

## **21.05 OBJECTIVES – STRATEGIES - IMPLEMENTATION**

19/01/2006  
VC37

### **21.05-1 ELEMENT 1: SUSTAINABILITY**

19/01/2006  
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#### **Overview and key issues**

The pursuit of a more sustainable Darebin has widespread community support and strong Council endorsement. Sustainability is a relative concept, not a fixed or absolute end-state, and it applies equally to social and economic activities as to the environment. Most of the objectives and strategies in this MSS are aimed at improving sustainability, and in that sense sustainability is an overriding aim of the Council's planning policies, rather than a subsidiary theme or component. The objectives and strategies here focus on the processes needed to embed sustainable planning and management practices in Darebin, and on environmental sustainability issues not covered elsewhere.

Darebin's Environment Policy, adopted by the Council in July 2000, commits the Council to making its own operations ecologically, socially and economically sustainable, and to fostering the pursuit of sustainability in the community. It establishes 'stretch' (or aspirational) goals of zero pollution, zero waste, zero habitat destruction, zero climate damage and zero soil degradation. A 'triple bottom line' approach is to govern all levels of decision making and action.

#### ***Vision***

A community that meets the needs of the present without compromising the ability of future generations to meet their needs.

#### **How the vision will be achieved**

##### ***Objective 1***

Give effect to Council's strong commitment to ecological, social and economic sustainability.

##### ***Strategies***

- Work towards achievement of environmental targets identified in Darebin's State of the Environment Snapshot as interim progress towards Sustainability 'stretch goals' (zero pollution, zero waste, zero habitat destruction, zero climate damage and zero soil degradation).
- Monitor the sustainability impacts of land use and development practices and policy.
- Comply with relevant environmental legislation and guidelines.
- Lobby and input into the development of relevant legislation and guidelines.
- Participate in The International Council for Local Environmental Initiatives' (ICLEI) Cities for Climate Protection Program and the Water Campaign.
- Regularly review the State of the Environment Snapshot in order to report to the community on progress towards targets; monitor the state of the environment; assess the effectiveness of strategies implemented and review and reset targets that are achieved.

### **Objective 2**

Apply an environmental management approach to activities that interact with the environment.

#### **Strategies**

- Identify activities that have the greatest impact on the environment, and develop strategies for more effective environmental performance.
- Develop environmental objectives, targets, indicators and action plans that will produce continuous improvement.
- Encourage achievement of the highest practical environmental rating for all new development.
- Encourage minimisation of water use and stormwater run-off, and re-use of 'grey' water and storm water on site.
- Encourage and attract clean industries and businesses to locate in Darebin.
- Encourage existing businesses to adopt more ecologically sustainable practices including reduction in consumption as well as appropriate waste and emissions management practices.
- Reduce greenhouse gas emissions through sound land use planning and development practices.
- Continue the promotion of waste management among industries, businesses, developers and the resident community.
- Use best practice and good design when assessing subdivision and built form design, including retrofitting existing buildings, to achieve high rates of ecological sustainability.
- Work with other agencies to address problems of noise emissions from land zoned industrial and Business 3.

### **Objective 3**

Facilitate and empower the community to achieve sustainability.

#### **Strategies**

- Increase awareness of environmental, cultural and economic sustainability issues.
- Communicate Council's environment policy aspirations and requirements to relevant stakeholders and community groups.
- Develop a long term program of partnership projects with relevant community groups, organisations and agencies.

#### **Implementation**

##### ***Using policy and the exercise of discretion as follows:***

- Encourage the use of ecologically sustainable technologies and equipment such as passive solar design, increased cross ventilation, clothes lines, water tanks, solar hot

water systems and photovoltaic panels in the design of new development and redevelopment of existing buildings.

- Requiring an environmental audit clearance statement where a sensitive use is proposed on a potentially contaminated site.

***Applying zones and overlays as follows:***

- Apply an Environmental Audit Overlay to all land being rezoned to another purpose from industrial, or suspected of having been used for noxious processes.

***Undertaking further strategic work as follows:***

- Compile a register of non-conforming industrial sites for which a change to a sensitive land use is likely, with a view to applying the Environmental Audit Overlay.
- Develop Policies or guidelines on water, environmental ratings and noise.
- In the absence of a State wide ESD policy and standards, develop a local policy and associated assessment tool to achieve ESD within Darebin.

***Other Action:***

- Environmental partnership projects program.
- Continue to work in partnership with other organisations and develop new partnerships to achieve outcomes that contribute to sustainability.
- Advocate for the introduction of a State-wide approach to achieving environmentally sustainable development, such as the BASIX system utilised in New South Wales, for all building development and redevelopment.

**Reference Documents**

*City of Darebin Stormwater Management Plan, City of Darebin, May 2000*

*City of Darebin Strategic Bicycle Plan, 1998, GHD Pty Ltd for the City of Darebin*

*Darebin Environmental Purchasing Code 2000, City of Darebin*

*Darebin Greenhouse Action Plan 2000, City of Darebin*

*DAREBINhealth, Municipal Public Health Plan 2001-2004, City of Darebin*

*Environment Policy, 2002, City of Darebin*

*Going Places - Darebin Integrated Travel Plan, 2001, City of Darebin*

*Green Travel Plan, 2001, City of Darebin*

*The Northern Region Waste Management Plan, 1998, Northern Region Waste Management Group*

*Waste Management Strategy, 1997, City of Darebin*

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VC37**ELEMENT 2: HOUSING****Overview and key issues**

Council's Integrated Housing Strategy was developed during 2000-2002 and adopted in October 2002. The strategy forms the basis of the objectives and strategies for housing in Darebin and is consistent with the directions in Melbourne 2030. The key issues identified for Darebin to be addressed in the strategy included:

- The need to accommodate at least 7000 more people by 2021, many of whom will be aged over 70;
- Increased housing needs due to shrinking household sizes;
- The majority of the additional housing will be infill housing in established areas;
- Demand for medium density housing is likely to continue;
- The City must accommodate and provide support services for a growing proportion of older and elderly residents;

In addition, consultation for development of the MSS highlighted the importance to the community of ensuring sustainable development, and ensuring development is compatible with the character and heritage of an area.

The Integrated Housing Strategy provides for the retention of the variety of housing choice to meet the needs of residents, encouraging development that is sensitive to urban character and heritage and enhances the sustainability and liveability of the City. Council intends to develop local policies to support the development of Student Accommodation, Accessible Housing for All, Older Persons Housing and Shop Top Housing. The Residential & Mixed Use Development local planning policies also aim to facilitate a broader range of housing options in the City.

Melbourne 2030 proposes that the City accommodate an undetermined number of additional households as a share of the predicted growth of the northern region. Melbourne 2030 suggests that a large proportion of this growth will be required to be accommodated within established areas, and that the areas around and within activity centres will be a preferred location for reasons of ecological sustainability.

The key issues for Darebin in meeting the Melbourne 2030 housing directions are accommodating the required increase in dwellings in locations with good public transport access, conserving and enhancing the valued character and heritage qualities of the residential areas, and achieving sustainability in housing.

Council's High Street Urban Design Framework identifies areas along the High Street corridor suitable for increased housing densities including multi-level housing.

While residential or mixed use development of four or more storeys contributes positively to economic and social conditions in the City, care is required to ensure that impacts on existing uses are contained. This requires attention to overshadowing, privacy, acoustic separation, vehicle access, car parking arrangements and the relationship of new buildings to their surroundings in both visual and functional terms. Residential or mixed use development of four or more storeys will generally be supported on sites displaying the following characteristics:

- sites containing existing buildings of a height and bulk substantially greater than the prevailing height and bulk in the immediate locality
- sites of a size, shape, location and orientation where the potential for overshadowing and overlooking of neighbouring residential property is minimised
- sites located on a Road Zone Category 1 or 2

- sites with potential to provide a high level of amenity to residents of the development by virtue of the availability of attractive views or outlook
- sites within comfortable walking distance (400 metres) of a railway station or a major or principal activity centre.

Residential or mixed use development of four or more storeys will not generally be supported on sites displaying the following characteristics:

- High Street between Westgarth Street/Merri Parade and Separation Street/Arthurton Road in view of the late 19th century and early 20th century character and scale of buildings in this area and the potential value of this character and scale to the area as a location for retail and recreation services
- sites located in a Heritage Overlay or adjacent to properties of recognised heritage value in the Darebin Heritage Review
- sites located where residential or mixed use development of four or more storeys would unreasonably diminish valued views from public parks, main roads and other significant vantage points
- sites located where development would unreasonably overshadow areas of public amenity including parks and other significant public spaces.

### ***Vision***

To ensure that housing in the municipality is:

- Sufficiently diverse to provide more affordable, accessible and appropriate choices and opportunities;
- Located in easy proximity to community facilities, services and public transport infrastructure;
- Sensitive and responsive to the heritage and urban character of Darebin; and
- Contributes to the sustainability and liveability of the municipality in terms of design, construction, materials and siting.

### **How the vision will be achieved**

#### ***Objective 1***

Ensure housing provision meets the diverse needs of the Darebin community.

#### ***Strategies***

- Ensure the location of youth specific housing in proximity to services and facilities, including public transport, are utilised by young people.
- Retain access to affordable housing throughout the municipality.
- Encourage the provision of housing that meets or is adaptable to meet the future needs of aged or disabled residents.
- Encourage the provision of housing and appropriate support services to meet the needs of tertiary students.
- Implement the recommendations of the Darebin Integrated Housing Strategy 2002.

### **Objective 2**

Encourage ecologically sustainable housing and facilitate where possible.

#### **Strategies**

- Ensure the achievement of the highest practical ecological sustainability rating.
- Encourage the minimisation of water consumption and stormwater run-off.
- Encourage on-site water harvesting with re-use of 'grey' and storm water on site.
- Minimise the impact of urban development on water quality in local waterways.
- Ensure that new housing is sufficiently serviced by public transport.
- Ensure new housing is located so as to allow pedestrian access to local services and facilities, including commercial areas.
- Encourage the adaptive reuse of buildings to reduce the amount of waste to landfill.

### **Objective 3**

Ensure that new housing protects and enhances the existing residential amenity of Darebin.

#### **Strategies**

- Encourage quality design, and buildings that respond to the characteristics of the locality and heritage values.
- Implement the recommendations of the Urban Character Study.
- Ensure medium and higher density housing is designed to minimise impacts upon the amenity of nearby residential properties.
- Develop and implement detailed design guidelines for areas where increased housing density is encouraged.
- Recognise the varied and distinctive qualities of each neighbourhood within the City.

### **Objective 4**

Ensure that housing contributes positively to the functioning of Darebin's retail and employment centres.

#### **Strategies**

- Encourage new housing near retail and employment centres and above ground floor level within centres.
- Ensure that housing developments within and adjoining retail and employment areas are designed to minimise the potential for conflict with legitimate activities within these areas, including noise and operational considerations.

