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Part B - Submission by the Planning Authority Moreland City Council

Planning Scheme Amendment C201more
Sheppard/Norris Industrial Land Rezoning

15 August 2022

CORRECTION TO SUBMISSION

Please be advised that at paragraph 33 of this report, there is an incorrect reference to a resolution of Council. The resolution is from the April 2022 Council meeting relating to the Hosken Reserve Masterplan. The correct resolution states the Hosken East Field is to be a dedicated informal and passive recreational space as well as off-lead dog park. This is reflected in Reference Document 1G that was provided during the Panel Hearing. This error does not have any impact on policy or planning related grounds or impact any outcomes sought by the Amendment.

TRIM: D22/486085

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1. Introduction

1. This submission is made by Moreland City Council (**Council**). Council is the Planning Authority for C201more (**the Amendment**) to the Moreland Planning Scheme (**PS**).
2. My name is Kim Giaquinta. I am the Unit Manager Strategic Planning at Moreland City Council and will be presenting Council's submission to the Panel on the Amendment.
3. I will be assisted throughout the submission by Angela Schirripa, Principal Strategic Planner.

1.1 Structure of submission

4. This submission forms Part B of Council's Submission to the Panel. Part A was circulated as directed by the Panel on the 1 August 2022 and provides the strategic justification for the Amendment and overview of the Amendment process undertaken.
5. Part B addresses submissions received during and immediately following the public exhibition of the Amendment and specific matters as directed by the Panel.
6. Council's Part B Submission will be presented in the following format:
 - Brief overview of the Amendment.
 - Key issues raised in submissions and response.
 - Changes to the Amendment.
 - Council's final position on the Amendment.
7. It is not Council's intention to run through the strategic justification and the process that was undertaken for the Amendment except where relevant to a key issue. A detailed assessment is contained within Council's Part A submission.

2. Overview

8. The Amendment as exhibited sought to rezone land at 3-5, 4, 6, 7, 8, 10 and 16-20 Sheppard Street Coburg North, 2-4 and 6 Norris Street Coburg North, Part of 39A Shorts Road, and the former right of way abutting the western boundary of 11 Norris Street Coburg North (the Precinct) as follows:
 - From Industrial 3 Zone to General Residential Zone Schedule 1 (**GRZ1**) (13 properties).
 - From Industrial 3 Zone to Mixed Use Zone (**MUZ**) (five properties).
 - From GRZ1 to MUZ (one property).
9. The Amendment also proposed the following changes:
 - Insert a new Schedule 5 to the Incorporated Plan Overlay (**IPO5**) to the PS.
 - Apply the IPO5 to 16 properties.
 - Apply the Environmental Audit Overlay (**EAO**) to 13 properties.
 - Amend Clause 02.04 by altering the Residential Framework Map to include the precinct within the land identified for Significant Change.
 - Amend the Schedule to Clause 72.03 to include reference to map 8IPO.
 - Amend the Schedule to Clause 72.04 to include reference to the *Sheppard and Norris Street Coburg North Incorporated Plan, 2021 (Incorporated Plan)*.
 - Amend the Schedule to Clause 74.01 to correct typographical errors and include reference to the use of the Design and Development or Incorporated Plan Overlays where a statement of desired future character is required.
10. The Amendment was exhibited from 7 April 2022 to 13 May 2022 in accordance with Section 19 of the Planning and Environment Act 1987 (**the Act**).
11. A summary table of the changes proposed by the Amendment and strategic work informing the proposed changes was provided as part of Council's Part A submission.
12. A total of 6 submissions were received to the Amendment and considered by Council.
13. On 8 June 2022, Council resolved to request the Minister for Planning to appoint a Panel in accordance with Part 8 of the Act to consider submissions.

3. Summary of issues raised in submissions

14. Council will address key issues raised across the submissions
 - Affordable Housing
 - Strategic Justification
 - Hosken Reserve Masterplan

3.1 Affordable Housing

15. One¹ submitter raised concerns about the implementation of mandatory affordable housing provisions. They recommended that these be removed and offered alternative methods for providing affordable housing that do not rely on planning controls.
16. The provision of affordable housing was voluntarily offered by the proponent and aligns with Council's Affordable Housing Action Plan 2021/22, responds to the objectives of the Act, Clause 16 of the Planning Scheme (**PS**) and an identified need for housing in Moreland for households with Very Low, Low and Moderate incomes.
17. Council agrees to the affordable housing requirements as exhibited and offered by the proponent. No change to the amendment is required.

