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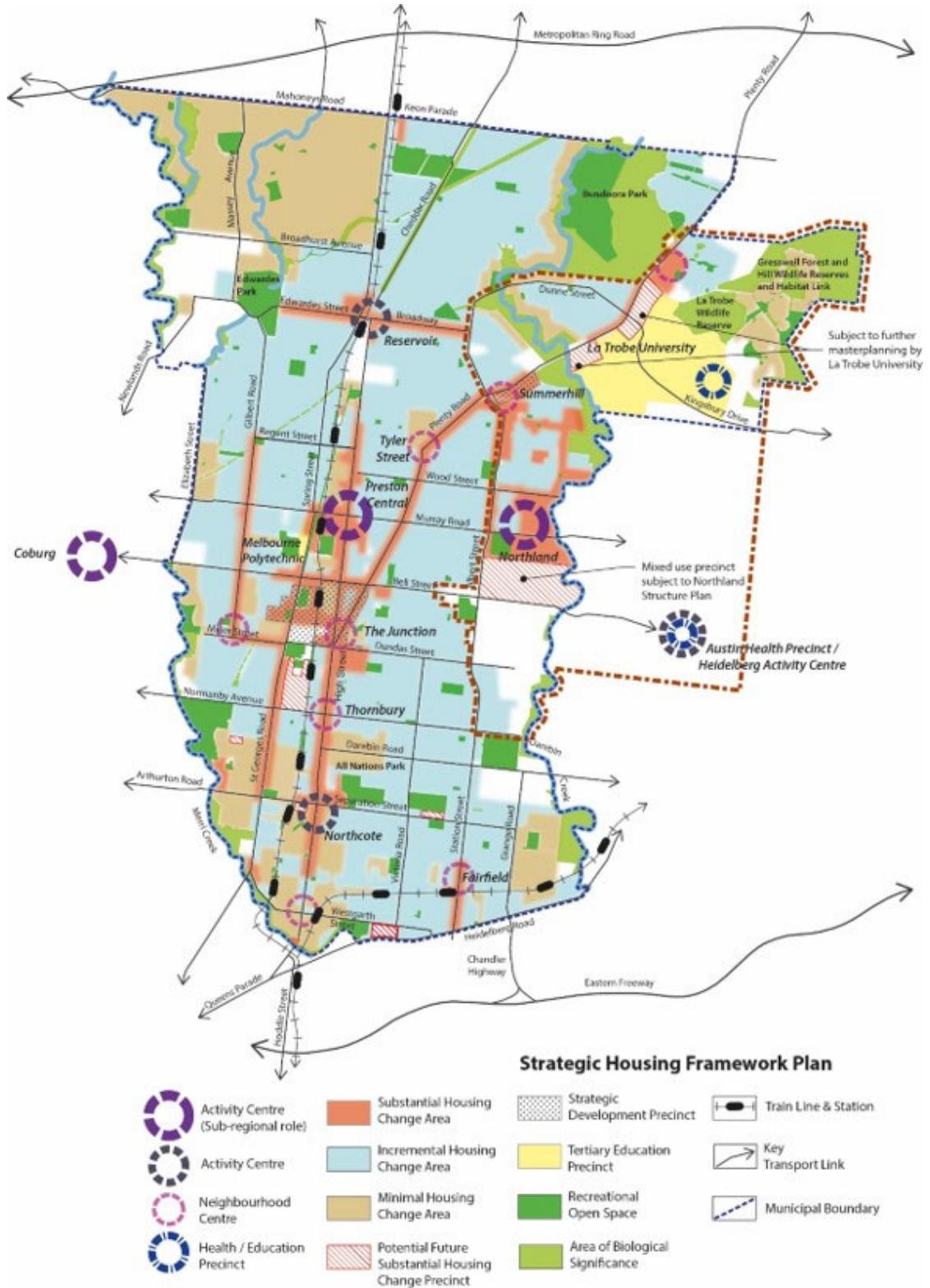
HOUSING

This Clause provides local content to support Clause 11 (Settlement) and Clause 16 (Housing) of the State Planning Policy Framework.

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29/03/2018
 C180

Strategic Housing Framework



Council recognises that housing is fundamental to wellbeing, standard of living and quality of life. Housing is more than just the physical dwelling; it is also about environments, people and places where citizens want to live and become involved in the community. Darebin is undergoing strong population growth and significant demographic change. This places considerable pressure on existing housing and requires careful consideration of where additional housing growth can best be accommodated.