## **Implementation**

### ***Using policy and the exercise of discretion as follows:***

- Use the Retail Centres Policy for the consideration of planning applications for residential use and development in designated retail areas.
- Use the High Street Corridor Land Use & Urban Design Local Planning Policy to promote housing development in the designated activity centres and internodal areas in High Street.
- Use the Residential & Mixed Use Development Local Planning Policies for the consideration of planning applications for residential and mixed use development of 4 or more storeys and development less than 4 storeys in Business 1 & 2 zones.

### ***Applying zones and overlays as follows:***

- Apply the Residential 1 zone to urban residential areas.
- Apply the Mixed Use zone to areas within activity centres that are suited to a mix of residential development and compatible commercial and retail activity.

### ***Undertaking further strategic work as follows:***

- Implement the recommendations of the Darebin Integrated Housing Strategy 2002, including the development of new housing Local Policies.
- Formalise the future housing needs of Darebin through discussions with the Department of Sustainability and Environment.
- Develop detailed structure plans, including design guidelines, for areas where high and medium density development is to be encouraged.
- Update and review the Urban Character Study.
- Undertaking local structure plans for identified activity centres.
- Prepare a 'Discretionary Uses in Residential Areas & Out of Centres Development Local Policy'.

### ***Other Action:***

- Continue to update the Darebin Social and Precinct Profile(s), to identify socio-economic trends on a Precinct and municipal level.
- Develop closer and effective working partnerships with the Office of Housing and social housing providers, regarding the planning and provision of affordable housing.
- Prepare promotional material regarding the benefits of ecologically sustainable housing, and housing that meets the diverse needs of the community including the aged and disabled.
- Lobby for legislative reform to ensure a sustainable supply of affordable housing.

**Reference Documents**

*City of Darebin Aged and Disability Strategy, City of Darebin 2001*

*City of Darebin Integrated Housing Strategy, October 2002, ASR Research.*

*DAREBINhealth, Municipal Public Health Plan 2001-2004, City of Darebin*

*Darebin Precinct Census Profiles 1996, 1998 and 2002, City of Darebin.*

*High Street Urban Design Framework 2005, David Locke Associates*

*High Street Precinct Guidelines 2005, David Locke Associates*

*Junction Integrated Development Plan, December 2001, Pinnacle Property Group Pty Ltd.*

*1999 Housing Needs Survey, Metropolis Research 1999*

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## **ELEMENT 3: URBAN DESIGN**

### **Overview and key issues**

Urban design acknowledges the collective impact of development both within and beyond the boundaries of individual sites. Urban design can be defined as the complex interplay between the elements that make up a collective experience of the urban environment including buildings, landscapes, waterways, landmarks, infrastructure and streetscapes.

High quality well thought out and sensitive urban design contributes to an inclusive and vibrant city through:

- development that is sensitive to its physical, cultural and social context;
- an enhanced sense of place – with recognition of local cultural and physical identity and diversity;
- richness and diversity of experience;
- demonstration of design excellence in urban development, landscape and architecture;
- the creation of a safe, legible, walkable and attractive Darebin where individuals are empowered to participate in community life;
- improved physical and social connectivity;
- increased economic well-being and capital; and
- an increased sense of community safety and well-being.

Encouraging quality development and urban design is an objective relevant to the whole of Darebin. While examples of urban design excellence are present within the municipality, it is Council's intention to increase the prevalence of this. In particular, the Residential & Mixed Use Development Policies seek to achieve a high standard of urban design for residential and mixed use development of 4 storeys and above and less than 4 storeys in Business 1 and 2 zones.

Council's High Street Urban Design Framework and Precinct Guidelines include a number of key built form objectives for the High Street corridor:

- to strengthen the individual built form characteristics of each of the precincts
- to develop new buildings that respect existing heritage and local character
- to protect important view corridors from All Nations Park, along High Street to the Northcote Town Hall and from Ruckers Hill to the central city skyline
- to protect the amenity of neighbouring properties and the public realm.

### ***Vision***

A diverse, safe, legible, and attractive City where urban design excellence is consistently embodied in development that recognises local identity, enhances sense of place and empowers individuals to participate in community life.

### **How the vision will be achieved**

#### ***Objective 1***

Ensure that development in Darebin exhibits urban design excellence.

### **Strategies**

- Encourage high quality design, and buildings that respond to the characteristics of the locality.
- Ensure that approved designs do not rely on reversible elements to overcome innate deficiencies.
- Ensure medium and higher density housing is designed to minimise impacts upon the amenity of nearby residential properties.
- Develop and implement detailed design guidelines for areas where increased housing density is encouraged.

### **Objective 2**

Ensure that designs contribute to and reinforce local identity and sense of place.

### **Strategies**

- Encourage high quality design, and buildings that respond to the characteristics of the locality.
- Make use of qualified and experienced urban design professionals at the pre planning, permit application and application assessment stages.
- Acknowledge the entrances to the City and along major thoroughfares.
- Recognise the varied and distinctive qualities of each neighbourhood within the City.
- Ensure that major public views and vistas are recognised, protected and enhanced.
- Implement the recommendations of the Urban Character Study, and update as necessary.
- Facilitate designs that are sensitive to heritage and urban character.
- Avoid development that militates against a local sense of place including mass-produced and 'cloned' building designs.

### **Objective 3**

Promote safety and encourage participation in community life through well-designed and maintained urban environments.

### **Strategies**

- Ensure that designs contribute to the liveability of the municipality.
- Utilise Safer Design Guidelines for Victoria in the assessment of planning applications.
- Encourage designs that incorporate elements which promote safety such as clear sightlines, safe movement, good connections and access, mixed use and activities that promote public use, clear signage and symbolism.
- Promote legible urban form through development that provides recognisable routes, intersections landmarks and other elements that can provide an 'orientational fix' for the community.
- Ensure that outdoor advertising and or signage presents a coordinated and high quality image.

- Ensure that public spaces, routes and those areas affecting them that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people.
- Where possible, ensure pedestrian routes are lined with building “fronts” that overlook and provide passive surveillance of the route.
- Ensure new retail and/or mixed use development incorporates verandahs over footpaths where appropriate.

#### **Objective 4**

Ensure that designs provide a diversity and richness of experience.

#### **Strategies**

- Encourage diversity of design through a mix of compatible developments and uses that work together to create viable places that respond to local needs.
- Encourage adaptable designs that respond to changing social, technological and economic conditions.

#### **Objective 5**

Raise awareness about the significance of good urban design in delivering quality of life experiences for the community.

#### **Strategies**

- Implement a program to promote and acknowledge innovative design solutions and preferred development models through a Darebin Urban Design Awards Program.

#### **Objective 6**

Ensure that urban design contributes to sustainability outcomes.

#### **Strategies**

- Encourage buildings and public spaces to achieve sustainability outcomes.
- Ensure the achievement of the highest practical ecological sustainability rating.
- Encourage the minimisation of water consumption and stormwater run-off.
- Encourage on-site water harvesting with re-use of ‘grey’ and storm water on site.
- Minimise the impact of urban development on water quality in local waterways.

## Implementation

### ***Using policy and the exercise of discretion as follows:***

- Use the Residential & Mixed Use Development Local Planning Policies for the consideration of planning applications for residential and mixed use development of 4 or more storeys and development less than 4 storeys in Business 1 & 2 zones.
- Apply the Junction Local Area Plan Local Planning Policy to the consideration of planning applications in and around the intersection of High Street and Plenty Road Preston, generally known as 'The Junction' in accordance with the Junction Area Plan contained in that policy.
- Apply the Urban Character Local Planning Policy to the assessment of planning applications in residential areas.
- Apply the Darebin Creek – Adjacent Land Design and Development Local Planning Policy to the assessment of all planning applications for land identified in the Darebin Creek Character Area plan at clause 22.05 of the Darebin Planning Scheme.
- Apply the Outdoor Advertising Policy to the assessment of planning applications.
- Utilise Safer Design Guidelines for Victoria in the assessment of planning applications.
- As appropriate refer planning applications to the Darebin Disability Working Party.
- Use the High Street Corridor Land Use & Urban Design Local Planning Policy to promote new development that protects the residential amenity of neighbouring properties and key public views from All Nations Park, along High Street to the Northcote Town Hall and from Ruckers Hill to the central city skyline.
- Use the High Street Corridor Land Use & Urban Design Local Planning Policy to promote new development that contributes to the amenity of the public realm.

### ***Applying zones and overlays as follows:***

- Apply the Design and Development Overlay to ensure that key public views and vistas are protected and enhanced.

### ***Undertaking further strategic work as follows:***

- Identify the important public views and vistas in the municipality and examine ways to enhance and conserve them.
- Undertake 'view shed' analysis of identified major public views and vistas throughout the municipality.
- Prepare a 'whole of Darebin Urban Design Vision' and address the environmental, cultural, social and economic issues faced by this diverse inner to middle suburban municipality.
- Develop detailed structure plans, including design guidelines, for key development sites and areas where high and medium density development is to be encouraged.
- Update and review the Urban Character Study, 1998 including examination of implementation tools now available with the introduction of ResCode.
- Prepare urban design guidelines for development along Bell Street and St Georges Road.

- Prepare urban design guidelines for identified gateway areas in Darebin and develop a local Gateway policy or similar to implement such.
- Review and update the Development Guidelines for the Merri Creek, 1999.
- Prepare a local planning policy regarding land design and development adjacent to the Merri Creek.

**Other Action:**

- Undertake Safer Design Training for all Council decision-makers and designers who directly influence the built environment of Darebin.
- Implement DAREBINsafe: the Darebin Community Safety Plan 1999-2003, City of Darebin
- Continue to undertake Community Safety Audits of Darebin.

**Reference Documents**

*City of Darebin, Darebin Creek Design and Development Guidelines*, David Lock and Associates, June 2000

*City of Darebin Outdoor Advertising Policy and Guidelines*, Darebin City Council, 2001

*DAREBINhealth, Municipal Public Health Plan 2001-2004*, City of Darebin

*DAREBINsafe: the Darebin Community Safety Plan 1999-2003*, City of Darebin

*Darebin Streetscape Strategy – Green Streets, 1995*, City of Darebin

*Development Guidelines for the Merri Creek*, Merri Creek Committee of Management, August 1999

*High Street Precinct Guidelines 2005*, David Locke Associates

*High Street Urban Design Framework 2005*, David Locke Associates

*Junction Integrated Development Plan, December 2001*, Pinnacle Property Group Pty Ltd.

