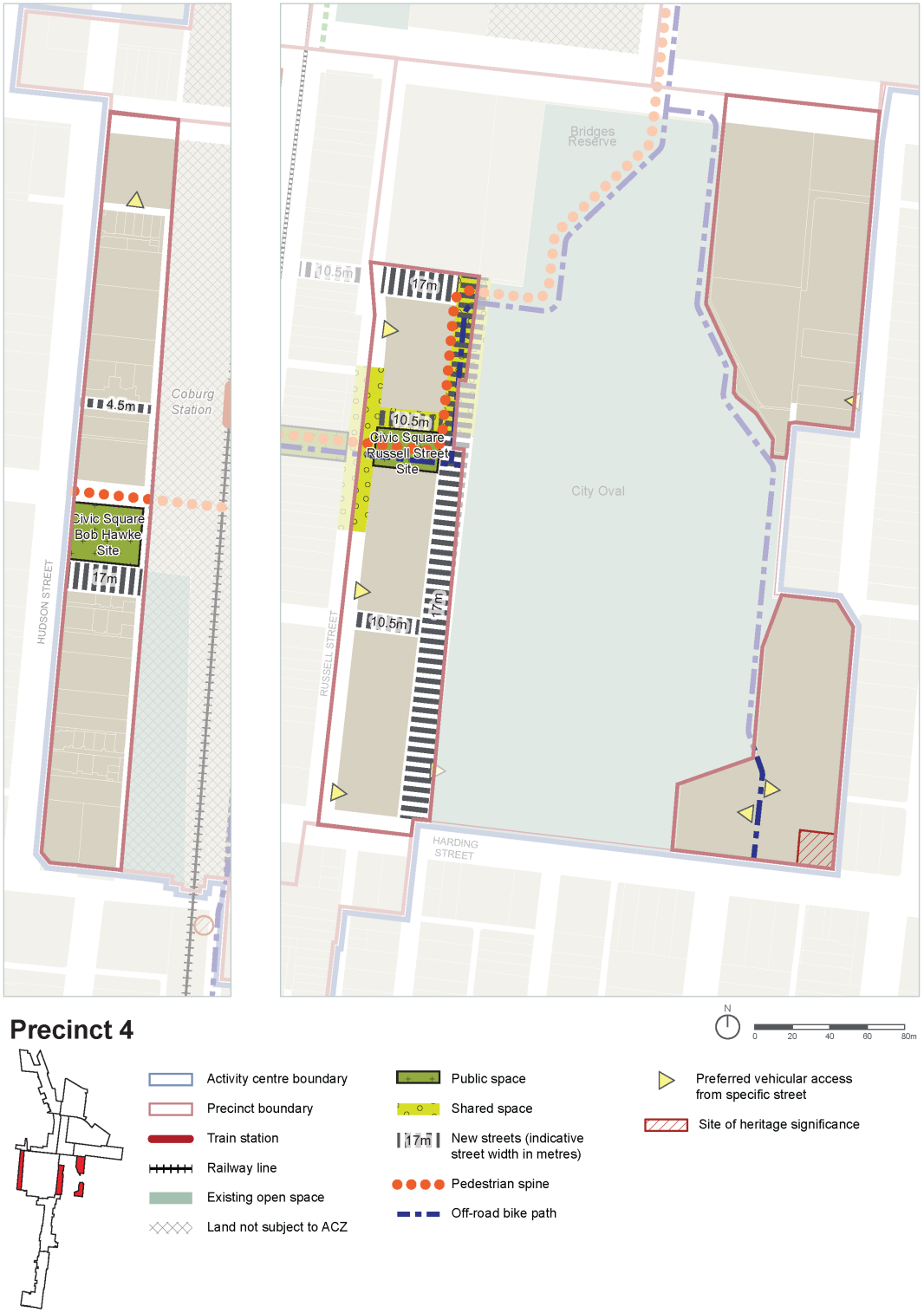
None Specified.

5.3-4 Precinct guidelines

- Uses should contribute to the community and education role of the precinct.

5.4 Precinct 4– Hudson Street, Russell Street and Environs.

5.4-1 Precinct map



5.4-2 Precinct objectives

- To encourage residential uses, to accommodate a diversity of households and Home based business activity.

- To allow retail and office uses that support residential activity.
- To redevelop existing open lot car park sites with integrated mixed use developments and a community gathering place.
- To create a new north-south street, with central median to the west of the City Oval.
- To encourage development close to the Leisure Centre to utilise opportunities for on-site low emission energy generation.