3.2 Strategic Justification

18. One submitter raised concerns that the amendment is not strategically justified and that the land is not suitable for significant change.

3.2.1 Transition Residential Area Policy Direction

19. Council's Part A Submission outlines the strategic basis for the Amendment as set out in the *Moreland Industrial Land Strategy 2015-2030 (MILS)* and specifically for areas identified as transition residential.
20. The transition from industrial to residential zones is supported by the MILS. MILS identifies Category 3 land as being poorly located for continued industrial or alternative commercial uses and for transition to quality residential environments.
21. This direction is included in the PS at Clause 02.03-5 Housing which states that in planning for population growth and diversity, Council seeks to: **Facilitate residential development in industrial areas identified as Transition Residential Areas in the Housing Framework Plan at Clause 02.04.**
22. The Amendment aligns with this strategy by rezoning industrial land to allow residential uses. Using a similar approach to the rezoning of other comparable Category 3 precincts in the municipality and

¹ Submitter 1.

considering the size of the precinct and access to nearby public transport, the precinct has been reassigned to an area of significant change in the *Housing Framework Plan*.

23. A Strategy at Clause 16.01-1L Homes in Moreland specifically **encourages residential rezoning in areas identified as 'Transition Residential' Areas on the Strategic Framework plan: *Housing at Clause 02.04***.
24. The Amendment implements this strategy by rezoning land identified as Transition Residential to the GRZ1 and MUZ.

3.3 Hosken Reserve Interface

25. Two submitters raised concerns that the Amendment had not been developed alongside the Hosken Reserve Master Plan.² They considered that the development requirements of the Amendment be designed in conjunction with the Master Plan.
26. One submission reiterated the need to consider the long-term relationship between future development and operation of the reserve.³
27. One submitter was generally supportive of the IPO5 and that the plan would:
 - Encourage a high level of passive surveillance of Hosken Reserve and quality landscape design to integrate into the parkland context.
 - Improve access to Hosken Reserve from the east for pedestrians and cyclists.
 - Identify where the provision of a land, rather than purely financial, contribution to public open space may be appropriate; and
 - Create a welcoming and landscaped public realm.

3.3.1 Overview of Hosken Reserve Masterplan

28. Hosken Reserve is located off Shorts Road with its car entrance to the facilities via Sheppard Street. The east side of the reserve is bordered by the industrial precinct subject to this Amendment. The southern border is Bakers Road and the Australian International Academy of Education. To the west of the Reserve is Pallet Street. Figure 1 shows the location of the Reserve.