Council supports a vision of housing that:

- Balances the needs of current as well as future residents
- Is affordable, equitable and accessible for all residents
- Exhibits best practice environmental design and urban design excellence
- Is appropriate to its location
- Is considerate of its context
- Provides for diverse housing needs and preferences.

Objectives, strategies and policy guidelines to achieve the strategic vision for housing are outlined in the clauses below.

Strategic Housing Framework Plan

The Strategic Housing Framework Plan illustrates the directions for residential land use and development in Darebin as set by the *Darebin Housing Strategy 2013(Revised 2015)*. This framework provides greater certainty as to where growth and change can be expected and the preferred scope of housing change in terms of the intensity and type of residential development to be encouraged in different areas.

The framework plan identifies activity centres, and strategic corridors and redevelopment precincts such as The Junction – South Preston, High Street, Plenty Road, St Georges Road, Bell Street and areas within the La Trobe National Employment Cluster as having the capacity to accommodate residential uses at a range of densities.

The framework plan also identifies three Housing Change Areas, which apply to all land in the municipality that currently has a zoning that permits residential uses. These housing change areas are:

Minimal Housing Change

Residential areas that have a limited capacity to accommodate future residential development. Minimal Change Areas do not prohibit all residential development, but seek to allow a modest level of development that respects the type, scale and character of the area. Minimal Change Areas are sites and precincts that generally display one or more of the following characteristics:

- Are Heritage Overlay precincts
- Are identified in the *Darebin Neighbourhood Character Study (2007)* as ‘potential Neighbourhood Character Overlay areas’
- Have a highly intact pattern of subdivision in favour of detached dwellings on individual lots, generally evidenced by more than 80 per cent of housing stock having this attribute
- Have a strong neighbourhood character, evidenced by a high degree of consistency in architectural style and streetscape, in particular where 80 per cent or more of the housing stock is consistent with precinct descriptions in the *Darebin Neighbourhood Character Study (2007)*, and where restoration of original housing stock is prevalent
- Have identified environmental or landscape significance, including land with frontage to Creek bodies
- Excluding heritage precincts, are located:

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- outside an 800 metre walkable catchment of an activity centre
- generally outside an 800 metre walkable catchment of train, tram or SmartBus services.

Incremental Housing Change

Residential and commercial areas that have the capacity to accommodate a moderate level of residential development over time. It is expected that the general character of Incremental Change Areas will evolve over time as new yet modest types of development are accommodated. Incremental Change Areas generally display one or more of the following characteristics:

- A diversity of housing stock, diversity of lot sizes and a more varied neighbourhood character. Typically areas include some medium density and small apartment development, but the predominant dwelling stock is single to double storey dwellings.
- Have some stand-alone or small clusters of heritage sites, including along strategic corridors, however are generally unaffected by extensive heritage recognition.
- Are located:
 - within an 800 metre walkable catchment of an activity centre
 - generally within an 800 metre walkable catchment of train, tram or SmartBus services.

Certain Incremental Housing Change areas should only be considered suitable for limited scale and density of residential development. These are areas which:

- Are generally outside of an 800 metre walkable catchment to an activity centre, train station, tram route or SmartBus route.
- Have experienced a modest degree of infill residential development which precludes their classification as minimal change areas.

Substantial Housing Change

Residential, commercial and designated activity centres that have the capacity to accommodate substantial residential development over time. Substantial Change Areas will support increased residential densities and increased housing diversity. It is expected that the character of these areas will change substantially in the future.

Substantial Change Areas generally display one or more of the following characteristics:

- Have an evolving character where there is an eclectic mix of new and old forms of architectural style and housing typologies. This includes more recent apartment developments at higher densities and in mixed-use formats.
- Are identified locations for increased residential densities to support economic investment and growth in the La Trobe National Employment Cluster.
- Are within or immediately adjacent to activity centres that possess superior access to the Principal Public Transport Network.
- Have a frontage to a strategic corridor.
- Are generally within 400 metres of a train station or tram route.

The scale and intensity of residential growth will differ across Substantial Change Areas depending on their strategic capacity to accommodate municipal growth and future housing needs as described at Clause 21.01-6. Generally, residential growth in Darebin adheres to the following hierarchy:

- Preston Central and Northland East Preston Activity Centres
- Reservoir and Northcote Activity Centres
- Neighbourhood Centres
- Strategic Corridors including Plenty Road and St Georges Road

- Other substantial change areas as identified in the Strategic Housing Framework Plan.