5.4-3 Precinct requirements

None specified.

5.4-4 Precinct guidelines

- Locate office and retail uses at ground floor that service the needs of residents.
- Locate food and drink premises adjacent to public squares.
- Establish the Civic Square Russell Street as a high grade public space extension of the Victoria Street Mall that provides a focal point for residents and workers on the eastern side of the Activity Centre.
- The new street adjacent to City Oval is to include a 4 metre central median.

5.5 Precinct 5 – Civic and Community

5.5-1 Precinct map



5.5-2 Precinct objectives

- To encourage the establishment of institutional uses including hospital or major medical facilities.

- To maintain the existing local government and community facilities with complementary uses.
- To develop the town hall complex and civic precinct as an intensively used community facility.
- To create a sense of arrival to the Activity Centre from the east.
- To allow for hospital or medical facility to develop across Urquhart Street, and into Precinct 10.

5.5-3 Precinct requirements

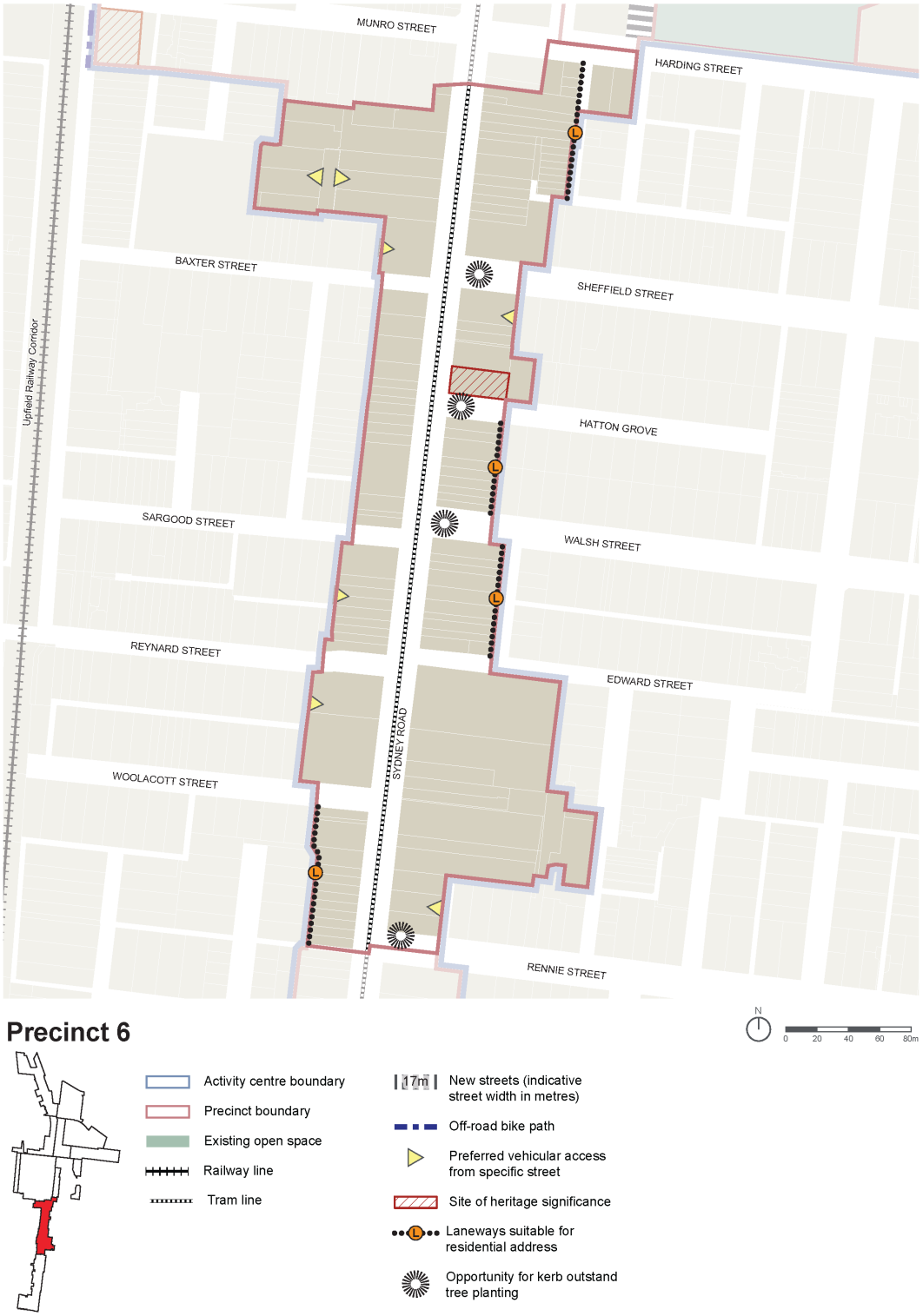
None specified.