*Landscape Guidelines for Residential, Commercial and Industrial Development within the City of Darebin*, City of Darebin, 1997

*Preston Central Vision 2006*, City of Darebin, 2001

*Safer Design Guidelines for Victoria*, Department of Sustainability and Environment in conjunction with Crime Prevention Victoria

*Technotes – Standard Details for Urban Design 1997*, City of Darebin

*Urban Character Study 1998*, Mike Scott and Associates

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VC37**ELEMENT 4: HERITAGE, CULTURE AND ARTS****Overview and Key Issues**

Darebin's heritage belongs to the whole community, to conserve and pass on to future generations. The municipality's rich and diverse natural heritage and history of human settlement, from pre-contact inhabitation, through European colonisation to the modern era, has created a rich heritage fabric characterised by many layers and types of significance. These can be both tangible and intangible including:

- tangible, immovable features such as historic places (eg. buildings of a particular architectural period, including contemporary designs), monuments, public art installations (such as FIDO in Station Street Fairfield), structures including infrastructure such as bluestone kerbing, archaeological sites (of both Aboriginal and European significance) and cultural landscapes such as Oldis Gardens in Westgarth Street, Northcote;
- places of natural heritage significance including geological features, waterways remnant vegetation and habitat for native animals (eg. the remnant river red-gum woodlands in Bundoora Park, and the Central Creek Grasslands);
- intangible features, especially expressions of a community's culture such as language, religion, oral histories, folk stories, song and dances, traditional crafts and building skills; and
- tangible but moveable objects such as works of art, artefacts, scientific specimens, photographs, books, manuscripts and recorded moving image and sound.

Darebin's heritage provides essential links with the past, adds to the collective memory of the community, contributes to the creation of a sense of place, reinforces local identity and strengthens the cultural links within the community and areas.

A brief history of Darebin is outlined earlier in this MSS. Key influences on the settlement and development of Darebin are:

- geology, topography, biodiversity and waterways;
- patterns of migration and multiculturalism;
- the establishment of transport routes (including the sporadic development of public transport services, and development of High Street and Plenty roads at an early stage as an alternative route to the Victorian goldfields); and
- pattern of industry and economic development.

Darebin's heritage assets provide us with reminders about the processes and events that have created, and are still shaping, Darebin today. When viewed as a continuum of artefacts, Darebin's diverse natural and urban form provides a vignette of the history of the Melbourne region and indeed Australia in general.

The conservation of cultural and natural heritage has several implications for land use and future development in Darebin. The extensive stock of older buildings can provide opportunities for redevelopment that demonstrates principles of cultural and ecological sustainability through adaptive re-use as well as urban design and architectural excellence. Natural heritage assets can provide for a diversity of experience and conservation of biodiversity values. Moreover, some heritage places have the potential to increase and enhance local and regional tourism opportunities.

Council has undertaken many studies in relation to various aspects of Darebin's heritage, and engages a Heritage Advisor to provide expertise in the consideration of development proposals. Heritage is constantly evolving and as such Council will ensure that Darebin's

heritage, including all its elements, is managed in a streamlined and co-ordinated manner in line with recognised best practice.

### ***Vision***

A culturally sustainable Darebin where heritage values, including those of Indigenous Australians, are recognised, understood, conserved and enhanced for present and future generations, as part of a holistic approach, based on an appreciation of cultural pluralism and diversity.

### **How the vision will be achieved**

#### ***Objective 1***

Increase community awareness and recognition of Darebin's history and heritage.

#### ***Strategies***

- Identify and assess Darebin's cultural and natural heritage values and places of significance.
- Encourage and initiate further studies and research into additional aspects of Darebin's history and heritage.
- Disseminate information to the public about Darebin's heritage.

#### ***Objective 2***

Recognise and celebrate the multi-cultural heritage of Darebin.

#### ***Strategies***

- Broaden traditional perceptions of heritage assets by protecting and celebrating places which have multi-cultural, religious or social significance.
- Recognition that the many aspects of the diversity of Darebin's community contribute to the strength and richness of the municipality through the expression and sharing of cultural heritage.
- Continue Council's program of multi-cultural events such as 'Cultural Diversity Week' and 'Harmony Day'.

#### ***Objective 3***

Recognise and celebrate the artistic heritage of Darebin.

#### ***Strategies***

- Recognise and reinforce the role that public art plays in the community's attachment to place and heritage.
- Encourage the incorporation of public art elements in high public profile (including use, access and visibility) and/or major (re)developments on both public and private land.

#### **Objective 4**

Ensure that places and areas of cultural heritage significance are conserved and enhanced.

#### **Strategies**

- Conserve places of recognised state and local heritage significance by ensuring that development does not diminish it.
- Encourage the retention of significant original fabric in development proposals.
- Discourage demolition and relocation of locally significant heritage buildings.
- Use discretion to facilitate the removal of later modifications to heritage buildings where this will enhance heritage value.
- Encourage appropriate uses of heritage places that are in keeping with its heritage significance.
- Encourage and facilitate the provision of interpretive material on sites where this will enhance understanding of heritage values.
- Co-ordinate public and private efforts towards conservation.
- Promote and facilitate the preparation of conservation management plans for key sites prior to the seeking of approvals and the commencement of works.
- Consider incentives to encourage retention of heritage fabric.
- Protect cultural sites that have an identified significance and consult with the traditional landowners (Wurundjeri-willem) and peak indigenous bodies.
- Assess development proposals within heritage areas in terms of their sympathy with the character of the area and their likely impact upon integrity and composition of the area.
- Ensure that the City's cultural heritage is protected through the planning system, and that nearby development does not compromise the significance of places and areas.

#### **Objective 5**

Ensure that places of pre and post-contact aboriginal cultural heritage significance are conserved and enhanced.

#### **Strategies**

- Identify and protect sites that have identified aboriginal cultural heritage significance in consultation with Aboriginal Affairs Victoria, traditional landowners (Wurundjeri-willem) and peak indigenous bodies.
- Develop an 'Aboriginal Cultural Heritage Management and Protection Statutory Planning Protocol' between the City of Darebin and the municipality's traditional landowners, the Wurundjeri-willem.
- Consult with the traditional landowners, DATSICC and other peak indigenous bodies when considering development within or adjacent to potential or identified places of pre and post-contact aboriginal cultural heritage significance.

#### **Objective 6**

Promote sympathetic infill and redevelopment of heritage places and areas.

### **Strategies**

- Ensure that redevelopment of heritage buildings and areas is visually compatible with existing forms, and generates a strong and positive contribution to the heritage area through innovative design.
- Promote new development that makes a positive contribution to the heritage place or area.

### **Objective 7**

Ensure that places and areas of natural heritage significance are conserved and enhanced.

### **Strategies**

- Ensure that remnant vegetation is identified, enhanced and conserved.
- Protect flora and fauna habitats and remnant vegetation communities in the Planning Scheme.
- Develop design principles to ensure that land uses and development are compatible and appropriately integrated with areas of natural heritage significance.
- Ensure that design guidelines for development alongside creek corridors are tailored to variations in local conditions, including changes in topography and vegetation, and in the balance between 'urban' or 'naturalistic' in the desired future character of the creek corridor.
- Ensure planting plans for new developments and open spaces respond to natural heritage values.
- Encourage the use of indigenous vegetation and planting to increase bio-diversity values throughout Darebin on private and public land.
- Ensure that conservation of bio-diversity is considered in development proposals, including any biodiversity policy or strategy of Darebin's.

### **Implementation**

#### ***Using policy and the exercise of discretion as follows:***

- Referring applications to the National Trust of Australia (Victoria) where properties are recorded or classified by the National Trust.
- Utilising the principles set out in the Burra Charter when assessing new development proposals on heritage sites.
- Referring applications to Council's heritage advisor as appropriate.
- Considering any current citation for a heritage place, including 'statement of significance'.
- Consulting with the traditional landowners, DATSICC and other peak indigenous bodies when considering development within or adjacent to potential or identified places of pre and post-contact aboriginal cultural heritage significance.
- Considering any relevant Conservation Management Plan or equivalent when determining new development proposals in heritage places.

- Consider prohibited uses where they will facilitate the conservation of a heritage place and will not compromise the heritage value of that place.
- Encourage the removal of later modifications to heritage buildings where this will enhance heritage value.

***Applying zones and overlays as follows:***

- Apply the Heritage Overlay to places of local, regional, State or national heritage significance.
- Applying the Environmental Significance Overlay to places of natural heritage significance and culturally significant landscapes, trees and/or vegetation.
- Applying the Heritage Overlay to culturally significant landscapes, trees and/or vegetation.
- Applying the Heritage Overlay as an interim measure to protect any newly identified place that is under threat.

***Undertaking further strategic work as follows:***

- Prepare a Darebin Heritage Strategy which clearly identifies all Council's natural and cultural heritage responsibilities, including those relevant to indigenous cultural heritage, and develop strategies to address these, as well as undertake the outstanding and ongoing heritage assessment work in the municipality.
- Develop a heritage policy to guide decisions on demolition and development of all heritage places and the use of heritage places for purposes that are otherwise prohibited under the scheme.
- Prepare design guidelines for restoring and redeveloping heritage places, adaptive reuse, new infill development, street treatments, and signage.
- Undertake new studies aimed at identifying, assessing and protecting heritage fabric.
- Undertake an assessment of the heritage significance of the City's older reserves as a basis for conservation planning and management.
- Examine the need for and opportunity to prepare an 'art built-in' local planning policy to ensure that there is a public art component in high profile and/or major developments.

***Other Action:***

- Preparing and distributing promotional/educational material regarding cultural heritage of Darebin.
- Establish a communications strategy to inform and educate the community about Darebin's heritage.
- Implementing individual property conservation and heritage management plans.
- Investigate opportunities to assist property owners to restore and conserve locally significant heritage places through low-interest loans.
- Develop an 'Aboriginal Cultural Heritage Management and Protection Statutory Planning Protocol' between the City of Darebin and the municipality's traditional landowners.

- Continue the provision of a part-time heritage advisory service which offers restoration and architectural advice to property owners.
- Investigate the potential for Council to provide financial incentives and heritage awards to assist and recognise the restoration of heritage places and promote broader heritage awareness in the community.
- Seek funding from State and Commonwealth Governments for restoration works on key public buildings.
- Demonstrate best practice by conserving Council's heritage tangible heritage assets including buildings, streetscapes and landscapes.
- Compile a database including all current heritage citations from studies and assessments undertaken by the City of Darebin, or its predecessors.
- Continue Council's commitment to working with indigenous people and embracing cultural diversity, including convening the Darebin Aboriginal and Torres Strait Islander Community Council (DATSICC) and the Darebin Ethnic Communities Council (DECC).
- Integrate community arts within any new urban design projects.
- Undertake the Northcote Town Hall Community Arts Precinct project.
- Implement the City of Darebin Arts and Cultural Strategy 1999-2004 including the Art in Public Places Program.
- Implement the Darebin City Council Diversity Strategy 2003.
- Complete and implement the Darebin Biodiversity Strategy.
- As appropriate utilise the *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth) in order to secure biodiversity values and natural heritage places.
- Develop an education program aimed at assisting the community to understand the natural heritage values of Darebin, how to live with and manage existing natural heritage assets on private land and how to enhance natural heritage values.
- Investigate the feasibility of establishing a tourist trail in consultation with the Heritage Branch of Aboriginal Affairs Victoria that includes recognition of aspects of aboriginal settlement of the area and resourcefulness.

