

Amendment C201more

Information Sheet



Moreland
City Council

Council is proposing to change the planning controls for some properties in Sheppard Street and Norris Street Coburg North. The changes would allow them to be used for housing.

What does Amendment C201more do?

Amendment C201more proposes to change the planning scheme by:

- rezoning the land to General Residential Zone and Mixed Use Zone
- applying the Environmental Audit Overlay
- applying the Incorporated Plan Overlay and
- making associated changes to Council planning policy.

The amendment also proposes to approve an Incorporated Plan. Together with the Incorporated Plan Overlay it states that future development must include:

- buildings that are no more than three storeys tall next to existing houses
- buildings that are no more than four or five storeys tall on the rest of the precinct
- affordable housing
- improved turning space for service and delivery trucks
- pedestrian and cycling links from the east to Hosken Reserve
- improved safety for Hosken Reserve and
- tree planting along the boundary with Hosken Reserve.

Location Map



Find out more

Visit the Moreland website

You can find detailed information about the proposed changes to the Moreland Planning Scheme and the amendment process.

www.moreland.vic.gov.au/amendment-C201



Speak to an Officer

Council Planning Officers are here to answer your questions about the amendment. If you'd like to discuss how the changes might affect you, please contact the Strategic Planning Unit on

Moreland Language Link

廣東話 9280 1910
Italiano 9280 1911
Ελληνικά 9280 1912

عربي 9280 1913
Türkçe 9280 1914
Tiếng Việt 9280 1915

हिंदी 9280 1918
普通话 9280 0750
ਪੰਜਾਬੀ 9280 0751

All other languages
9280 1919

Frequently Asked Questions

Is this linked to the Hosken Reserve Masterplan?

A land owner and a purchaser have asked Council to prepare the amendment. It is not related to the Hosken Reserve Masterplan or to users of the Reserve.

How tall will the future development be?

The amendment includes mandatory maximum building heights for all properties. These range from three storeys next to existing houses to five storeys in the south-western corner of the precinct. The amendment does this by placing most properties in the General Residential Zone. The rest would be placed in the Mixed Use Zone, with heights controlled by the Incorporated Plan.

How does the Incorporated Plan work?

The proposed Incorporated Plan includes items which:

Must be met. This includes:

- maximum building heights in the Mixed Use Zone,
- affordable housing contributions and
- providing space for vehicles to turn around at the end of both streets.

A proposal which does not meet all the mandatory requirements must be refused.

Can be varied. This includes setbacks from property boundaries. If a planning application

- does not meet all of these requirements and
- the change impacts another property

it would need to undergo public notification before a decision is made.



Make a submission

Amendment C201more is now on public exhibition and you are welcome to make a written submission to Council to express your views. **Submissions must be received by Friday, 13 May 2022.**

Submissions must be made in writing, giving your name and contact address and clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) should be made.

Submit your views by:

Post:

Strategic Planning
Submission to Amendment
C201more
Moreland City Council
Locked Bag 10
Moreland VIC 3058

Email:

strategicplanning@moreland.vic.gov.au
Please include "Submission to
Amendment C201more" in the subject
line.

Website:

Submissions can be made directly
through Council's website at
www.moreland.vic.gov.au/amendment-C201