Strategic Opportunity Sites

Strategic Opportunity Sites are sites that possess the following characteristics that make them suitable for residential and/or mixed use redevelopment at increased densities:

- Over 1000sqm in lot size
- In a zone that permits residential use
- Not constrained by a Heritage Overlay and/or Minimal Housing Change Area
- Displaying one or more of the more of the following favourable locational criteria:
 - within 500 metres of train station
 - within 400 metres of tram route
 - fronting a strategic corridor (High St, Bell St, Plenty Rd, St Georges Rd)
 - within a designated activity centre.

Strategic opportunity sites are not indicated on the framework plan. An indicative list of sites is provided in the *Darebin Housing Strategy 2013 (Revised 2015)*. It is envisaged that in addition to these sites, future sites that fulfil the above criteria can be identified and classified as Strategic Opportunity Sites.

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Housing Development

Overview

Population growth and demographic trends in Darebin are driving down average household size, increasing demand for additional housing and requiring different types and sizes of housing. With land constraints and a decline in the supply of vacant land across Darebin, housing demand will need to be met through intensification of existing urban areas. Housing development opportunities exist in and around activity centres, strategic corridors and strategic redevelopment precincts, near public transport, close to employment and services and on strategic opportunity sites identified in the *Darebin Housing Strategy 2013 (Revised 2015)*. By identifying these key locations suitable for more substantial growth and change, areas of special heritage, character and environmental qualities can be conserved, with minimal levels of change. In residential areas, there is also a need to accept and accommodate some non-residential activities at appropriate scale and format to service the needs of the local community.

Key Issues

- Population growth projections for 2011-2031 estimate an additional 30,300 new residents will call Darebin home; around 1517 new residents each year. This is expected to generate demand for approximately 13,600 additional dwellings over the next 20 years.
- Ageing of the population and a trend toward fewer people in each dwelling will place considerable pressure on existing housing.
- Vacant land has become relatively scarce in Darebin, declining from 1087 lots in 2004 to 623 lots in 2013. Infill redevelopment of existing lots and brownfield redevelopment are likely to be the primary area for accommodating future housing growth in Darebin.
- Challenge is accommodating the required increase in dwellings in locations with good public transport access, while conserving and enhancing the valued character and heritage qualities of residential areas.
- Housing in suitable locations proximate to public transport will reduce car dependency and promote more walking and cycling and contribute to better health and wellbeing.

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- Challenge in ensuring where housing development opportunities can be maximised, that this does not come at the expense of amenity, safety, accessibility and connectivity in and around those places.
- As population increases along with demand for services, there is a need to achieve a balance between wider community benefit and potential amenity impacts of non-residential uses in residential areas.

Objective 1 – Housing Provision

To facilitate housing development that has an appropriate scale and intensity in locations across the municipality.

Strategies

- Encourage housing development in accordance with the Strategic Housing Framework Plan as follows:
 - In Minimal Housing Change Areas, encourage housing development that is consistent with the type, scale, style and prevailing character of the area and allows for minimal housing growth and change over time
 - In Incremental Housing Change Areas, encourage housing development and diversity that is generally consistent with the character of the area and responsive to varying local conditions, allowing for moderate housing growth and diversification over time
 - In Substantial Housing Change Areas, encourage a variety of housing typologies at increased densities and to discourage underdevelopment, with the scale of development appropriate to precinct characteristics and context as identified by a structure plan or adopted policy of Council, and generally in accordance with the hierarchy of residential growth identified at Clause 21.03-1
 - On Strategic Opportunity Sites, encourage housing development at increased densities and discourage underdevelopment, with the scale and style of development responsive to location and context.
- Ensure that the design of development at interfaces between Substantial Change and Incremental or Minimal Change Areas, or between Incremental and Minimal Change Areas, provides a sensitive transition, with particular consideration given to:
 - Design and layout which avoids unreasonable amenity impacts on adjoining sensitive residential interfaces due to overshadowing, loss of privacy and unreasonable visual intrusion
 - Site orientation, layout and topography in determining the appropriate built form envelope and in assessing the impact of proposed development on adjoining amenity
 - Sympathetic response to the identified values of any adjoining heritage overlays.