² Submitters 4 and 5

³ Submitter 4

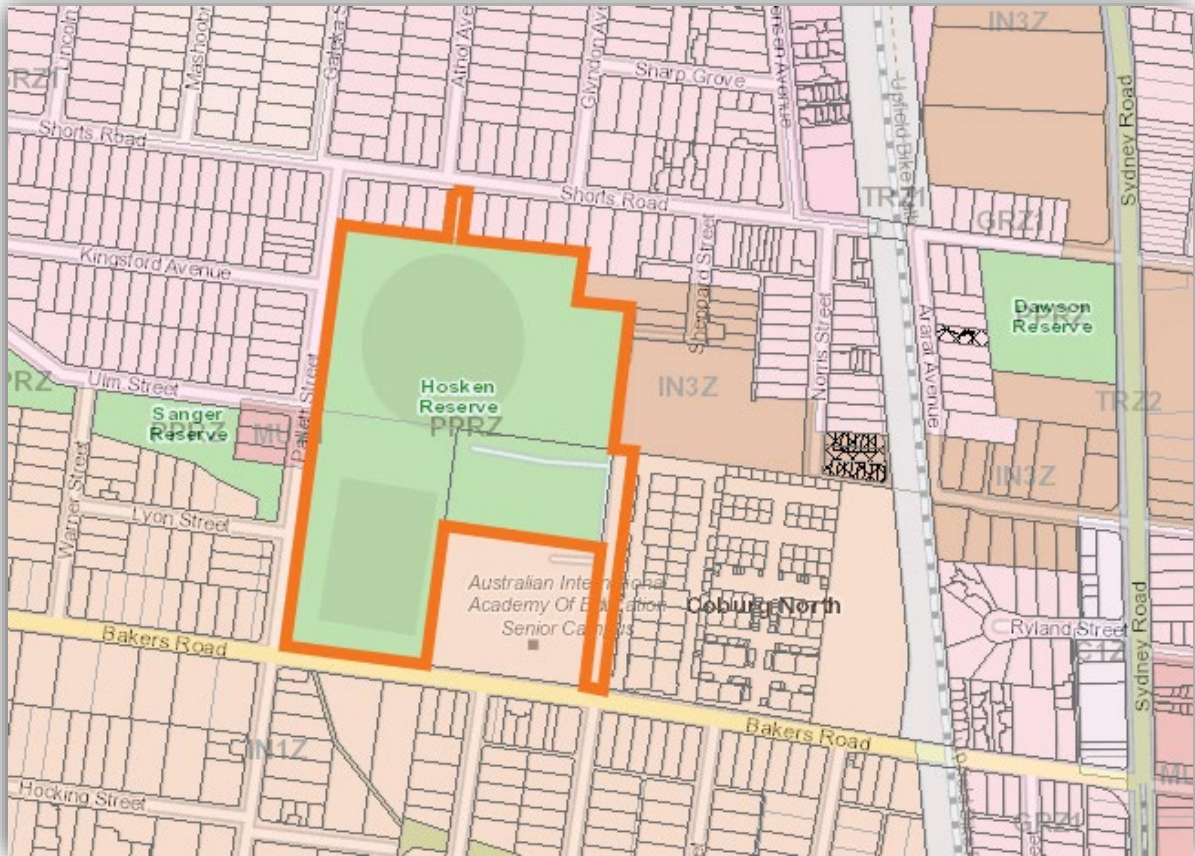


Figure 1: Location of Hosken Reserve

29. Hosken Reserve has a long history as a valued sporting and community reserve dating back to the 1930s. In December 2020, Council resolved to conduct an engagement process on a refresh of the Hosken Reserve Master Plan.
30. An extensive community engagement process was undertaken in February and March 2021, which was considered at the May 2021 meeting (Reference Document 1E). In response to local resident opposition to synthetic turf, Council resolved that the North Oval and East Field would remain natural turf, with the South Field to have a hybrid surface installed. Also, that the North Oval would be fenced with gates to remain unlocked, meeting Football Victoria standards.
31. At the May 2021 meeting, Council also resolved to establish a Refresh Group, consisting of 25 community members. The group met four times between May and June 2021. The Refresh Group did not agree on all the elements of the Masterplan and a revised Masterplan was subsequently prepared. Extensive consultation on the revised plan was received and Council adopted the final concept Hosken Reserve Masterplan in October 2021 (Reference Document 1F).
32. The adopted Masterplan provided at **Appendix 1** provides Council with a strategic document to guide the planning, provision, promotion and advocacy of sport and informal recreation at Hosken Reserve.

33. A further Council resolution to the future of the Hosken Reserve was made at the April 2022 meeting that maintained the Council endorsed Hosken Reserve Masterplan but with a reduction in the amount of sports training and games in the East Field once the North and South fields are formally upgraded (Reference Document 1G). This will maintain the East Field as a flexible, shared space predominantly used for informal community use and junior training and games.

3.3.2 Integration of Strategic Planning with the Hosken Reserve Masterplan

34. A *Hosken Reserve Master Plan Refresh Background Report (Background Report)* was prepared in April 2021 to understand how the Reserve was being used, the challenges and opportunities and desired future uses. A copy of the report is included at **Appendix 2**. This report specifically references the MILS as a primary influence on the Reserve and acknowledges that the industrial land bordering the Reserve is due to transition to residential uses.
35. As part of the issues analysis in the Background Report an opportunity relevant to this Amendment was identified. The connection of a road from Sheppard Street to Norris Street with a pedestrian link to the park as part of the future development of the land was considered.
36. The Incorporated Plan requires development to provide a connector road layout of a road to Council's satisfaction connecting Sheppard Street and Norris Street. The road should be either a public road or made permanently available for public use by an alternative means to the satisfaction of the responsible authority.
37. A further opportunity identified in the Background Report is to work with the proposed development site on the eastern boundary to deliver improved park and residential interfaces.
38. The Incorporated Plan sets out objectives and requirements that provide clear guidance of Council's intentions about the interface and access to Hosken Reserve, these are summarised below:

Objective – Encourage a high level of passive surveillance of Hosken Reserve and quality landscape design to integrate into the parkland context.