5.5-4 Precinct guidelines

- Create a new north-south road connection between Urquhart Street and Bell Street as the extension of Rodda Street.
- Locate a contemporary landmark building on land bounded by Bell Street, Urquhart Street and Pentridge Boulevard.
- Development should contribute to public realm improvements along Bell Street, Urquhart Street and Pentridge Boulevard including, but not limited to, improved pedestrian paths, tree planting and street furniture.

5.6 Precinct 6 – Sydney Road Southern Commercial Gateway

5.6-1 Precinct map



5.6-2 Precinct objectives

- To encourage restricted retailing activity and other commercial activities, including light industrial uses which complement the core of the Activity Centre.

- To encourage office and residential uses above ground floor provided they do not impact on the viability of employment generating uses.

5.6-3 Precinct requirements

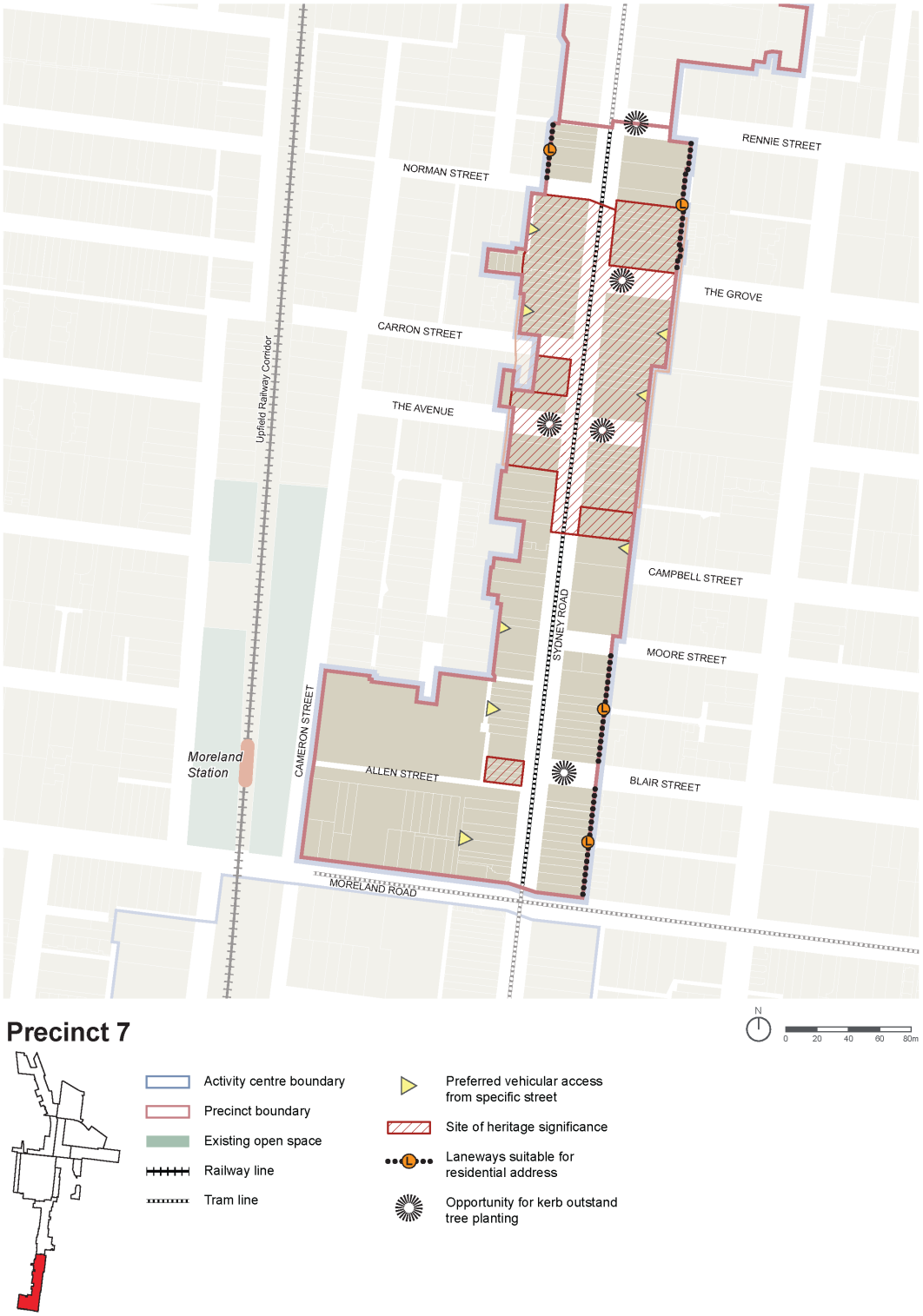
None specified.