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**21.05-5**19/01/2006  
VC37**ELEMENT 5: ECONOMIC DEVELOPMENT****Overview and key issues**

The long term sustainability of a city as a place to live, work and invest depends in part on a strong and dynamic local economy. The City of Darebin recognises that land use structure and planning must be conducive to appropriate economic development, balanced with social, environmental and cultural considerations. Economic activity provides vibrancy to Darebin in terms of generation of employment opportunities, business and retail activities, entertainment and attracting visitors to the area.

In light of Darebin's relatively high unemployment, Council must work proactively with both the industry, business and education sectors (as the main sources of labour demand and supply) to support business growth and local employment.

Whilst some industrial and commercial sectors are thriving, others are subject to high vacancy rates, inappropriate uses and poor functioning. Council must play an active role in rationalising its economic outlook and attracting new types of land use activities in these locations.

The municipality has a number of economic strengths. These include proximity to major interstate and regional transport networks, Melbourne Airport, Melbourne Central Activities District, LaTrobe University including its Research and Development facilities, Northland Shopping Centre and a skilled local labour force. These strengths need to be maximised in order to enhance the performance of the local economy.

Facilitating new industries such as research and development, technology based industries and personal services, whilst maintaining a viable and vibrant industrial base, have been identified as important underpins to developing the city's economic base.

Combined with the proactive stance, is the need to protect industrial areas from encroachment and redevelopment for residential development. The lack of greenfield sites in Darebin for future expansion emphasises the importance of maintaining existing land resources wherever possible. Increased land values have placed pressure on the Council to rezone land for uses that could either replace industry or threaten the long term viability of nearby industry. The Industrial Land Use Strategy identified areas considered to be core to the City's industrial future. Reduction in either the amount of core industrial land or the isolation of industrial uses from residential uses can significantly limit the flexibility of the sector to respond to future growth needs and directions, and must therefore be resisted.

***Vision***

A sustainable and prosperous business, industrial and commercial environment that is reflective of the diverse local community, both as potential employees and consumers, and which is governed in a flexible, proactive and innovative way.

**How the vision will be achieved*****Objective 1***

A responsive and diverse local economy which is responsive to external economic change.

***Strategies***

- Direct land use changes which either support or rationalise economic activity, in accordance with the Darebin Economic Development Strategy.

- Research wider global economic trends and identify associated impacts for the function and role of the City's industrial areas.
- Encourage the range of educational institutions in the City to develop educational opportunities that are accessible to the local community and provide appropriate skills for the jobs available locally.
- Promote Darebin as a location for further public and private office development through making available suitably zoned land.

### **Objective 2**

Facilitate and support fledgling small and micro businesses as a sector providing employment growth.

#### **Strategies**

- Continue to provide a business incubator program to encourage micro and "start up" businesses to locate in Darebin.
- Provide support for high need groups within Darebin to create business opportunities to provide appropriate local employment opportunities.
- Provide support to fledgling and micro businesses through the provision of advice and provision of dispensations from normal requirements (for example car parking requirements) if appropriate.

### **Objective 3**

Protect viable industrial and commercial uses in the city and facilitate appropriate reuse of industrial and commercial areas experiencing decline.

#### **Strategies**

- Through implementing the Industrial Land Use Strategy, encourage the reuse of redundant industrial land to more appropriate commercial and residential uses.
- Encourage the revitalisation of the Junction area for a range of business and residential development, through implementing the Junction Integrated Development Plan.
- Do not allow the encroachment of business and residential uses on industrially zoned land that has been identified as core to the City of Darebin in the Industrial Land Use Strategy.
- Implement the recommendations of the High Street Study through encouraging a range of supporting business, commercial and residential uses in the internodal areas of High Street, between the key activity centres.

### **Objective 4**

Encourage the development of research and development and high technology facilities.

#### **Strategies**

- Encourage the development of the LaTrobe University Research and Development Park.

- Encourage the development of complementary businesses in the vicinity of the LaTrobe University Research and Development Park.

### **Objective 5**

Support economic development that contributes to sustainability, is compatible with the natural and built form and which makes a social contribution to Darebin.

### **Strategies**

- Liaise with business operators to promote 'green industries' and best practice environmental performance.
- Work with the Department of Sustainability and Environment and Environment Protection Authority to resolve issues such as acceptable noise and emission levels in industrial and business zones.
- Introduce a Development Contributions Plan to collect a levy for social and physical infrastructure when new development occurs.
- Resolve problems of noise emissions from land zoned industrial and Business 3.
- Promote Council and consumer support of local businesses to enhance sustainability and to reduce the environmental impacts of transporting products long distances.

### **Objective 6**

Promote and enhance the range of environmental, cultural and recreational facilities in the City to encourage people from outside the area to visit Darebin

### **Strategies**

- Recognise the contribution of Northland Shopping Centre, Preston Market, Bundoora Park, John Cain Memorial Park and Velodrome, Edwardes Park Lake, Central Creek Grasslands, Bundoora Homestead, Reservoir Civic Centre, Darebin Parklands, All Nations Park, Minbah Trash and Treasure Market, Melbourne Wildlife Sanctuary, Gresswell Forest Reserve, Merri and Darebin Creeks and the bike trail network to attracting visitors to Darebin.
- Encourage the development of a diverse range of short term accommodation opportunities, such as serviced apartments and hotels in the city, particularly taking into consideration the proximity to the Austin Hospital, La Trobe University and Darebin's role in the Commonwealth Games.

### **Implementation**

#### ***Using policy and the exercise of discretion as follows:***

- Apply the Junction Local Area Local Planning Policy to the consideration of planning applications in and around the intersection of High Street and Plenty Road Preston, generally known as 'The Junction' in accordance with the Junction Area Plan contained in that policy.
- Apply the Industrial and Commercial Activity Local Planning Policy to applications in Industrial 1 Zone, Industrial 3 Zone and Business 3 Zone.
- Apply the Outdoor Advertising Local Planning Policy for signage applications.

- Apply the decision making guidelines of the Industrial Land Use Strategy – A Framework For Decision Making 2001 in consideration of requests for the rezoning Industrial land,

***Applying zones and overlays as follows:***

- Apply the Environment Audit Overlay to all land currently zoned industrial when it changes to another non industrial zone.
- Apply the Environment Audit Overlay to all land suspected to have been subject to contamination in the past.
- Rezone redundant Industrial 3 Zone and Industrial 1 Zone land to more appropriate business and residential uses.
- Rezone identified areas of High Street to more appropriate business or mixed residential and other uses, in accordance with the High Street Study.
- Encourage redevelopment in accordance with the Junction Integrated Development Plan, December 2001, Pinnacle Property Group Pty Ltd and KLM Gerner Consulting Group Pty Ltd.

***Undertaking further strategic work as follows:***

- Prepare a Tourism Implementation Strategy.
- Prepare structure plans for Preston and Northcote Activity Centres.
- Investigate the feasibility of establishing a tourist trail in consultation with the Heritage Branch of Aboriginal Affairs Victoria that includes recognition of aspects of aboriginal settlement of the area and resourcefulness.

***Other Action:***

- Publish promotional literature, electronic and audio visual resources highlighting the business, industrial and educational institutions and locational strengths of the City.
- Maintain the Council's commitment to the business incubator for small and micro businesses.
- Review the Industrial Land Use Strategy – A Framework for Decision Making 2001.

**Reference Documents**

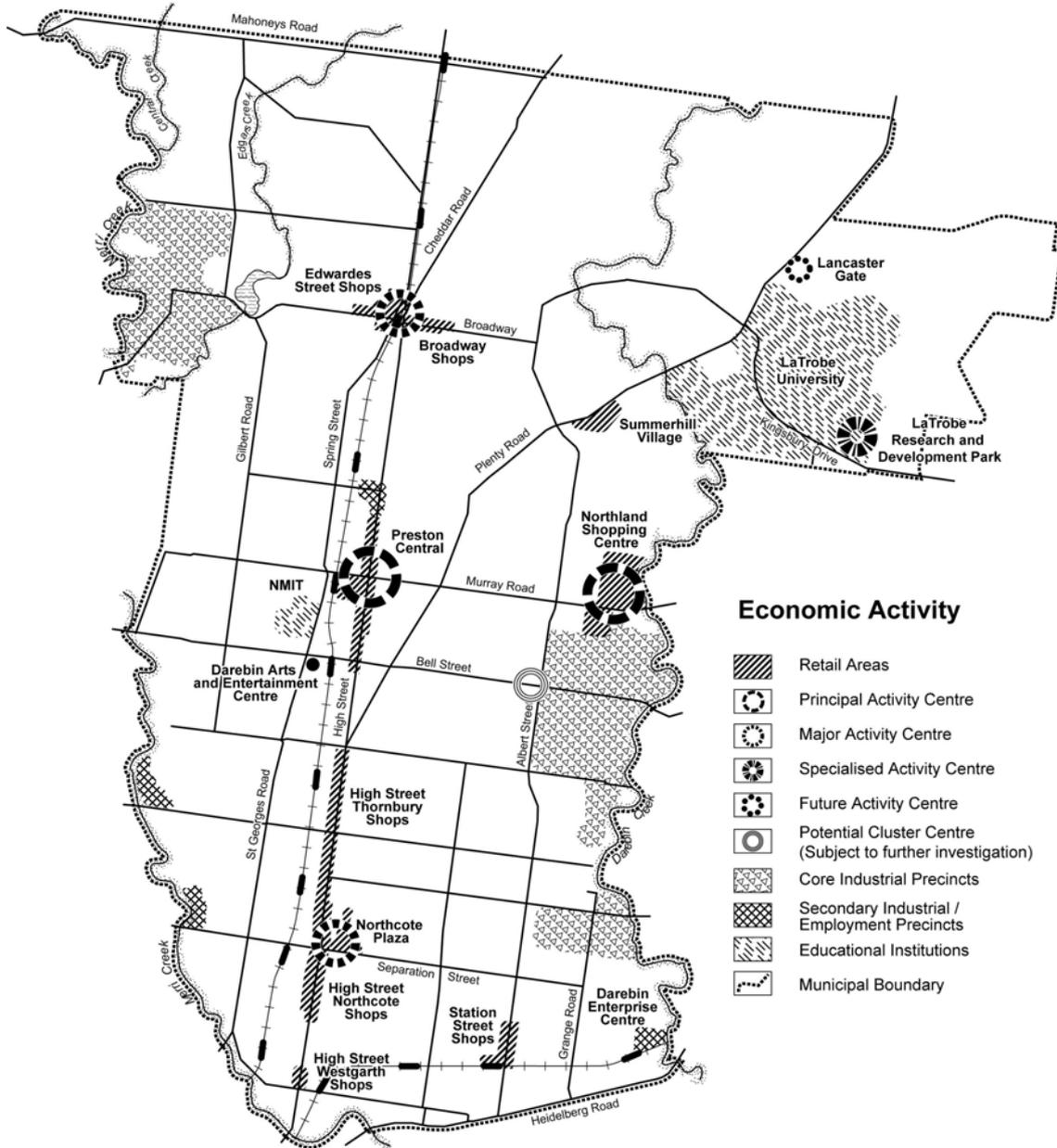
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City of Darebin Outdoor Advertising Policy Guidelines, Darebin City Council, 2001



**21.05-6**19/01/2006  
VC37**ELEMENT 6: ACTIVITY CENTRES****Overview and key issues**

One of the key components of the future of Darebin is the form, composition and appearance of its activity centres. The retail industry is one of the most important industry sectors in the municipality for its contribution to employment, incomes and the provision of goods and services to residents. Based on Australian Bureau of Statistics data for 2001, it is estimated the retail sector in Darebin contributes 8,000 jobs to the local economy (16% of jobs). There are also approximately 1,200 retail businesses in the city, representing 22% of all business located in the municipality. The activity centres serve a large residential population that is predicted to increase over the next 10-20 years.