Objective – Provide trees and other vegetation to contribute to a new neighbourhood character, soften the interface of buildings with the street and with Hosken Reserve and to reduce the urban heat island effect.

Objective – Improve access to Hosken Reserve from the east for pedestrians and cyclists

Objective – Identify where the provision of a land, rather than purely financial, contribution to public open space may be appropriate.

Requirement – Street setbacks and setbacks to Hosken Reserve and its accessway for the remainder of the Land should be consistent with Table 3.

Requirement – Development should include potential for passive surveillance of Hosken Reserve, existing and proposed roads, alternative transport links and communal spaces from multiple

windows, including windows at each level of any proposed building; and use of boundary treatments that allow surveillance at the ground level.

Requirement – Development must include space for the planting and growth of new canopy trees and vegetation to soften development from the street and Hosken Reserve and contribute to a landscaped character.

Requirement – Development adjacent to Hosken Reserve must be designed to provide a landscaped interface with the parkland and to provide appropriate sightlines for users of the Reserve car park and accessways. This should include:

- The provision of landscape setbacks to the Reserve.
- Low or visually permeable fencing to the Reserve, with fencing adjacent to vehicle accessways and alternative transport links designed to maintain sightlines for users of those routes; and
- Landscaping between proposed boundary fencing and any adjacent car park, accessway or future footpath (paved area) within the Reserve.

Requirement – Western boundary setback – A portion of the western edge of the site is currently occupied by a car park serving Hosken Reserve. This land varies in width and extends from the current building line to the western property boundary. The siting of buildings should facilitate the transfer of this portion of the site to Council.

Requirement – Where an alternative design response is proposed the responsible authority must consider:

- Whether the accessway from Sheppard Street to Hosken Reserve within Precinct 2 has been declared a public road.
- Permeability of the precinct and public access to Hosken Reserve by pedestrians and cyclists.

Requirement – Built form – Development should incorporate breaks in the built form to reduce the bulk of the building as experienced from the public realm (including proposed road/s and alternative transport link/s); provide light, outlook and ventilation for future residents; provide visual connections to the adjoining public open space and provide space for landscaping.

Requirement – Subdivision Application – Public Open Space – Subdivision layouts should provide that part of Precinct 3 identified in this Plan as currently occupied by a car park serving Hosken Reserve as a portion of the Public Open Space contribution payable unless alternative arrangements for the transfer of this land to Council have previously been entered into.

39. Council is satisfied that the objectives and requirements as set out in the Incorporated Plan will deliver access through to Hosken Reserve, a high-quality landscape interface treatment, pedestrian permeability, and an appropriate built form response.

40. The Panel identified comparative examples of developments adjacent parkland within the municipality. A comparison of the objectives and requirements of park interface treatments with built form in the municipality is included at **Appendix 3**.
41. As shown in **Appendix 3**, the Incorporated Plan includes similar requirements to other provisions in the PS that sought to control the interface of development adjoining parkland and where successful outcomes have been achieved. The Incorporated Plan also goes further than other controls where landscaping is concerned, requiring the provision of space for the planting of canopy trees to soften development as viewed from Hosken Reserve.

4. Response to Expert Evidence

42. Two expert evidence reports were circulated to all parties to the hearing on Monday 8 August 2022:
- Urban Design Expert Evidence from Global South
 - Planning Expert Evidence from Urban Planning Collective.
43. As directed by the Panel, a Council response to the evidence is included in sections 4.1 and 4.2 of this report.

4.1 Urban Design Expert Evidence Response

44. As a result of their assessment, Global South made five recommendations to the proposed drafting of the Incorporated Plan. A Council response to each recommendation is provided below.