5.6-4 Precinct guidelines

- Locate pedestrian active and/or pedestrian-generating uses at ground level, and offices, residential or other complementary uses above.

5.7 Precinct 7 – Sydney Road - Moreland Road

5.7-1 Precinct map



5.7-2 Precinct objectives

- To retain and expand the existing mix of light industrial and commercial uses to support and complement the core of the Activity Centre.

- To encourage restricted retailing activity and other commercial activities which complement the core of the Activity Centre.
- To provide shop and retailing uses that serve a local convenience role.
- To support residential uses in the precinct at upper levels, provided they do not impact on the viability of employment generating uses.

5.7-3 Precinct requirements

None specified.

5.7-4 Precinct guidelines

None specified.

5.8 Precinct 8 – Sydney Road Northern Commercial Gateway

5.8-1 Precinct map



5.8-2 Precinct objectives

- To strengthen the mixed-use nature of the precinct and encourage restricted retail premises, commercial or complementary light industrial uses and limited office and residential uses.

- To ensure that proposed residential uses do not impact on the viability of existing or encouraged employment uses.
- To encourage the creation of a new public circulation space at the intersection of Sydney Road and Champ Street, to link the pedestrian piazza entry and the enhanced tram stop at Sydney Road.

5.8-3 Precinct requirements

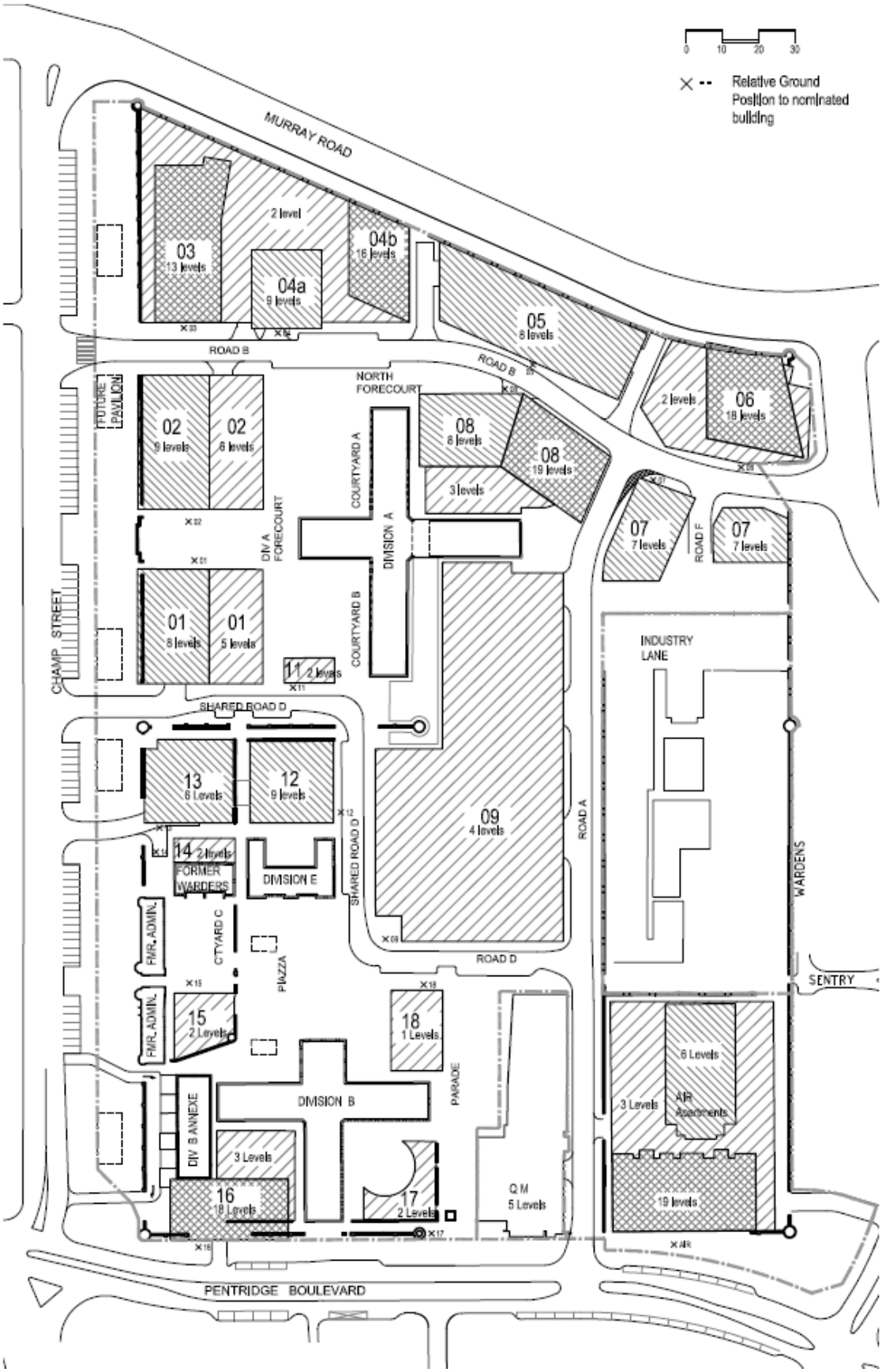
None specified.