Objective 2 – Housing density

To achieve higher density housing outcomes in identified locations to accommodate Darebin's projected population growth.

Strategies

- Support a diversity of housing types, sizes, designs and configurations and support redevelopment at higher overall densities in Substantial Housing Change Areas and on Strategic Opportunity Sites, as identified in the Strategic Housing Framework Plan.
- Discourage underdevelopment of areas that are identified as Substantial Housing Change Areas and on Strategic Opportunity Sites.
- Encourage lot consolidation in Substantial Housing Change Areas, to facilitate increased densities, efficient use of land and to facilitate sustainable design outcomes.

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- Support low scale medium density housing development that respects existing neighbourhood character in Incremental Housing Change Areas, particularly in areas that are in proximity to shops, facilities, services and transport.
- Encourage housing development in the Preston Central, Northland East Preston, Northcote and Reservoir Activity Centres in accordance with Structure Plans and related zone and overlay provisions in this Planning Scheme.
- Encourage intensive and innovative housing development to locate within or in proximity to activity centres and in strategic redevelopment precincts such as The Junction – South Preston, Summerhill Village and Oakover Village, in accordance with adopted Structure Plans and precinct plans.
- Encourage apartment development in the Northland residential neighbourhood precinct which extends from Murray Road in the Northland East Preston Activity Centre to (and including) Summerhill Road and between the Albert Street corridor and the Darebin Creek.
- Encourage new housing near retail and employment precincts and above ground floor level within these precincts.
- Encourage greater housing densities and mixed use development along High Street, Plenty Road, St Georges Road and Bell Street.
- Encourage multi-level, mixed use developments that incorporate contemporary designs, providing interesting architectural forms and creative urban design responses, including the development of landmark buildings that contribute to the distinctiveness and positive image of Darebin.
- Ensure new housing is located so as to allow pedestrian access to local services, employment and facilities, including commercial areas.

Objective 3 – Residential Amenity

To facilitate residential and mixed use developments that display a high standard of design, limit off-site amenity impacts and provide appropriate internal amenity for residents.

Strategies

- Require a high standard of design (including architectural quality and environmentally sustainable design) be achieved in residential and mixed use developments through the use of design and development overlays, urban design frameworks, development plans and local policies as appropriate.
- Ensure non-residential use and developments in residential zones are designed to minimise negative amenity impacts on the surrounding residential neighbourhood.
- Ensure mixed use developments are designed to provide adequate amenity to residences on the site, minimising the need for screening and limiting unreasonable negative amenity impacts on surrounding residential uses.
- Ensure that housing development within and adjoining retail and employment areas is designed to minimise the potential for conflict between commercial and residential uses, including noise and operational considerations.
- Support the consolidation of retail and employment activities within activity centres.

Implementation

The strategies in relation to Housing Development will be implemented through:

Policy Guidelines

- Apply Clause 22.01 Junction Framework Plan in considering applications for housing in the Junction Strategic Redevelopment Precinct.

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- Apply Clause 22.02 Neighbourhood Character in considering an application for development and works on residential zoned land in Incremental and Minimal Change Areas covered by Neighbourhood Character Precinct Plan.
- Apply Clause 22.05 High Street Corridor Land Use and Urban Design in considering applications for residential development in the High Street Strategic Corridor, with the exception of the Northcote Activity Centre Local Policy Area.
- Apply Clause 22.06 in considering applications for Residential or Mixed Use Development in a Residential Growth Zone, Mixed Use Zone, Commercial Zone, Priority Development Zone and, where considered relevant, General Residential Zone.
- Apply Clause 22.08 Northcote Activity Centre in considering applications for residential development in the Northcote Activity Centre.
- Apply Clause 22.09 Preston Central (Incremental Change) in considering applications development in residential precincts of the Preston Activity Centre.
- Apply Clause 22.10 Bell Street Land Use in considering applications for residential and mixed use along the Bell Street Strategic Corridor.
- Apply Clause 22.12 Environmentally Sustainable Development in considering applications for residential and non-residential development.

Application of Zones and Overlays

Minimal Housing Change

- Apply the Neighbourhood Residential Zone (NRZ) to land within Minimal Housing Change Areas, as identified in the Strategic Housing Framework Plan.