Recommendation	Council Response
<p><u>Recommendation 1</u></p> <p>Expand the guidance for passive surveillance to include visual interaction, including through (for example) clear glazing. Passive surveillance suggests a one-way interaction, but visual interaction (including seeing into dwelling frontages) supports a sense of safety, perception of activity, and social opportunities.</p>	<p>Supported</p> <p>Council is supportive of this concept to expand the guidance for passive surveillance and proposes to amend the text of the Incorporated Plan as follows [additional text in red]:</p> <p><i>Development must provide a range of opportunities for passive surveillance of the public realm and communal areas on the land. This should include:</i></p> <ul style="list-style-type: none"> ▪ <i>Potential for passive surveillance and visual interaction of Hosken Reserve, existing and proposed roads, alternative transport links and communal spaces from multiple windows, including windows at each level of any proposed building; and</i> ▪ <i>Use of boundary treatments that allow surveillance at the ground level.</i>
<p><u>Recommendation 2</u></p> <p>Review the specific identification of 6 Norris Street in the Incorporated Plan if it is already being redeveloped for strata-titled commercial studios.</p>	<p>Not supported</p> <p>The properties at 2-4 and 6 Norris Street form part of MILS precinct area 16.</p> <p>On 29 September 2020 Council issued a permit for use of the land at 2-4 and 6 Norris Street Coburg North for warehouses, the construction of 14 triple storey buildings and a reduction in the standard car parking requirements.</p> <p>A site visit undertaken by Council officers on 11 August 2022 confirmed that the site has been cleared and that the construction of the buildings have not yet commenced.</p>

	<p>In this case a use has been sought under the current industrial zone. The permit that has been issued will continue to apply to the land and will not prejudice the landowner from continuing to use the land for micro warehouses.</p> <p>The strategic justification to rezone and apply overlays to the land through the Amendment is consistent with the objectives of the PS for the precinct. Council considers it appropriate to retain the land within the Incorporated Plan to ensure consistent strategic direction across the precinct. This includes facilitating a pedestrian and cycling link from Norris Street to the south-eastern corner of the precinct in any future redevelopment of the land.</p>
<p><u>Recommendation 3</u></p> <p>Clarify or confirm that ‘land affected by this plan’ refers to adjacent sites or developments within the Amendment land, and whether this guidance addresses spacing between buildings as well as interfaces to existing industrial land.</p> <p>Further, confirm if ‘land affected by this Plan’ refers to just the Amendment land, or additional peripheral areas also.</p>	<p>Council confirms that ‘land affected by this plan’ refers to land proposed to be included in the IPO5 which is all land subject to rezoning as part of this Amendment.</p> <p>The specific properties that are affected by the plan are nominated on page 2 in the section titled Land and shown on Map 1. It is considered that this information clearly sets out the land affected by the Incorporated Plan.</p> <p>The guidance provided in Table 4 on page 9 of the Incorporated Plan does not address internal building separation as it was anticipated this would not be needed. This is because the streets and other access options for the precinct have been set out in the Incorporated Plan and so there will not be any large individual lots. Building separation controls are only useful for sites with long depth.</p> <p>On page 9 of the Incorporated Plan, guidance for development within the area subject to the IPO5 that has an interface with existing industrial and residential land is provided. This has been included to protect the amenity of adjacent uses.</p>
<p><u>Recommendation 4</u></p> <p>Clarify/confirm that the setback provisions for higher buildings apply across all levels, rather than requiring stepped profiles.</p>	<p>Council confirms that the setback provisions that apply to buildings above 3 storeys are set out in Table 3 on page 8 and Table 4 on page 9 of the Incorporated Plan.</p> <p>These setbacks are intended to apply across all levels. Council is not anticipating a stepped profile of buildings given the Incorporated Plan mandates maximum building heights.</p> <p>To further clarify Council's intention, the proposed drafting change to the Incorporated Plan is suggested (shown in red):</p> <p><i>Boundary Setbacks and Articulation</i></p> <p><i>Notes under Table 3 and Table 4</i></p>

