

08/09/2022
C195more

SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

Shown on the planning scheme map as ACZ1.

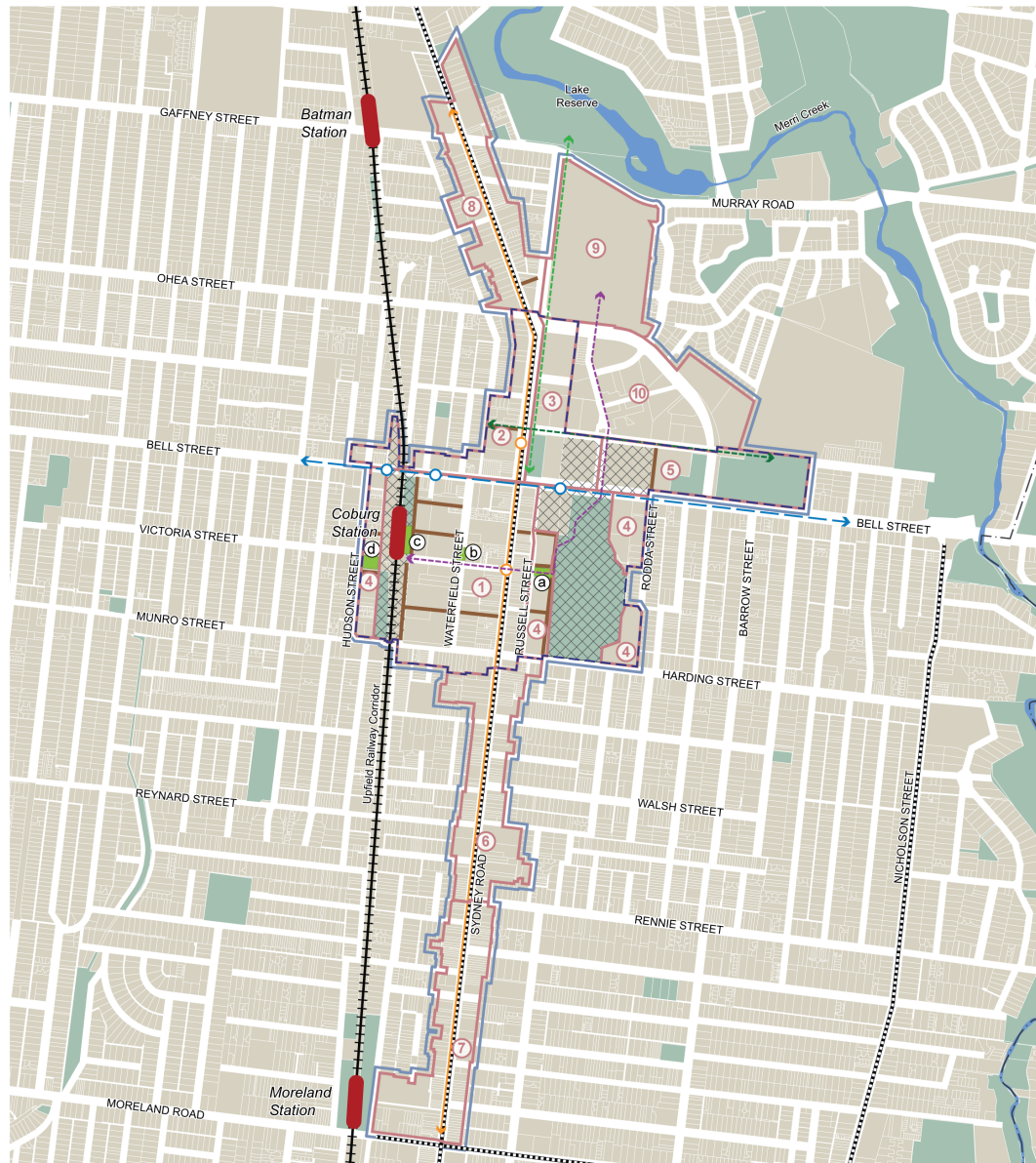
COBURG ACTIVITY CENTRE.