Incremental Housing Change

- Apply the General Residential Zone (GRZ) to residential land within Incremental Housing Change Areas, as identified in the Strategic Housing Framework Plan.
- Utilise the Schedule to the GRZ to vary requirements of Clauses 54 and 55 to encourage a lower scale and density of development in Incremental Change Areas that have reduced access to activity centres and public transport services.

Substantial Housing Change

- Apply the Priority Development Zone to the Preston Activity Centre to facilitate housing and mixed use development opportunities in accordance with the Preston Central Structure Plan.
- [Apply the Activity Centre Zone to the Preston Market Precinct to facilitate a mixed use outcome in accordance with the Preston Market Precinct Structure Plan.](#)
- Apply the Commercial 1 Zone to business zoned land within Substantial Housing Change Areas, to provide for commercial, retail, business, entertainment and community uses as well as residential development complimentary to the role and scale of the commercial setting.
- Apply the Mixed Use zone (MUZ) to residential land within Substantial Housing Change Areas, which are within or close to commercial areas, activity centres and strategic corridors and precincts that are suited to a mix of residential development and compatible with commercial and retail activity, or where a building height of 5 more storeys is encouraged.
- Subject to appropriate built form guidelines and policies being in place, apply the Residential Growth Zone (RGZ) to residential land within Substantial Housing Change Areas, where residential uses are encouraged and a maximum preferred building height of 4 storeys is encouraged. The General Residential Zone will apply until appropriate built form guidelines and policies are in place in Substantial Change Areas.
- Apply Design and Development Overlays to land fronting the High Street, St Georges Road and Plenty Road Strategic Corridors to ensure new development achieves a desired scale of change and is sufficiently responsive to site context, transport conditions and any sensitive interfaces with other residential land and to ensure redevelopment in accordance with the High

Street, St Georges Road and Plenty Road Urban Design Frameworks.

- Apply Design and Development Overlays to key Residential Growth Zone precincts in Reservoir, around Northland Activity Centre in the La Trobe National Employment Cluster and in Station Street Fairfield to ensure high quality residential development outcomes which achieve a cohesive desired scale of change across a variety of site conditions and are sufficiently responsive to precinct specific requirements.

Further Strategic Work

- Review Council's *Neighbourhood Character Study (2007)* and revise precinct areas and guidelines in accordance with the recommendations of the Darebin Housing Strategy and with a view to investigating the merits of the application of the Neighbourhood Residential Zone in identified "Potential Minimal Housing Change Areas".
- Investigate the merits of the application of the Residential Growth Zone in identified "Potential Future Substantial Housing Change Areas" and the preparation of appropriate built form guidelines and policies.
- Investigate the most appropriate suite of planning controls to achieve the desired outcomes on Strategic Opportunity Sites identified in the *Darebin Housing Strategy 2013 (Revised 2015)*.
- Develop a local policy to guide treatment of heritage places in Substantial Change Areas and to guide decisions regarding demolition of heritage places.
- Prepare and implement a Structure Plan for Northland East Preston Activity Centre.
- Prepare and implement Urban Design Frameworks and guidelines for development in:
 - Northland Activity Centre
 - Reservoir Activity Centre
 - Fairfield Village Neighbourhood Centre
 - Miller-on-Gilbert Neighbourhood Centre
 - Heidelberg Road Strategic Corridor
 - The Junction – South Preston and Oakover Village Strategic Redevelopment Precincts.
- Review the Northcote Structure Plan (2007) in accordance with the directions of the *Darebin Housing Strategy 2013 (Revised 2015)*.
- Review the Preston Central Structure Plan 2006 (as amended) in accordance with the directions of the *Darebin Housing Strategy 2013 (Revised 2015)*.

Other Actions

- Identify key indicators for monitoring housing trends.
- Review and update the municipal Development Contributions Plan Overlay and Capital Works 10 year budget to ensure ongoing efficacy to address local infrastructure needs and public realm improvements in accordance with residential growth outcomes.
- Work with utility providers to ensure residential growth trends and directions are factored into future infrastructure upgrades.

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Housing Diversity and Equity

Overview

Housing is not merely 'accommodation'. Housing is a fundamental need and essential element of community wellbeing. Housing development therefore needs to cater to diverse needs and preferences reflective of the diversity of the Darebin community across life stages, mobility and socio-economic situation. This includes provision of suitable housing for ageing residents, students, people with limited mobility, and low income households.