5.8-4 Precinct guidelines

- Locate restricted retail, light industrial and employment generating uses at ground floor with offices or residential uses above.
- Residential uses must demonstrate that the use will not impact on the viability of existing or encouraged employment generating uses.
- The design and siting of any development within the precinct should make provision for a road between Sydney Road and Champ Street.

5.9 Precinct 9: Pentridge Coburg

5.9-1 Precinct map



5.9-2 Precinct objectives

- To promote a high density, residential and mixed use district, that encourages both day and evening activity, though the provision of convenience and leisure retail services, together with offices and service uses.
- To create a sustainable, vibrant and integrated mixed use precinct comprising residential, retail, tourist and other commercial activities, within a development composition that complements the heritage significance of the site.
- To promote the former prison parade ground as the public focus of the precinct, and for this space to be supplemented by a range of complementary public realm experiences.
- To provide for a series of key marker buildings within the built form composition that achieves a layered architectural composition when viewed from internally and externally.
- To ensure new building design references the datum of existing bluestone former prison buildings and the bluestone boundary walls.
- To protect and enhance the cultural heritage significance and assist the conservation and enhancement of heritage buildings in Pentridge.
- To encourage all retail space with abuttal to public squares and spaces to provide active frontages and visual engagement with those spaces.
- To ensure that development contributes to active street frontages to:
  - Foster the passive surveillance of adjacent public spaces, particularly at ground and first floor.
  - Provide visual interest and design articulation at ground and upper levels; – facilitate visual interaction between people on streets and users of the building at ground level.
- To ensure built form enhances and creates visual and physical links to new and existing adjoining streets, public transport and community facilities.
- To encourage development to respond to the character of significant heritage buildings in the Heritage Overlay.
- To retain and activate heritage buildings and to complement the retained existing fabric with contemporary architecture in a dense urban setting.
- To provide a pedestrian oriented environment with improved links and an attractive and safe system of streets, laneways and other public spaces.
- To maximise solar access to public spaces and key pedestrian links and spines, relative to the role and function of the space.
- To ensure a high quality internal amenity of buildings, with particular emphasis on daylight access and natural ventilation.
- To encourage the provision of adaptable and visitable housing designed in accordance with the requirements of AS4299.
- To protect the amenity of properties adjoining the ACZ that are in a residential zone, including from the impact of unacceptable overshadowing and overlooking.

5.9-3 Precinct requirements

- Buildings should enhance public spaces, provide high quality internal environments, limit off-site impacts and provide open space and landscaping (both communal and private).