	<p><i>* The setbacks in this table apply across all levels.</i></p>
<p><u>Recommendation 5</u></p> <p>Provide for minimum 4.5m side and rear boundary setbacks to all habitable room windows, including to existing industrial land. This may be reduced at laneway interfaces to incorporate the width of the laneway.</p>	<p>Supported</p> <p>The setbacks to side and rear boundaries are set out at Table 4 of the Incorporated Plan.</p> <p>Similar setbacks for areas other than the primary outlook (i.e., living rooms and bedrooms) were applied from the point of view of reasonable internal amenity (daylight, outlook, and privacy).</p> <p>However, Council also supports the view that the outlook and daylight for a building next to an industrial zone will be quite different than if the site is fronting another residential zone. This is because there is a possibility that a high blank walk will be used in an industrial building which can impact any habitable room with windows such as a bedroom.</p> <p>As such, Council recommends that Table 4 is amended as follows to include a setback of 4.5m for bedrooms along with windows and balconies [new text in red]:</p> <p><i>Setback of</i></p> <ul style="list-style-type: none"> • <i>a wall containing a living room window, or</i> • <i>a main balcony, or</i> • <i>a bedroom.</i>

4.2 Planning Expert Evidence

45. As a result of their assessment, Urban Planning Collective proposes several changes to the Incorporated Plan as shown in Appendix B to their evidence.

46. These changes are mostly refinements to the text to ensure clarity in the requirements for development sought by Council under the Incorporated Plan. Council considers these changes are policy neutral and are supportive of most of the changes proposed except for the following:

Recommended Change	Council response
<p>Development should ensure that for boundaries to residentially zoned land not affected by this Plan and indicated as “Sensitive Residential Interface” of Map 2 of this Plan:</p> <ul style="list-style-type: none"> ▪ Standards B17, B21 and B22¹ of Clause 55.04 of the Moreland Planning Scheme are met. ▪ Construction on or within 200mm of a side or rear boundary to residentially zoned land not affected by this Plan does not exceed: <ul style="list-style-type: none"> – 10 metres in length unless the wall abuts a rear laneway. – 3.6 metres in height, with an average height of 3.2 metres, unless the wall abuts a rear laneway and replaces an existing wall to the same height or higher. ▪ The building height does not exceed: <ul style="list-style-type: none"> – 6.9 metres or the height of the existing building, whichever is the greater, within 5 metres of the rear boundary to residentially zoned land not affected by this Plan; and – 9.9 metres or the height of the existing building, whichever is the greater, within 10 metres of the rear boundary to residentially zoned land not affected by this Plan. 	<p>Supported in part</p> <p>Council supports the additional text made to the lead in sentence to this section however considers it unnecessary to repeat the wording in the following dot points. The lead in sentence adequately conveys the land affected by the proposed setback provisions.</p> <p>The text in the Incorporated Plan will now read [additional text in red]:</p> <p><i>Development should ensure that for boundaries to residentially zoned land not affected by this Plan and indicated as “Sensitive Residential Interface” of Map 2 of this Plan:</i></p> <ul style="list-style-type: none"> ▪ <i>Standards B17, B21 and B22¹ of Clause 55.04 of the Moreland Planning Scheme are met.</i> ▪ <i>Construction on or within 200mm of a side or rear boundary does not exceed:</i> <ul style="list-style-type: none"> – <i>10 metres in length unless the wall abuts a rear laneway.</i> – <i>3.6 metres in height, with an average height of 3.2 metres, unless the wall abuts a rear laneway and replaces an existing wall to the same height or higher.</i> ▪ <i>The building height does not exceed:</i> <ul style="list-style-type: none"> – <i>6.9 metres or the height of the existing building, whichever is the greater, within 5 metres of the rear boundary;</i> and – <i>9.9 metres or the height of the existing building, whichever is the greater, within 10 metres of the rear boundary.</i>