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Housing affordability is a particular housing issue in Darebin. Lack of affordable housing and high rental prices can aggravate housing stress and homelessness. Housing affordability, income levels and demand for social and public housing are highly correlated. An increase in the supply of affordable housing could ease housing stress of low income earners and can decrease the demand for social housing.

Darebin's proximity to the CBD, places of study and its extensive public transport network make it an ideal location for students and opportunities exist to increase the number of dwellings along transport corridors, especially, train and tram routes, to meet student housing needs and preferences.

Key Issues

- A significant proportion of the population is experiencing housing affordability issues with approximately 12.4 per cent of all rented households and 8.2 per cent of mortgaged households in Darebin in 2011 experiencing housing stress or at risk of housing stress, paying approximately 30 per cent or more of their income on rent or mortgage.
- Housing affordability and housing stress is exacerbated by housing supply shortages, both municipal and metro-wide.
- Over 500 people are homeless on any given night in Darebin. The rate of homelessness is around 40 in every 10,000 residents.
- Gentrification is expected to continue to drive an increase in the number of tertiary qualified residents and household incomes, resulting in upward pressure on housing demand and housing prices.
- An ageing population requires accessible homes and timely provision of services and facilities to meet the varying needs and choices of those individuals in suitable locations.
- A shortage of affordable student accommodation close to public transport and other services and facilities has led to inappropriate accommodation arrangements such as overcrowded rooming houses.

Objective 1 – Increase Diversity

To ensure that housing diversity is increased to better meet the needs of the local community and reflect demographic changes and trends.

Strategies

- Support a diversity of housing types, sizes, designs and configurations in areas identified for Substantial Housing Change and Strategic Opportunity Sites, as identified in the Strategic Housing Framework Plan.
- Promote the consolidation of lots, particularly in Substantial Housing Change areas, to enable developments that can accommodate a greater diversity of housing types.
- Encourage new residential apartment developments to include a mix of one, two and three bedroom dwellings in a variety of configurations to cater for a variety of household sizes and types.
- Encourage the development of a variety of forms of medium density housing, including villa style housing, townhouses and low scale apartment developments in appropriate locations.

Objective 2 – Aged Care Accommodation

To encourage the provision of accessible and appropriate housing and accommodation for elderly residents.

Strategies

- Encourage and facilitate the provision of different types of aged care accommodation and facilities in areas identified for Substantial and Incremental Housing Change in the Strategic Housing Framework Plan.
- Provide adequate standards of building access to and within multi-level developments especially for the elderly and people with limited mobility.
- Encourage the provision of housing that meets or is adaptable to meet the needs of residents with limited mobility and residents ageing in place.
- Encourage aged care accommodation to develop in locations of high accessibility including activity centres and locations with convenient access to public transport.

Objective 3 – Student Accommodation

To encourage the provision of appropriately located student accommodation.

Strategies

- Encourage and facilitate the provision of different types of student accommodation in areas identified for Substantial and Incremental Housing Change in the Strategic Housing Framework Plan.
- Encourage major educational institutions to develop on-site student accommodation.
- Encourage student accommodation in locations accessible to public transport and within walking distance to La Trobe University and Melbourne Polytechnic.

Objective 4 – Affordable and Social Housing

To increase the supply of affordable and social housing.

Strategies

- Encourage the provision of affordable housing development in identified Substantial Housing Change Areas in the Strategic Housing Framework Plan.
- Ensure housing in the municipality is sufficiently diverse to provide more affordable and appropriate choices and opportunities.
- Facilitate the provision of affordable housing in terms of purchase price as well as lower ongoing operational costs, by promoting housing growth in areas with good access to services and public transport and encouraging best practice environmentally sustainable housing design to minimise ongoing utility costs.
- Support Council-led initiatives that partner with the community housing sector to develop surplus Council land for social housing projects.

Implementation

The strategies in relation to housing diversity and equity will be implemented through:

Application of Zones and Overlays

- Apply the Residential Growth Zone (RGZ) to Residential zoned land within Substantial Housing Change Areas as identified in the Strategic Housing Framework Plan, where residential uses are encouraged and a maximum preferred building height of 4 storeys is encouraged and evidenced through a built form control.
- Apply the Mixed Use Zone (MUZ) to Residential zoned land within Substantial Housing Change Areas as identified in the Strategic Housing Framework Plan, that are within or close to commercial areas, activity centres and strategic corridors and precincts that are suited to a mix of residential development and compatible with commercial and retail activity.