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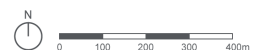
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GC270

Coburg Activity Centre Framework Plan

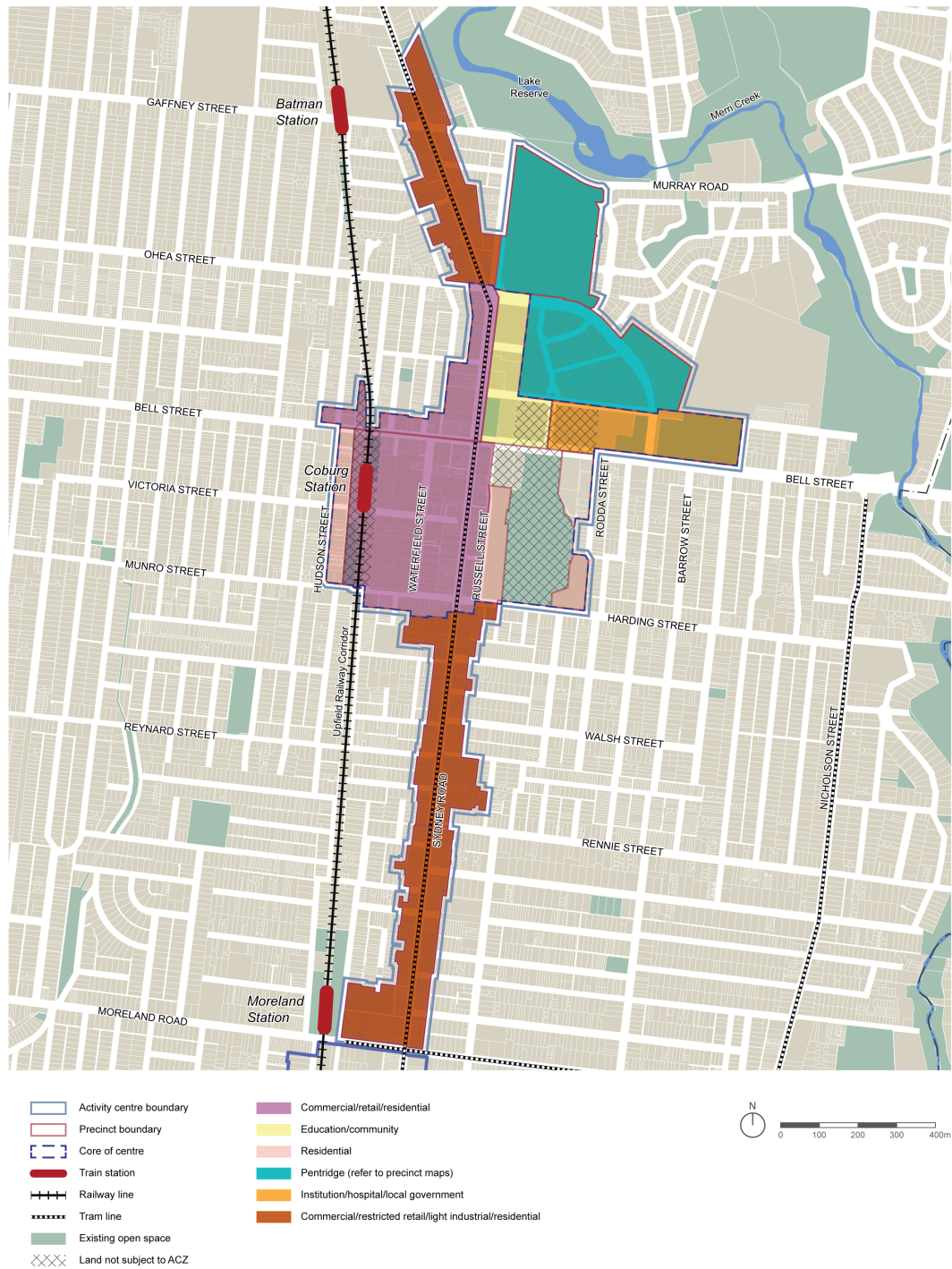
Coburg Activity Centre Framework Plan



- Activity centre boundary
- Precinct boundary
- Train station
- Railway line
- Tram line
- Existing open space
- Land not subject to ACZ
- 1 Precinct number
- Tram line & proposed superstop
- Principal bus route & interchange
- New town squares
 - a. Civic Square Russell Street Site
 - b. Civic Square Market Site
 - c. Coburg Station Forecourt
 - d. Civic Square Bob Hawke Centre Site
- Pedestrian spine
- East-west green spine
- North-south green spine
- New streets or pedestrian links



Land Use Framework Plan



4.031/03/2026
GC270**Centre-wide provisions**

None specified.

4.131/03/2026
GC270**Use of land**

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.

4.208/09/2022
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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.

4.308/09/2022
C195more**Buildings and works**

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.

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Proposed C233mbek**Design and development**

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 1. 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 Star 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.

6.031/03/2026
GC270**Application requirements**

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.

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Notice and review

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.

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Decision guidelines

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.

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Signs

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.

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Other provisions of the scheme

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.

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Reference documents

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