In addition, Melbourne 2030 places great importance on activity centres as the focus for:

- High quality development, activity and development for the whole community.
- A wide range of services over longer hours, while restricting out-of-centre development.
- A substantial proportion of new housing.

Melbourne 2030 identifies a hierarchy of Principal, Major, Specialised and Neighbourhood activity centres. Northland Shopping Centre and the Preston Central are identified as Principal Centres, two other nodes on High Street at Northcote and Reservoir are identified as Major Activity Centres, and La Trobe University Technology Park is identified as a Specialised Activity Centre. The Neighbourhood Centres are to be identified by Council, and the Retail Activity Centres Strategy has identified Fairfield Village, The Broadway, South Preston and Thornbury Village as primary neighbourhood centres, with others serving smaller catchments at Link Street, Westgarth Village and Miller on Gilbert.

In addition to the hierarchy of centres identified in Melbourne 2030, the Darebin Retail Activity Centres Strategy identified approximately 55 local convenience centres that also play a part in retailing within the City. Six of these centres were identified as poorly performing and these warrant action to determine their future.

High Street is a major north-south corridor in metropolitan Melbourne that supports one of Melbourne's longest retail and commercial strip centres. Council's High Street Urban Design Framework establishes key principles for land use in High Street are as follows:

- strengthen the role of designated activity centres by focussing primary retail development at ground floor level with housing above
- revitalise the inter-nodal areas between the designated activity centres by encouraging offices and showrooms at ground floor level with housing above.

The Retail Activity Centres Strategy has identified the important and varied role of the City's retail activity centres. Key issues that face activity centres in Darebin are as follows:

- The emergence of large format retail operations, such as factory outlets, that tend to seek sites outside of existing retail centres in order to minimise development costs.
- There is a need to appreciate the importance of retailing as an economic activity which contributes to jobs and incomes as well as its important social role and contribution to the built environment.
- There are trends in the operation of the retail industry which arise from demographic and behavioural shifts, and which are important to understand in order to fully appreciate the factors that influence retail development in Darebin.
- There is a low rate of escape expenditure from the City of Darebin indicating that the current mix of retail facilities available serves the community well. However, due to a combination of factors including increase in the Darebin and surrounding municipality's

populations over the coming years and real growth in per capita spending, it is estimated that there is potential for a further 78,000sqm of retail floor space over the period 2001 – 2016.

- The roles and functions of activity centres, including opportunities for future roles and higher density residential development, need to be clearly defined to direct Council and other stakeholders in investment decisions.
- The need to ensure that community facilities are located within or close to activity centres.
- Centre management and business planning needs to be supported by Council in many cases.
- Potential conflicts arising from the integration of residential and commercial land uses.
- The urban design of centres is important to achieving the long term goals for any centre, to aid in defining role and identity, assist in general attractiveness and vibrancy of centres, and improve functioning.
- High Street supports a number of core retail areas separated by internodal areas that contain portions of redundant industrial land. These areas are gradually changing in response to changes in the economy.

### ***Vision***

The development of a vibrant and sustainable activity centre network through appropriate integrated and diverse land use planning, residential, community and business development, as well as centre management policies that focus investment in activity centres as key community focal points.

### **How the vision will be achieved**

#### ***Objective 1***

Consolidate retail, business, employment, community and leisure facilities and higher density housing in and around identified activity centres.

#### ***Strategies***

- Encourage a wide mix of activities, particularly in the Principal and Major activity centres of Northland, and Preston Central, Northcote and Reservoir.
- Encourage new core retail, community, employment, business and leisure facilities to locate within or close to identified activity and centres.
- Encourage higher density housing to locate within walking distance of identified activity and neighbourhood centres.
- Ensure residential development within and adjoining activity centres is appropriately designed so as to minimise conflict between the needs and aspirations of users.

#### ***Objective 2***

Ensure appropriate land supply and location for bulky goods retailing and factory outlets.

### **Strategies**

- Encourage large format bulky goods retailing and factory outlets to locate in the identified cluster centres, namely the environs of the Northland Shopping Centre, Bell Street in proximity to Albert Street, Plenty Road Preston and High Street Preston.
- Encourage the development of integrated bulky goods developments that house multiple tenants thereby reducing the need for short car trips and providing an opportunity to deliver other forms of transport access.
- Ensure that proposals for new or expanded bulky goods development at the cluster centres are accompanied by a retail economic analysis of the potential impact of the proposals on the existing retail framework.
- Encourage the development of smaller bulky goods outlets, trade supplies and showrooms in the internodal areas of High Street.

### **Objective 3**

Ensure that land use development is integrated with transport infrastructure so that activity centres are well served by public transport, have safe and pleasant pedestrian and cycle access and use of the car is minimised.

### **Strategies**

- Coordinate land use development with the provision of integrated transport infrastructure.
- Support the implementation of State and local government programs that promote walking, cycling and public transport options.

### **Objective 4**

Consolidate the network of local convenience centres.

### **Strategies**

- Identify future development opportunities for poorly performing local convenience centres.
- Encourage the appropriate reuse of local convenience centres which have been identified as having limited potential as retail nodes.
- Ensure that local convenience centres are reasonably located and accessible, by public transport or walking, to all residents, particularly less mobile residents.

### **Objective 5**

Require a high quality standard of design for new development and redevelopment within activity centres.

### **Strategies**

- Encourage retail uses to maximise visual interest and exposure to passers-by, through presenting a shopfront to the main movement routes and maximising the shopfront address to the street frontage.

- Locate major shops, such as supermarkets and department stores, on major roads.
- Encourage an urban design form which reflects and supports the image, role and function of the centre.

### **Objective 6**

Provide well designed community activity centres that service the local community.

### **Strategies**

- Facilitate the establishment of a neighbourhood activity centre to serve Lancaster Gate new residential area.

### **Implementation**

#### ***Using policy and the exercise of discretion as follows:***

- Use the Decision-Making Framework for Planning at Local Convenience Centres, within the Retail Activity Centres Strategy, to assess proposed use and development at local convenience centres.
- Use the Planning Checklist in the Retail Activity Centres Strategy to assess planning applications as appropriate.
- Use the High Street Land Use & Urban Design Local Planning Policy Policy to encourage primary retail activity into designated activity centres.
- Use the Retail Activity Centres Local Planing Policy
- *Apply the Northland Regional Activity Centre Local Planning Policy to applications in the Northland Activity Centre*
- *Apply the Outdoor Advertising Local Planning Policy for signage applications.*
- *Consider the Preston Central Vision 2006 for applications within the Preston Central Activity Centre.*

#### ***Applying zones and overlays as follows:***

- Apply Business 1 zone to the core retail areas.

#### ***Undertaking further strategic work as follows:***

- Prepare an Activity Centre Policy utilising the recommendations of the Retail Activity Centre Framework, in the Retail Activity Centres Strategy, to identify the future roles and functions, centre management, business planning, and urban design issues of all activity centres in the City.
- Prepare Structure Plans including detailed urban design guidelines for all Principal and Major activity centres and areas around them, to guide future development.
- Prepare a Structure Plan for the La Trobe University Research and Development Specialist Activity Centre.
- Undertake further investigation of the 6 local convenience centres identified in the Retail Activity Centres Strategy as performing poorly and requiring future direction for alternative business development where possible.

- Prepare a 'Discretionary Uses in Residential Areas & Out of Centres Development Local Planning Policy'.
- Prepare a Bulky Goods Retailing Strategy.
- Prepare an Urban Design Framework for Bell Street including the area identified as a potential cluster centre

**Other Action:**

- Encourage and support the establishment of business associations for businesses in activity centres to undertake centre management and business planning programs.
- The High Street Urban Design Framework 2005 and Retail Activity Centres Strategy 2005 identify that the internodal areas in High Street require a specific land use planning response. Rezoning of land in the internodal areas allow for office and retail development. Land use in the internodal areas will need to be monitored to determine the effect of new developments on activity centres.

**Reference Documents**

City of Darebin Outdoor Advertising Policy and Guidelines, Darebin City Council, 2001

High Street Urban Design Framework 2005, David Locke Associates

*High Street Precinct Guidelines 2005*, David Locke Associates *Retail Activity Centres Strategy 2005, Essential Economics*

Junction Integrated Development Plan, December 2001, Pinnacle Property Group.

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*Preston Central Vision 2006*, February 2001, Planning by Design and City of Darebin.

**21.05-7**  
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## **ELEMENT 7: NATURAL ENVIRONMENT**

### **Overview and key issues**

While Darebin is predominantly a built up area it contains areas of natural environmental significance including native grasslands at Central Creek Reservoir, Cherry Street Macleod, two major creek systems (Merri and Darebin), significant remnant vegetation (River Red Gums at Mount Cooper Bundoora) and native habitat forest (Gresswell Forest and Hill) which also support significant native animal species.

The use and management of land and water resources in Darebin (including all substances released into the storm water system, run-off from roads, litter etc) impacts on our local waterways and ultimately the environmental qualities of the Yarra catchment and Port Phillip Bay.

To have a real impact on the environment of the municipality, areas of environmental significance need to be linked and extended into a cohesive network of natural spaces and corridors. This will also allow them to operate more effectively as havens and corridors for wildlife and enhances water quality in the Darebin and Merri Creeks. The Merri and Darebin Creeks, Gresswell Habitat Link and the Hurstbridge Rail Reserve provide the basis for these networks and other spaces and links can readily be created as proposed by the Darebin Open Space Strategy. Development adjoining this network can make a direct contribution to achieving this goal, by including appropriate landscaping and water management principles.

### ***Vision***

A continuous network of indigenously vegetated corridors and spaces, based on the open space and waterway system, incorporating remnant vegetation communities and sites of biodiversity significance and reinforced by adjoining land.

### **How the vision will be achieved**

#### ***Objective 1***

Establish a continuous network of indigenously vegetated corridors and spaces, based on the planned open space system and biodiversity significance.