Further Strategic Work

- Investigate regulatory incentives and flexible planning provisions for planning permit applications with a commitment to deliver affordable housing stock.
- Investigate incorporation of requirements for affordable and social housing as appropriate in future policies and overlay provisions (such as the Development Plan Overlay) to apply to large development sites and strategic redevelopment precincts.

Other Actions

- Undertake research into site opportunities for integrated independent units and villas that provide suitable housing options for the elderly to enable more effective 'ageing in place'.
- Assist La Trobe University with its master planning for Bundoora campus.
- Develop Rooming House Guidelines to guide the development of Rooming and Boarding Houses in Darebin.
- Develop Student Housing Guidelines to guide the development of Student Housing in Darebin.
- Liaise with the State Government Department of Housing to encourage the timely provision of social housing in appropriate locations.
- Maintain dialogue and advocacy efforts with the relevant State Government authorities to encourage the introduction of Inclusionary Zoning through the Victorian Planning Provisions.

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Character

Overview

All eras of Darebin and its growth are represented in its building and streetscapes. Neighbourhoods range from historic low scale suburban areas to more compact inner urban areas with heritage streets or contemporary apartment dwellings. Housing growth in Darebin needs to be managed in a way that is respectful of identified heritage places and places of special neighbourhood character.

The *Darebin Neighbourhood Character Study (Planisphere, 2007)* identifies precincts displaying similar characteristics such as building and garden style and subdivision pattern. Neighbourhood character guidelines that include a 'preferred character statement' have been developed for each precinct. New residential development needs to respond to the key neighbourhood character elements described in the 'preferred character statement'.

The *Darebin Neighbourhood Character Study (Planisphere, 2007)* also recognises the need to provide additional dwellings to accommodate future increases in population and changing demographic structure in Darebin.

Key Issues

- Balancing the need to protect and conserve significant neighbourhood character and heritage places in the municipality with Council's responsibility to address and facilitate housing for a growing population.

Objective - Character

To ensure that development respects neighbourhood character in residential areas identified as Minimal and Incremental Housing Change Areas in the Strategic Housing Framework Plan.

Strategies

- Recognise the varied and distinctive qualities of residential neighbourhoods in Darebin.
- Ensure Darebin's ability to meet its housing needs in activity centres, substantial Change Areas and on Strategic Opportunity Sites is not compromised by the protection of neighbourhood character.

Implementation

The strategies in relation to character will be implemented through:

Policy Guidelines

- Apply Clause 22.02 Neighbourhood Character in considering an application for development and works on residential zoned land in Incremental and Minimal Housing Change Areas covered by Neighbourhood Character Precinct Plans.

Application of Zones and Overlays

- Apply the Neighbourhood Residential Zone (NRZ) to land within Minimal Housing Change Areas, as identified in the Strategic Housing Framework Plan, where housing change must respond to the existing scale and character.
- Apply the General Residential Zone (GRZ) to land within Incremental Housing Change Areas, as identified in the Strategic Housing Framework Plan, where housing growth and change should occur consistent with neighbourhood character.

Further Strategic Work

- Review and update Council's *Neighbourhood Character Study (Planisphere, 2007)* and associated precincts and guidelines in accordance with the recommendations of the *Darebin Housing Strategy 2013 (Revised 2015)*.
- Remove Substantial Housing Change Areas as identified in the Strategic Housing Framework Plan, from the Neighbourhood Character Precinct Plan.
- Update the Neighbourhood Character local policy at Clause 22.02 to reflect the outcomes of the review of the *Neighbourhood Character Study (Planisphere, 2007)* and provide guidelines for exercise of discretion in assessing applications.

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Reference Documents

Bell Street Corridor Strategy 2006

Darebin Active and Healthy Ageing Strategy 2011-2021

Darebin Housing Strategy 2013 (Revised 2015)

Darebin Neighbourhood Character Study, Planisphere, 2007

High Street Urban Design Framework, 2002

Northcote Activity Centre Structure Plan, 2007

Northland Residential Neighbourhood Precinct Structure Plan, 2014

Preston Central Structure Plan 2006 (as amended) (including Incorporated Plans and Preston Central Urban Design Framework and Guidelines)

Reservoir Structure Plan, 2012

Residential Built Form Guidelines, 2014

Responding to Housing Stress: A Local Action Plan, 2010

Urban Design Framework 2015 St Georges Road and Plenty Road Corridors.