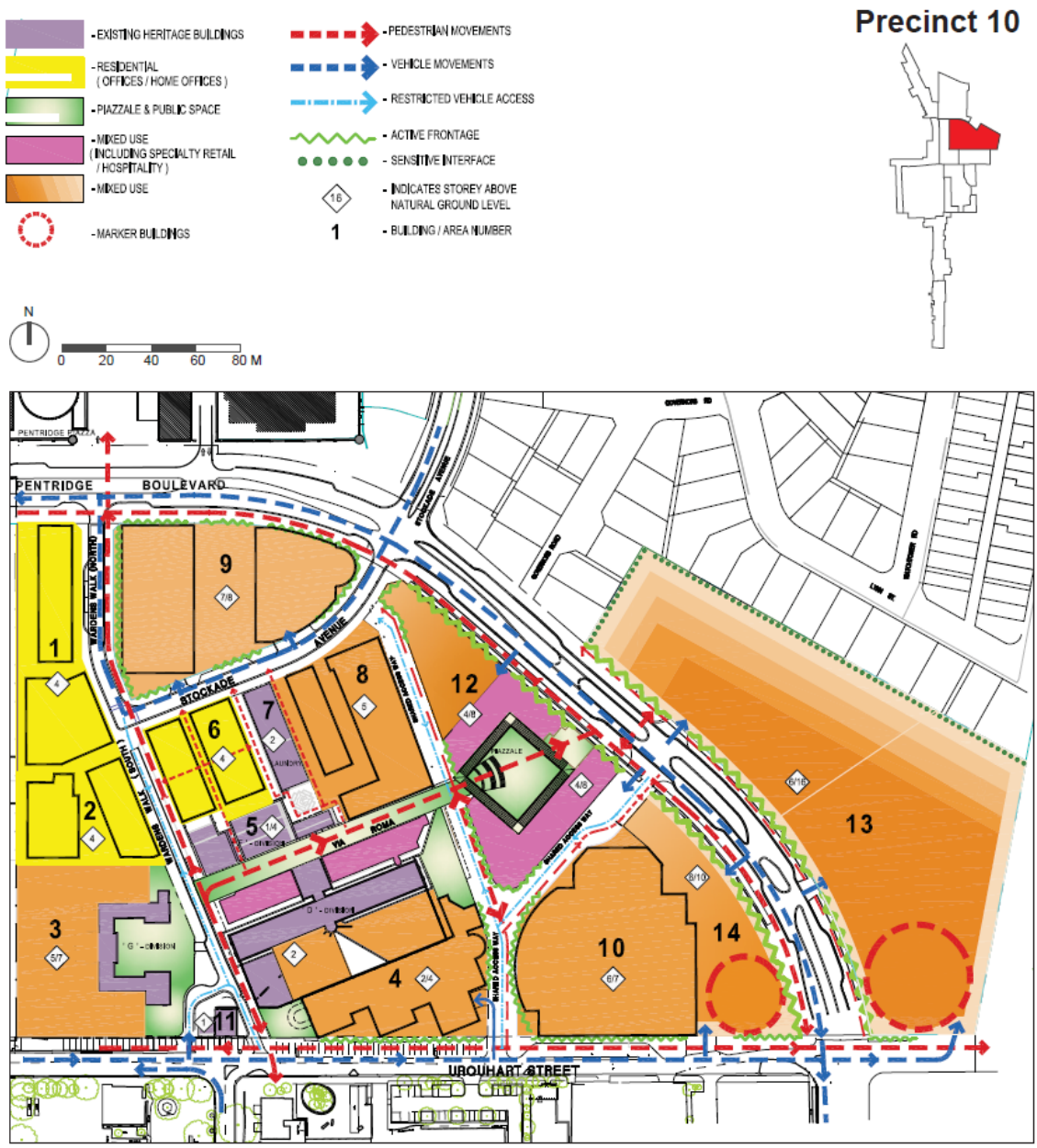
- Avoid tiered ‘wedding cake’ built form outcomes by limiting multiple upper level setbacks.
- Locate secure car parking in basements. If located at or above ground, car parking should be concealed from view through the use of occupied tenancies (‘sleeved’ with other uses) and integrated within the overall design of the building. In all instances, car parking should be located in buildings where they will not dominate street frontages or diminish opportunities for street activity.