#### ***Strategies***

- Implement the open space network recommendations of the Darebin Open Space Strategy.
- Develop planting plans for open spaces and nearby streets that will result in continuous corridors of native vegetation, suitable as habitat for native wildlife.
- Retain and, where appropriate, increase vegetation coverage along Darebin's waterways and areas having tree canopy cover.
- Encourage water sensitive design in both built form and landscape.
- Extend linear open space linkages along waterways, with appropriate treatment given to pedestrian and bicycle access.
- Ensure appropriate treatment of waterways and coordination of creek management committees.

- Ensure that Council owned land along creek corridors is identified and reclaimed in order to appropriately manage environmental outcomes.
- Work with the community to raise awareness of ‘garden escapee’ environmental weeds.
- Implement the recommendations of the Creek Linear Open Space Study.

### **Objective 2**

Preserve and enhance remnant vegetation communities and flora and fauna habitats.

#### **Strategies**

- Protect and enhance remnant vegetation communities and flora and fauna habitats.
- Facilitate indigenous revegetation and regeneration initiatives on private and public land.
- Develop design principles to ensure that land uses and development are compatible and appropriately integrated with areas of environmental significance.
- Ensure that design guidelines for development alongside creek corridors are tailored to variations in local conditions, including changes in topography and vegetation, and in the balance between ‘urban’ or ‘naturalistic’ in the desired future character of the creek corridor.
- Ensure that conservation and enhancement of biodiversity is considered in development proposals through the assessment of landscape plans.
- As appropriate, seek the services of a suitably qualified person to provide expert advice on flora and faunal impacts, in the assessment of new developments.
- Reduce the impact of environmental weeds by delivering education programs and ‘remove and replace’ programs for residents.
- Improve the quality of waterways through the implementation of the Stormwater Management Plan and the Litter Management Strategy.

### **Objective 3**

Plan and manage landscapes in ways that contribute to the creation of a more ecologically sustainable natural environment.

#### **Strategies**

- Ensure planting plans for open spaces and new development take account of natural environment and ecologically sustainability goals, including whole of life costs.
- Reduce the amount of resources used in maintaining open spaces and landscapes, particularly water and herbicides.
- Eradicate, where possible, the incidence of weeds.

#### **Implementation**

##### ***Using policy and the exercise of discretion as follows:***

- Apply the Darebin Creek – Adjacent Land and Development Local Planning Policy to land adjacent to the Darebin Creek.

- Consider the Creek Linear Open Space Study (draft) 2002 for applications adjacent to the creeks.
- Implement the recommendations of the Darebin Creek Design and apply the Development Guidelines to any development along the Darebin Creek.
- Apply the Merri Creek Design and Development Guidelines to any development along the Merri Creek.

***Applying zones and overlays as follows:***

- Apply Environmental Significance Overlays into the Planning Scheme to protect significant remnant vegetation sites.
- Apply the Vegetation Protection Overlay to redevelopment sites where appropriate, including additional controls over Lancaster Gate and Springthorpe developments, ensuring that all significant vegetation is protected.
- Apply the Public Conservation and Resource Zone over the Gresswell Hill, Forest habitat link and, as appropriate, along creek corridors and Public open space.
- Apply the Zoning and Overlay recommendations of the Creek Linear Open Space Study.

***Undertaking further strategic work as follows:***

- Complete and implement the Creek Linear Open Space Strategy.
- Upgrade Merri Creek development guidelines for inclusion in the Planning Scheme.
- Review the Green Streets Streetscape Strategy.
- Complete and implement the Darebin Biodiversity Strategy.
- Examine the potential to prepare a local planning policy relating to vegetation protection and enhancement.
- Review the application of the Urban Floodway Zone along parts of the Merri, Darebin and Edgars Creeks.

***Other Action:***

- Develop a communications strategy and education program aimed at increasing public understanding of and participation in local biodiversity conservation.
- Prepare a Vegetation corridor planting plan.
- Develop working partnerships with all levels of government, the private sector and community groups (in particular Friends groups) to improve and monitor the existing systems.
- Undertake trail construction and indigenous vegetation retention, replanting and protection programs along the waterway open space system.
- Continue education programs at Darebin Parklands.
- Lobby for the introduction of more substantial penalties for vegetation removal and damage.
- Monitor and review the effectiveness of building height, works and tree removal controls along the Darebin and Merri Creeks after three (3) years of implementation.

- Investigate the potential to use the Department of Sustainability and Environment 'BioMap' products to monitor vegetation coverage and biodiversity values throughout the municipality.
- Continue education programs delivered through the Creek Management Committees and other organisations.

### **Reference Documents**

Australian Natural Heritage Charter for the Conservation of Places of Natural Heritage Significance, Commonwealth of Australia, 2002

City of Darebin, Darebin Creek Design and Development Guidelines, David Lock and Associates, June 2000

City of Darebin Environment Policy, City of Darebin, 2000

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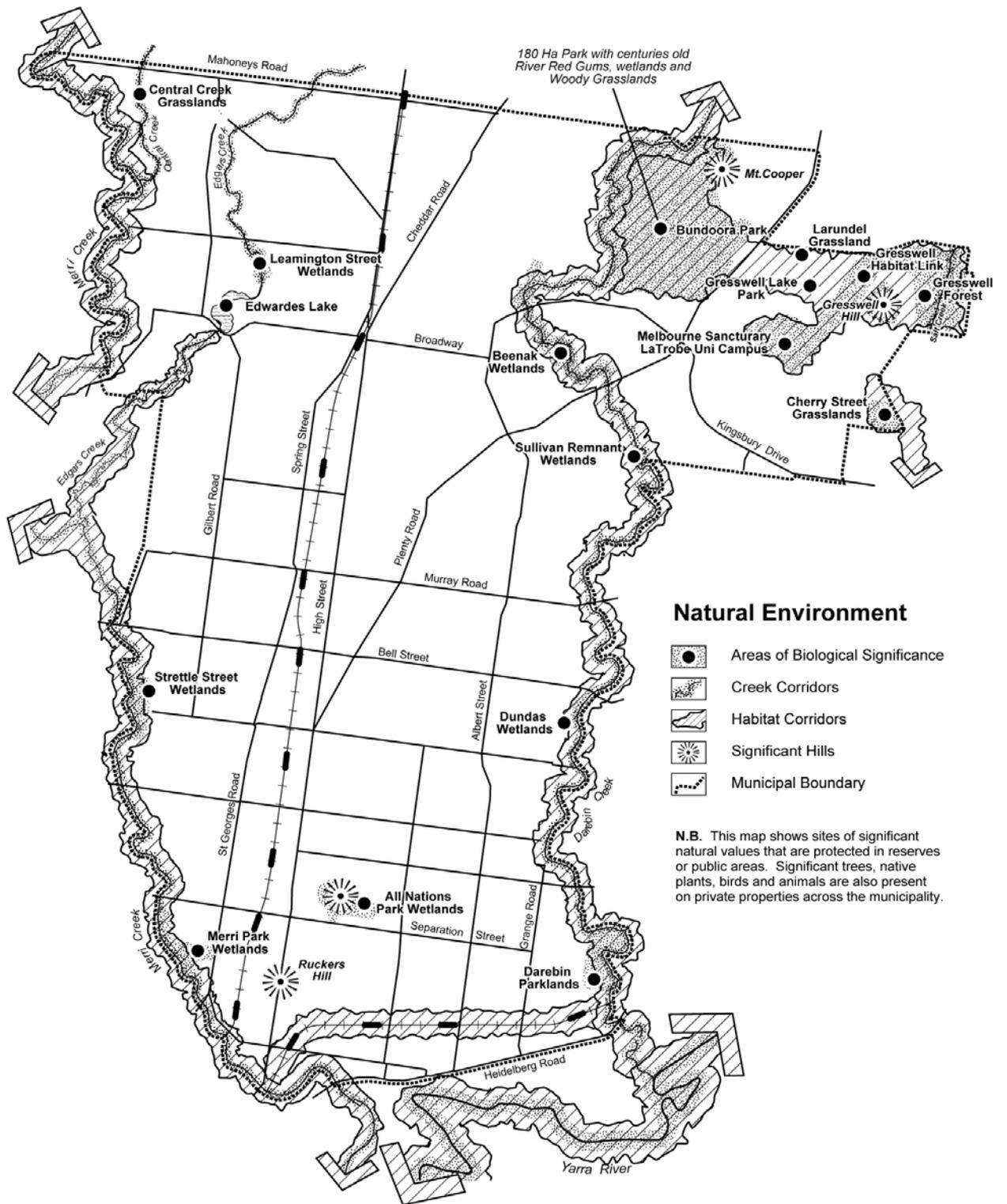
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**21.05-8**  
19/01/2006  
VC37

## **ELEMENT 8: OPEN SPACE AND RECREATION**

### **Overview and key issues**

Access to and enjoyment of open space is a key source of quality of life and local amenity. Darebin is a developed municipality with limited opportunities for creating additional open space. Open space is therefore seen as a scarce resource to the community and is highly valued. Therefore, what there is must be protected and enhanced.

There are benefits in preserving a well connected open space system in terms of habitat linkages and preserving natural environments. These benefits extend to the community outside Darebin through providing access to open space and contributing to conservation of biodiversity on a regional level.

The Darebin Open Space Strategy applies ten planning categories to existing and proposed open spaces, aimed at creating a diverse and balanced open space system across the municipality. Strategies are proposed for improving the quality of open space, encouraging use, conservation and ecological sustainability and development of waterways and linkages. A five year works program is proposed.

### ***Vision***

A safe and equitably distributed open space network, which meets a diverse range of recreation, sporting, ecological conservation and community needs.

### **How the vision will be achieved**

#### ***Objective 1***

Establish a safe, accessible, high quality network of open spaces equitably distributed across the municipality.

#### ***Strategies***

- Ensure equitable access to open space that caters for a diverse range of active and passive leisure uses for the entire community.
- Implement the recommendations of the Darebin Open Space Strategy.
- Continue development of the All Nations Park, Donath / Dole Reserve and Edwardes Lake Park in accordance with the adopted Masterplan.
- Develop the H.P Zwar Reserve and Margaret Walker Playground as a district park.
- Implement the Precinct Action Plans for open space provision and improvement outlined in the Darebin Open Space Strategy.
- Develop an action plan to improve access to local informal open space in residential areas that are more than 500 metres from an open space area larger than 0.25ha in area.
- Prepare site development plans to improve the range of informal and sporting open space and recreational facilities in the City.
- Integrate, upgrade and improve informal open space facilities in Merri Park and Merri Creek open space areas between St Georges Road and Winifred Street Reserve.

### **Objective 2**

Complete linkages in linear trails, and actively manage open space to conserve cultural and natural heritage values and indigenous flora and fauna, and improve ecological sustainability.