Recommended Change	Council response
<p><u>Precinct 4 – Building height</u></p> <p>A building must not be constructed that exceeds a building height of 13.5m or contains more than four storeys. This maximum building height cannot be varied with a permit other than in accordance with the above circumstances.</p>	<p>Not supported</p> <p>Council does not support the additional text ‘other than in accordance with the above circumstances.’ This text sets out the expectation that the maximum building height of 13.5m can be varied however this is not the intent for Precinct 4. The maximum building height allowed for Precinct 4 is 13.5m provided it is developed in conjunction with Precinct 3.</p>
<p><u>Precinct 5 – Access</u></p> <p>Development should facilitate safe access between Hosken Reserve and Norris Street from Norris Street to the east of the precinct to enable future connection to the Upfield Shared Path for pedestrians and cyclists through:</p> <ul style="list-style-type: none"> ▪ The provision of a public alternative transport link from Hosken Reserve to Norris Street to the southeastern corner of the Precinct. This may be located either partially or wholly within the right of way which forms part of the precinct; ▪ Maintenance of sightlines for users of the pedestrian alternative transport link connection, including the use of low or visually permeable fencing adjacent to this interface; ▪ The provision of adequate space for landscaping along the connection alternative transport link to improve the amenity of the area. 	<p>Not supported.</p> <p>The proposed text changes the intent of the link to provide access to the eastern edge of the precinct. This is what was negotiated and exhibited.</p> <p>A link connecting Hosken Reserve and Norris Street is already proposed to be provided in Precinct 3 which is the most appropriate precinct to provide this link given its directly adjacent to both Hosken Reserve and Norris Street.</p>

47. A revised Incorporated Plan incorporating the text changes proposed in Appendix B and above is provided at **Appendix 4**.
48. Urban Planning Collective also questioned the basis for the 15% requirement for an office in Table 1: Section 2 uses of the Incorporated Plan. It was noted that this would not deliver meaningful floor plates for an office use and restrict the development of bulky goods in this location.

49. The 15% was suggested by the proponent during the drafting of the Incorporated Plan. It is Council's understanding that this figure was arrived at based on what the proponent is proposing to be developed.
50. Council is supportive of retaining the 15% as this is what has been agreed upon with the proponent and exhibited with the Amendment.

5. Changes to the Amendment

52. No changes were made to the Amendment in response to submissions.

4.1 Post Exhibition Council Change to Amendment

53. As detailed in Councils Part A submission, Council resolved at the 8 June 2022 meeting to amend IPO5 to include a decision guideline requiring seeking the views of adjoining owners and occupiers (outside of the Precinct) before a decision is made about a planning permit application to use or develop land in the part of the precinct zoned GRZ.

54. A change is proposed to IPO5 to action Council's resolution to insert the following decision guideline to section 4 – Decision guidelines:

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

55. A copy of the revised IPO5 is provided at **Appendix 4**.

4.2 Change to the Municipal Planning Strategy

56. During the preparation of this report, an error has been identified in the drafting of the strategy at Clause 02.03-5 Housing.

57. Upon investigation, the error is determined to be a human error and administrative in nature. Council Officers request that the Panel recommend that the error be rectified as part of this Amendment.

58. The Strategy at Clause 02.03-5 Housing incorrectly references the *Economic Development Framework Plan* that shows industrial areas identified as Transition Residential Areas. The *Economic Development Framework Plan* is limited to Core Industry and Employment Areas, Employment Areas and Activity and Neighbourhood Centres.

59. The correct framework plan reference should be the *Housing Framework Plan*. This plan identifies areas of significant change, incremental change, minimal change, and Transition-Residential Areas.

60. A track change version of the proposed change is included in **Appendix 4**.

4.3 Final version of Amendment documentation

61. A final version of Amendment documentation has been included at **Appendix 4**. This includes the following amendment documentation that has been changed to incorporate the changes listed above:

- Explanatory report.
- Clause 02.03-5 Housing
- Clause 43.03-5 Sheppard and Norris Street Incorporated Plan Overlay