5.9-4 Precinct guidelines

- Built form within or adjacent to the former prison parade ground should be of a scale and design that complements the public realm and ground plane activation.
- Establish a network of streets and laneways that produce an urban condition in terms of layout and building placement with active frontages where practical.
- Create a varied alignment of building heights along the north interface (Murray Road) in contrast to the consistent datum of the existing bluestone wall and allow views into the precinct.
- Establish a scale of development on the northwest interface (Champ Street) that does not overwhelm the character of existing development opposite.
- Retain and activate the historically significant bluestone former prison buildings.
- Ensure that building heights and placements do not compromise reasonable environmental conditions in key public places.
- Integrate the landscape architecture with the built form and public realm to enhance experiences throughout the site and define the character of the precinct.

5.10 Precinct 10– Pentridge Village

5.10-1 Precinct map



5.10-2 Precinct objectives

- To promote a precinct with residential, leisure and entertainment focus, community and health care facilities, and with ancillary retail facilities; utilising existing heritage buildings where and how appropriate; and in other locations providing for increased densities and larger format buildings, to accommodate restricted retail, entertainment, and commercial uses.
- To encourage all retail space with abuttal to public squares and spaces to provide active frontages and visual engagement with those spaces.
- To ensure that development contributes to active street frontages to:
  - Foster the passive surveillance of adjacent public spaces, particularly at ground and first floor.
  - Provide visual interest and design articulation at ground and upper levels.

  - Facilitate visual interaction between people on streets and users of the building at ground level.

- To ensure built form enhances and creates visual and physical links to new and existing adjoining streets, public transport and community facilities.
- To encourage development to respond to the character of significant heritage buildings in the Heritage Overlay.
- To retain and activate heritage buildings and to complement the retained existing fabric with contemporary architecture in a dense urban setting.
- To provide a pedestrian oriented environment with improved links and an attractive and safe system of streets, laneways and other public spaces.
- To maximise solar access to public spaces and key pedestrian links and spines, relative to the role and function of the space.
- To ensure a high quality internal amenity of buildings, with particular emphasis on daylight access and natural ventilation.
- To encourage the provision of adaptable and visitable housing designed in accordance with the requirements of AS4299.
- To protect the amenity of properties adjoining the ACZ that are in a residential zone, including from the impact of unacceptable overshadowing and overlooking.

5.10-3 Precinct requirements

- Buildings should enhance public spaces, provide high quality internal environments, limit off-site impacts and provide open space and landscaping (both communal and private).
- Avoid tiered ‘wedding cake’ built form outcomes by limiting multiple upper level setbacks.
- Locate secure car parking in basements. If located at or above ground, car parking should be concealed from view through the use of occupied tenancies (‘sleeved’ with other uses) and integrated within the overall design of the building. In all instances, car parking should be located in buildings where they will not dominate street frontages or diminish opportunities for street activity.

5.10-4 Precinct guidelines

- Establish Wardens Walk and Central Walk (Via Roma) as a key node of public space and reinforce its connection with the core of the Piazza as a specialty retail node.
- Future building form should align with street frontages that are clearly defined and articulated to create a pedestrian scale at street level.
- Develop tower buildings along Pentridge Boulevard and Urquhart Street that are well spaced and articulated on street walls to equitably distribute access to an outlook and sunlight.
- Taller built form should provide a clear transition to the lower built form of established residential areas to the north and west of Pentridge Boulevard.

- Strengthen the public realm by providing active frontages where possible, definable entries/sense of address and passive surveillance.
- Provide clearly defined shared access ways through the use of varied paving, street lighting, bollards and landscaping treatments.

6.0 Application requirements

31/03/2026
GC270

The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report outlining how the application meets all the relevant requirements of this schedule.
- A comprehensive Environmental Management Plan prepared by a suitably qualified person(s) demonstrating best practice in environmentally sustainable design and addressing the following:
  - building energy management (conservation and generation);
  - water sensitive urban design/integrated water management;
  - construction materials selection;
  - indoor environment quality;
  - waste management and reduction;
  - public realm design for access and mobility;
  - transport;
  - demolition and construction phase; and
  - innovation.

The Environmental Management Plan must:

- identify strategic or other documented sustainability targets or performance standards for the Precinct;
- document the means by which the appropriate targets or performance standards may be met;
- identify responsibilities and a schedule for implementation, and ongoing management, maintenance and monitoring where relevant; and
- demonstrate that the design element, technologies and operational practices included in the Environmental Management Plan can be maintained over time.