#### **Strategies**

- Implement the recommendations of the Creek Linear Open Space Study.
- Implement the recommendations of the Darebin Creek Design and apply the Development Guidelines to any development along the Darebin Creek.
- Apply the Merri Creek Design and Development Guidelines to any development along the Merri Creek.
- Improve the quality of open space along the railway lines and investigate opportunities to improve the linear linkages.
- Complete sections of Darebin Creek Shared Trail.
- Establish shared pathways and green corridors along drainage and service reserves.
- Undertake an assessment of the heritage significance of the City's older reserves as a basis for conservation planning and management, including Oldis Gardens, Johnson Park, LW Williams Reserve, J.S Grey Reserve, Adam Reserve, Batman Park, Penders Park and A.G.Davis Reserve.

### **Objective 3**

Ensure open space is adequately funded and maintained.

#### **Strategies**

- Continue to use the Subdivision Act to contribute to acquisition and improvement of open space.
- Include acquisition and improvement of open space in Development Contributions Plans.
- Develop a policy for the application of the public open space levy and link this to a program for acquisition and improvement of open space in the municipality.
- Implement the Darebin Open Space Strategy 2002.

#### **Implementation**

##### ***Using policy and the exercise of discretion as follows:***

- Ensure that development adjacent to open space respects the function and sensitivities of that open space and where appropriate provides for linkages and interaction with that open space.

##### ***Applying zones and overlays as follows:***

- Applying the Public Park and Recreation Zone to all municipal reserves which have been formally developed for either passive or active recreational pursuits.

- Applying the Public Conservation and Resource Zone to undeveloped municipal reserves which contain significant levels of indigenous vegetation and/or high biodiversity values.
- Apply the Heritage Overlay to open space of recognised cultural and social heritage value.

***Undertaking further strategic work as follows:***

- Prepare a local planning policy to implement the Merri Creek Development Guidelines.
- Develop Policy on collection of public open space levies, linked to an open space acquisition and improvement program.
- Prepare guidelines on uses surrounding or within open space.
- Undertake a review of the Darebin Open Space Strategy by 2005.
- Prepare a Masterplan for K.P Hardiman Reserve / CW Kirkwood Reserve/ John Hall Reserve complex.
- Prepare a Masterplan for Merri Park and Merri Creek open space areas.
- Complete and implement the Biodiversity Strategy and integrate adopted actions into the review of the Open Space Strategy.

***Other Action:***

- Prepare an inventory of land to be acquired and reclaimed by Council to form part of a linear park with a bike path network from the Merri and Darebin Creeks.
- Negotiate with the public land owners or managers of land adjacent to rail lines, within the rail reserves, to improve the appearance of open space.
- Implement the *City of Darebin Arts and Cultural Strategy 1999-2004* including the *Art in Public Places Program*.

**Reference Documents**

*Australian Natural Heritage Charter for the Conservation of Places of Natural Heritage Significance*, Commonwealth of Australia, 2002

*City of Darebin, Arts and Cultural Strategy 1999-2004*, City of Darebin 1999

*City of Darebin Leisure Action Plan*, Jevins & Jevins, 1999

*City of Darebin Stormwater Management Plan*, City of Darebin, May 2000

City of Darebin Strategic Bicycle Plan, 1998 , Gutteridge Haskins & Davey Pty Ltd for the City of Darebin

*Creating Place, Public Art Practice and Guidelines in Darebin*, City of Darebin with Sarah Poole Arts Management

*Creek Linear Open Space Study*, Darebin City Council, (draft) November 2002

*Darebin Creek Design and Development Guidelines*, Darebin City Council, September 2000.

*Darebin Domestic Animal Management Strategy*, 1998, Darebin City Council.

*Darebin Open Space Strategy*, Darebin City Council, April 2002

*Darebin Playgrounds Review*, 1998, Darebin City Council.

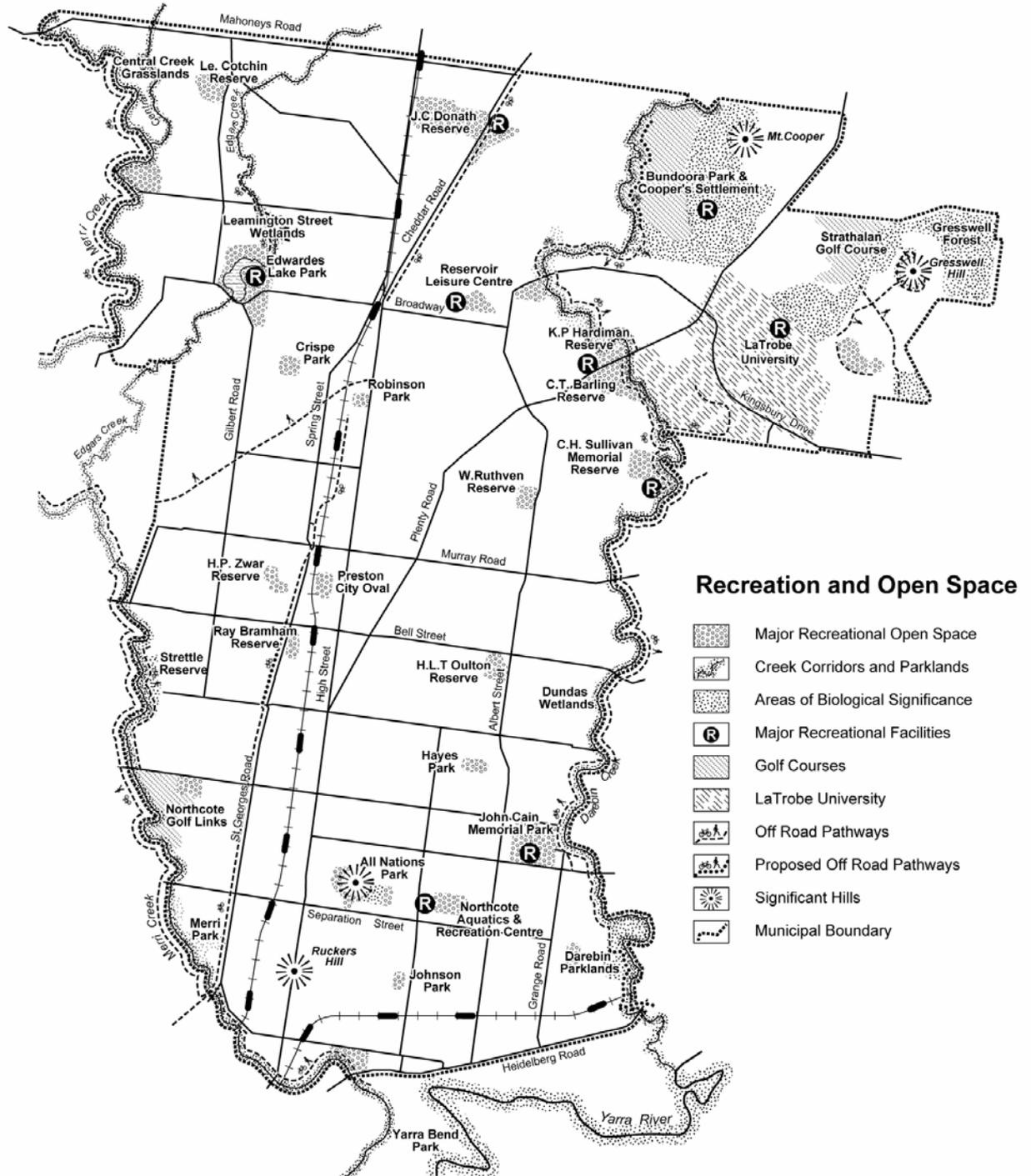
*Darebin Streetscape Strategy – Green Streets*, 1995, Darebin City Council.

*Linking People & Spaces: A Strategy for Melbourne's Open Space Network*, Parks Victoria 2002

Lower Darebin Creek Concept Plan, 1995, Melbourne Parks and Waterways.

*Lower Darebin Creek Concept Plan (Settlement Road to Yarra River)*, Melbourne Parks & Waterways, May 1996

*Merri Creek and Environs Strategy*, adopted in principle May 1998, Merri Creek Management Committee and Melbourne Parks and Waterways.



**21.05-9**19/01/2006  
VC37**ELEMENT 9: TRANSPORT AND ACCESS****Overview and key issues**

Transport and access are important issues in Darebin. The municipality experiences high levels of through traffic which generate congestion and adverse environmental impacts. North-south traffic movement is continuous only on High Street, which performs important local and regional activity centre functions along much of its length. East-west arterial movement is severely constrained by lack of creek crossings and unsuitable infrastructure. Much of the municipality is well served by fixed rail public transport radiating from the centre of Melbourne. East-west movement is largely catered for by bus routes. The dense network of streets provides the basis of a good network for walking and cycling, although safety and amenity are compromised on the major traffic arterials.

A Darebin Integrated Travel Plan (ITP) entitled *Going Places* was adopted by Council in June 2001, and a Transport Management Plan (TMP) was subsequently prepared for High Street. The ITP is intended to guide all decisions affecting travel in Darebin, by the Council and other agencies, with the aim of achieving real improvements in the accessibility and street environment of the municipality. The main themes of the ITP are: reducing trip numbers and lengths; improving walking and cycling; improving public transport; and managing cars and trucks.

The TMP, which covers High Street between Westgarth Street and Broadway, aims to support the retail and local access functions of the street, while maintaining intersection capacity for vehicular traffic. It includes measures to improve public transport journey times and reliability, and pedestrian safety and environment.

***Vision***

An integrated transport system which contributes to sustainability and addresses current and future local and regional transport needs, for both public and private transport.

**How the vision will be achieved*****Objective 1***

Reduce car trip numbers and lengths.

***Strategies***

- Group key destinations such as workplaces, schools and shops together to encourage trip combining.
- Encourage greater housing densities close to key destinations to increase the proportion of residents that have relatively short distances to travel.
- Maintain the viability of existing key destinations located close to the populations they serve.
- Support the development of new key destinations where they will result in shorter travel distances and not undermine the viability of existing businesses.
- Create new direct links where significant barriers to movement can be overcome.

**Objective 2**

Encourage more walking and cycling, and improve access, safety and quality of environment for walkers, cyclists and the disabled.

**Strategies**

- Where possible, ensure pedestrian routes are lined with building “fronts” that overlook and provide passive surveillance of the route.
- Ensure new retail development incorporates verandahs over footpaths.
- Ensure streets and car parks are designed to be safe, comfortable and easy for pedestrians to cross.
- Incorporate access for disabled people in all streets, public transport infrastructure and public and commercial buildings.
- Provide cyclists with advantages over cars in all new streets forming part of the strategic cycle network.
- Where appropriate require new workplaces to incorporate secure bicycle storage and encourage shower facilities.
- Continue to implement the Strategic Bicycle Plan.
- Continue to support and implement State government TravelSMART programs to facilitate further use of sustainable transport options.
- Encourage more people to use bicycle transport as a sustainable transport option through the continued implementation of the Principle Bicycle Network (outlined in Melbourne 2030).

**Objective 3**

Improve the operation, safety and attractiveness of public transport.