- *Sheppard and Norris Street Coburg North Incorporated Plan, 2021.*

6. Final Position on the Amendment

62. Amendment C201more seeks to implement the *Moreland Industrial Land Strategy 2015-2030* by rezoning land in Coburg North from Industrial 3 Zone to General Residential Zone and Mixed-Use Zone and by applying an Incorporated Plan Overlay and Environmental Audit Overlay.
63. In Council's view the Amendment is strategically justified and has clear support from strategic policy direction in the planning scheme. The Incorporated Plan Overlay will provide clarity to both landowners and the surrounding residents about expectations of future built form and requirements for the precinct.
64. The Incorporated Plan Overlay sets out objectives and requirements for interface treatment between the precinct and Hosken Reserve and access arrangements to ensure surveillance and permeability to the Reserve.
65. The voluntary affordable housing provision will work towards contributing to the 7,000 new affordable housing homes needed in the municipality by 2036 as identified in housing research undertaken in *A Home in Moreland*.
66. It further fulfils Council's statutory obligations as a responsible authority in the Act to facilitate the provision of affordable housing in Victoria.
67. It is respectfully submitted that the Panel recommend approval of Amendment C201more with changes as outlined in this Submission.
68. This completes the Part B submission for Council.

7. List of Appendices & Reference Documents

List of Appendices	
Appendix No.	Document Title
Appendix 1	Endorsed Hosken Reserve Masterplan, October 2021
Appendix 2	Hosken Reserve Masterplan Refresh Background Report, June 2021
Appendix 3	Comparison of Development Controls Around Parkland
Appendix 4	Final version of amendment documentation incorporating changes

C201more Panel Document Folder – List of Reference Documents	
Document No.	Section 1 – Council Reports Relevant to C201more
1A	<p>Council Report 7.10 – Amendment C201more – Rezoning of Industrial Land in the Sheppard Street and Norris Street, Coburg North Precinct – Decision Gateway 1 – 8 September 2021 (with three Attachments)</p> <ul style="list-style-type: none"> ▪ Attachment 1 – Amendment Maps ▪ Attachment 2 – Planning Scheme Provisions ▪ Attachment 3 – Incorporated Plan
1B	Council Minutes - Item 7.10 – Amendment C201more – Rezoning of Industrial Land in the Sheppard Street and Norris Street, Coburg North Precinct – Decision Gateway 1 – 8 September 2021
1C	<p>Council Report 7.4 – Amendment C201more – Rezoning of Industrial Land in the Sheppard Street and Norris Street, Coburg North Precinct – Decision Gateway 2 – Consideration of Submissions and Request for a Panel – 8 June 2022 (with two Attachments)</p> <ul style="list-style-type: none"> ▪ Attachment 1 – Summary of Submissions. ▪ Attachment 2 – Amendment Documentation.
1D	Council Minutes - Item 7.4 – Amendment C201more – Rezoning of Industrial Land in the Sheppard Street and Norris Street, Coburg North Precinct – Decision Gateway 2 – Consideration of Submissions and Request for a Panel – 8 June 2022
1E	Council Report and Minutes – Item 7.1 – Hosken Reserve Masterplan Refresh – Engagement Report and Options – 13 May 2021
1F	Council Report and Minutes – Item 7.1 – Hosken Reserve Masterplan Refresh – 13 October 2021
1G	Council Report and Minutes – Item 7.1 – Hosken Reserve – East Field Proposal – 13 April 2022
	Section 2 - Authorisation
2A	Letter of Authorisation
	Section 3 - Exhibition

3A	Explanatory Report - Exhibition
3B	Instruction Sheet - Exhibition
3C	Notice of Preparation - Exhibition
3D	<p>Exhibited Ordinances</p> <ul style="list-style-type: none"> ▪ Clause 2.04 Strategic Framework Plans ▪ Schedule 5 to Clause 43.03 Incorporated Plan ▪ Schedule to Clause 72.03 What does this Planning Scheme consist of? ▪ Schedule to Clause 72.04 Documents incorporated in this Planning Scheme ▪ Schedule to 74.01 Application of zones, overlays, and provisions
3E	<p>Exhibited Planning Scheme Maps</p> <ul style="list-style-type: none"> ▪ Part of Planning Scheme Map 8 ▪ Part of Planning Scheme Map 8EAO ▪ Part of Planning Scheme Map 8IPO
3F	Sheppard and Norris Street, Coburg North Incorporated Plan July 2021
3G	<p>Background Material</p> <ul style="list-style-type: none"> ▪ Affordable Housing Report ▪ Planning Report ▪ Preliminary Site Investigation – 4 Sheppard Street, Coburg North ▪ Traffic Impact Report ▪ Urban Design Framework
Section 4 – EPA Correspondence	
4A	Referral to EPA – MD19 Request – August 2021