- Green Travel Plan.
- Traffic Report and Management Plan.
- Accessibility Report (where appropriate, accessibility features must be clearly shown in all associated plans and architectural drawings).
- Housing Affordability Report.
- Waste Management and Disposal Plan.
- An application for a permit on public land by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:
  - to the application for the permit being made;
  - to the application for permit being made and to the proposed use or development.
- For those properties affected by the Public Acquisition Overlay:

- details of how the building frontage behind any existing building has been designed to address and provide an active frontage to the street upon implementation of the Public Acquisition Overlay.

For an application for a permit on land in Precinct 9 or Precinct 10:

- Section diagrams of the proposed building(s).
- Wind Impact Assessment.
- Shadow diagrams, including shadows cast by proposed development with a valid planning permit for key public spaces and streets.
- For a development of four or more storeys:
  - A computer model of the proposal compatible with Council's 3D computer model of the Coburg Principal Activity Centre.
  - A three-dimensional representation of the proposed development within the streetscape in the context of adjacent development
  - Streetscape elevations articulating the existing streetscape, the proposed development and how the proposal sits within the elevation.
  - Information which shows the form of the proposal as oblique views from neighbouring streetscapes where any part of the proposal will be visible.

7.0 Notice and review

31/03/2026
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An application for use or an application to construct a building, subdivide land or construct or carry out works in Precincts 1 to 8 is exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the *Planning and Environment Act* 1987 (the Act) unless the proposal:

- Is within 30 metres (not a road) of a residential zone or land use for a hospital or an education centre.

An application for use or an application to construct a building, subdivide land or construct or carry out works for Precinct 9 and 10 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with the objectives in Clause 2.0 or requirements at Clause 5.0 of this Schedule and either the *Pentridge Coburg Masterplan* (February 2014) or the *Pentridge Village Design Guidelines and Masterplan* (August 2009), whichever is applicable, or if the proposal to subdivide land is for the subdivision of land into super-lots.

8.0 Decision guidelines

31/03/2026
GC270

The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme (insert decision guidelines based on the application class: to/for use of land, construct a building or construct or carry out works and/or subdivision) which must be considered, as appropriate, by the responsible authority:

General

- The contribution made to the creation of a social, cultural and environmentally sustainable community, including through the provision of affordable housing.
- The extent to which development connects to or makes provision for future connection to a third pipe stormwater catchment system, based on the requirements of the relevant authorities.

Access

- The likely demand for off street car parking given the proximity and availability of public transport, and any agreements to implement car parking demand reduction measures.

Precinct 9 or Precinct 10

- The extent to which development contributes to enhancing the public realm through improved pedestrian connections in and around the Activity Centre which assist in the retention of view lines, improve public safety and amenity, allow for penetration of sunlight and create landscaping opportunities.
- Whether development provides for an appropriate scale of development in order to accommodate the mix and intensity of uses envisaged for each precinct.
- Whether development creates a strong visual interest by providing building types based on innovative and contemporary architecture, engaging and safe public realm design and ecologically sustainable development outcomes.
- Whether development complements, where relevant, the form, scale, materials, colour and lighting of a heritage place on the same or adjoining site.

9.0 Signs

03/02/2023
C227more

Signs requirements are at Clause 52.05. All land located within Precinct 4, 9 and 10 is in Category 3, except for land used for the Coburg Bowls Club within precinct 4 which is in Category 2.

10.0 Other provisions of the scheme

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Proposed C233mbek

The bicycle rates specified in Table 3 supersede the Required Bicycle Facilities at Clause 52.34-5 as they apply for dwelling, office and shop uses within this schedule. All other provisions of 52.34 apply to use and development within this schedule.

Table 3. Bicycle Spaces

Use	Bicycle spaces
Dwelling	1 space per studio and 1 bedroom dwelling 2 spaces per 2+ bedroom dwelling (Studies or studios that are separate rooms must be counted as bedrooms.)
Office	1 employee space per 200 sqm gross floor area. 1 visitor space per 750 sqm over 1000 sqm.
Shop	1 employee space per 300 sqm gross floor area. 1 visitor space per 500 sqm over 1000 sqm.

11.0 Reference documents

03/02/2023
C227more

Coburg Activity Centre Structure Plan Reference Document, Moreland City Council, 2018

Incorporated documents

Pentridge Coburg Design Guidelines and Masterplan, February 2014

Pentridge Village Design Guidelines and Masterplan, August 2009