**Strategies**

- Encourage higher density housing close to train stations and tram and bus stops to increase the proportion of residents who can access public transport easily.
- Ensure key destinations within Darebin, such as workplaces, schools, public buildings and local shops are located close to train stations and tram and bus stops.
- Implement the *Public Transport Integration Study, 2000*, City of Darebin.
- Advocate for the duplication of the Epping Rail line, an increase in services and upgrades of station facilities.
- Encourage high density redevelopment of the disused and under utilised land around Preston, Reservoir and Northcote stations.
- Work with government to improve the tram and bus routes that operate within the city, both in terms of extending services where appropriate and improving the reliability and regularity of services.
- Ensure taxi ranks are incorporated into key destinations such as shopping centres and train stations.
- Improve the interchange between trains, buses, bikes and taxis at train stations.

#### **Objective 4**

Manage car and truck traffic.

#### **Strategies**

- Develop a road hierarchy to facilitate commuter and freight movement.
- Ensure no new roads are built, or existing roads widened to increase capacity (although new road construction may be justified to improve safety or local access).
- Encourage employers to support alternative means of transport to the private car.
- Encourage new businesses which rely heavily on road travel, such as manufacturing, transport and warehousing, to locate in locations with easy access to trunk streets.
- Implement the Road Safety Strategy Plan.
- Implement 'going places – *The Darebin Integrated Travel Plan, 2001*'.

#### **Objective 5**

Manage the provision of parking.

#### **Strategies**

- Develop a parking strategy that provides for limited commuter parking, facilitates short-stay parking, reviews residential restrictions and use of fine revenue, produces necessary Parking Precinct Plans, and addresses bicycle parking needs.

#### **Implementation**

##### ***Using policy and the exercise of discretion as follows:***

- Where appropriate require new workplaces to incorporate secure bicycle storage and encourage shower facilities.
- Utilise *Safer Design Guidelines for Victoria* in the assessment of planning applications.

##### ***Applying zones and overlays as follows:***

- As appropriate refer planning applications to the Darebin Disability Working Party.

##### ***Undertaking further strategic work as follows:***

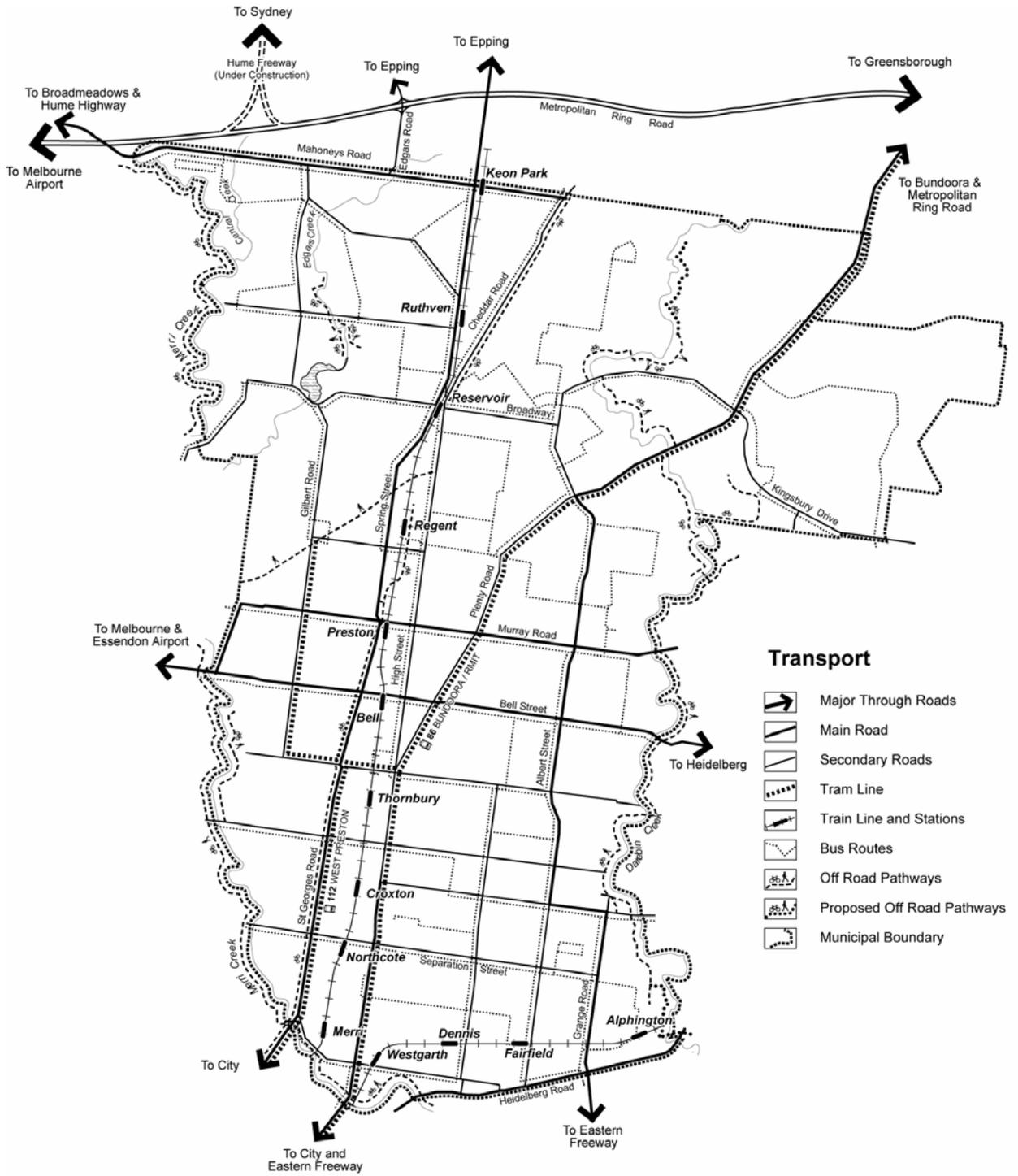
- Prepare an Activity centre policy.
- Prepare a 'Barriers to movement' policy.
- Prepare a Walking Action Plan and Policy (including disabled access).
- Prepare a Travel Plan policy.
- Develop Activity centre / train station action plans (including transport interchanges, development briefs, policy and Planning Scheme review).
- Develop a Parking strategy, including precinct plans.

**Other Action:**

- Continue to implement the Strategic Bicycle Plan, Public Transport Integration Study and Road Safety Strategy Plan.
- Undertake *Safer Design Training* for all Council decision-makers and designers who directly influence the built environment of Darebin.
- Implement *DAREBINsafe: the Darebin Community Safety Plan 1999-2003*.
- Undertake a Community Safety Audits of identified locations within Darebin.

**Reference Documents**

*City of Darebin Outdoor Advertising Policy and Guidelines*, City of Darebin, 2001  
*City of Darebin Strategic Bicycle Plan*, 1998 , GHD Pty Ltd for the City of Darebin  
*DAREBINhealth, Municipal Public Health Plan 2001-2004*, City of Darebin  
*DAREBINsafe: the Darebin Community Safety Plan 1999-2003*, City of Darebin  
*Going Places Darebin Integrated Travel Plan*, 2001, City of Darebin  
*Green Travel Plan*, 2001, City of Darebin  
*Public Transport Integration Study*, 2000, City of Darebin  
*Retail Activity Centres Strategy 2005*, Essential Economics  
*Road Safety Strategy Plan*, 2001, City of Darebin  
*Safer Design Guidelines for Victoria*, Department of Sustainability and Environment with Crime Prevention Victoria



**Transport**

-  Major Through Roads
-  Main Road
-  Secondary Roads
-  Tram Line
-  Train Line and Stations
-  Bus Routes
-  Off Road Pathways
-  Proposed Off Road Pathways
-  Municipal Boundary

**21.05-10 ELEMENT 10: PHYSICAL INFRASTRUCTURE**19/01/2006  
VC37**Overview and key issues**

A significant challenge facing Darebin is the need for a long term, sustainable approach to the planning, provision and management of physical infrastructure. A program of adequate resourcing is needed to maintain the City's asset base over a sustained period of years, and the Council's strong commitment towards creating a more sustainable environment will add to that resource pressure, at least in the short term.

Darebin's infrastructure tends to be older and in greater need of repair and replacement in the southern part of the municipality. The pressure of more intense development is imposing additional demands on infrastructure capacity, and this also has been concentrated in the south. In the future, these pressures are likely to extend to activity centres and their fringes in locations throughout the municipality.

An increasingly affluent population has higher expectations about infrastructure standards and quality. At the same time, there are pockets of under-privilege in the municipality that deserve better access to services and facilities. These two factors will continue to place pressure on infrastructure resources such as open space supply, streetscaping, the stormwater management system and traffic management into the foreseeable future.

***Vision***

Darebin will be an accessible and equitable city through the provision of appropriate infrastructure, careful management of existing infrastructure for long term sustainability and preservation and enhancement of the natural environment.

**How the vision will be achieved*****Objective 1***

Work towards minimising the cost to the community of infrastructure needs from new development.

***Strategies***

- Apply a Development Contributions Plan to fund the provision of social and physical infrastructure.

***Objective 2***

Provide appropriate levels of infrastructure and manage the infrastructure for long- term sustainability.

***Strategies***

- Prepare long term (10 year) asset management plans for each of Council's physical assets.
- Ensure appropriate funding from appropriate government agencies and developers to maintain and improve the asset base.

### **Objective 3**

Manage the City's stormwater system to provide adequate flood protection, mitigate stormwater impacts and contribute to improved water quality for receiving waterways and water bodies.

#### **Strategies**

- Improve the stormwater management system.
- Reduce the effect of stormwater discharge, in terms of pollution, flooding and flushing events.
- Improve residential, community and business awareness of the impact of their actions on stormwater quality.
- Encourage the minimisation of water consumption and stormwater run-off.
- Encourage on-site water harvesting with re-use of 'grey' and storm water on site.
- Minimise the impact of urban development on water quality in local waterways.
- Improve the quality of waterways through the implementation of the Stormwater Management Plan and Litter Management Strategy.

#### **Implementation**

##### ***Using policy and the exercise of discretion as follows:***

- Levying development contributions to finance the provision of public works, services and facilities.

##### ***Applying zones and overlays as follows:***

- Applying the Development Contribution Plan Overlay to all land in Darebin.

##### ***Undertaking further strategic work as follows:***

- Review the *City of Darebin Development Contributions Plan, 2003*, SGS Pty Ltd.

#### **Reference Documents**

*City of Darebin Development Contributions Plan, 2003, SGS Pty Ltd*

*City of Darebin Stormwater Management Plan, 2001, AWT Australia*

*Darebin Drainage Strategy, 1999, City of Darebin*

*Darebin Open Space Strategy, Darebin City Council, April 2002*

*Going Places Darebin Integrated Travel Plan, 2001, City of Darebin*

*20 Year Pavement Management Trend Analysis for Roads & Footpaths, 2003, City of Darebin*