

12.7**Governance Report July 2024****Directorate**

People, Partnerships and Performance

Director

Georgie Hill

Manager

Danny Bilaver

Attachment(s)

1. Record of Informal Meeting of Councillors [**12.7.1** - 20 pages]
2. Delegates and Representatives Report [**12.7.2** - 10 pages]
3. Confirmed Audit and Risk Committee Minutes May 2024 [**12.7.3** - 9 pages]
4. Brimbank Housing and Neighbourhood Character Strategy - Final [**12.7.4** - 152 pages]

Purpose

For Council to consider:

- A summary of recent Governance activity.
- Contracts entered into, and works orders approved in accordance with the S7 Instrument of Sub Delegation.
- Councillor Declarations of Representations by Members of Parliament.
- Minutes of the Audit and Risk Committee (ARC) meeting.
- Changes to the Brimbank Housing and Neighbourhood Character Strategy 2024 (Strategy).
- Expression of Interest outcome for Green Gully Traffic School.
- Establishment of the Brimbank Youth Jobs Program 2024-2029.

Council Recommendation

That Council:

- a. **Notes the:**
 - i. **Governance Report July 2024.**
 - ii. **Contracts entered into, and works orders approved, in accordance with S7 Instrument of Sub Delegation (24/3500; 24/3506).**
 - iii. **Records of Informal Meetings of Councillors, at Attachment 1 to this report, for incorporation in the minutes of this meeting.**
 - iv. **Delegate's and Representative's Reports, at Attachment 2 to this report, for incorporation in the minutes of this meeting.**
 - v. **Councillor Declarations of Representations by Members of Parliament.**
- b. **Notes the Minutes of the Audit and Risk Committee meeting held 7 May 2024, shown at Attachment 3 to this report.**
- c. **Notes that minor changes have been made to the Brimbank Housing and Neighbourhood Character Strategy 2024 (Strategy), and endorses the revised Strategy shown at Attachment 4 to this report.**
- d. **Notes the outcome of the Expression of Interest for the Green Gully Traffic School with the successful applicant being Inner West Community Foundation (trading as Local Impact).**

- e. Notes the establishment of the Brimbank Youth Jobs Program 2024 - 2029 as a specialised initiative within the framework of the Local Jobs for Local People Program.**

Background

The monthly governance report is a standing report to Council, in accordance with best practice and good governance principles, and to ensure compliance with the requirements of the *Local Government Act 2020 (the Act)*, Councillor Code of Conduct 2021 (Code), and Councillor Support (Major) Policy 2020.

Matters for Consideration

Exercise of Delegated Authority

Council delegates powers, duties and functions to the Chief Executive Officer in order to support efficient operation and delivery of Council services. The Chief Executive Officer has sub-delegated some authority to Directors (and other Council officers). Significant decisions made, or actions undertaken exercising delegated authority, are reported to Council as a transparency and accountability measure.

The Chief Executive Officer has been delegated authority by Council to award contracts up to \$2,000,000 (exclusive of GST) through an Instrument of Delegation made on 23 April 2024 (S5 Instrument of Delegation to the Chief Executive Officer). The Chief Executive Officer has sub-delegated authority to Directors to award contracts up to \$200,000 (inclusive of GST) through an Instrument of Delegation made on 12 December 2023 (S7 Instrument of Sub-Delegation by the Chief Executive Officer).

Contracts entered into, and works orders approved, in accordance with S7 Instrument of Sub-Delegation

Contracts entered into, and works orders approved, under delegation since reporting to the last Council Meeting are:

Contract No.	Description	Successful Tenderer	Contract Amount (inc GST)	Date Awarded
24/3500	Kevin Flint Memorial Reserve Flagship Park Upgrade	Yellowstone Landscaping Pty Ltd	\$737,554.95	25 June 2024
24/3506	Provision of Paint Services Panel	Hue Painting and Decorating, Baroque Decorator, Calmer Coating	\$1,870,000	7 June 2024

Records of Informal Meetings of Councillors

An Informal Meeting of Councillors includes meetings that are:

- Scheduled or planned for the purpose of discussing the business of Council or briefing Councillors,
- Attended by at least one member of Council staff, and
- Not Council meetings, Delegated Committee meetings or Community Asset Committee meetings.

Written records of Informal Meetings of Councillors are kept and include the names of all Councillors and Council officers attending, the matters considered, any conflict of interest

disclosures made, and whether a Councillor who has disclosed a conflict of interest leaves the meeting.

These records, as soon as practicable, will be reported at a Council Meeting, and incorporated in the minutes of that Council Meeting.

Records of Informal Meetings of Councillors (**Attachment 1**) were received for the following meetings:

Date	Event
22 May 2024	St Albans Partnership Group
29 May 2024	Brimbank Economic and Employment Advisory Group
14 June 2024	Western Melbourne Tourism Board
19 June 2024	Brimbank Youth Council
20 June 2024	Sunshine Partnership Group
26 June 2024	Heritage Advisory Committee
26 June 2024	Aboriginal and Torres Strait Islander Consultative Committee
27 June 2024	Brooklyn Industrial Precinct Committee
9 July 2024	Council Meeting Briefing
9 July 2024	Planning Forum

Delegate's and Representative's Reports

The participation on a range of local, specific issues, committees established by Council, peak body/sector associations, and local and regional forums, is an essential part of the representative role Council plays. Council nominates Councillors as delegates and representatives to these committees annually.

The role, as the Council delegate or Council representative on these committees, is to represent the position of Council, and report back to Council at a Council Meeting on the issues or progress of the committees, and any recommendations made by the committees.

Delegate's and Representative's Reports (**Attachment 2**) were received for the following meetings:

Date	Event	Councillor/s
22 May 2024	St Albans Partnership Group	Cr Dang
29 May 2024	Brimbank Economic and Employment Advisory Group	Cr Nguyen Cr Borg
14 June 2024	Western Melbourne Tourism Board	Cr Dang
19 June 2024	Brimbank Youth Council	Cr O'Reilly Cr Nguyen
20 June 2024	Sunshine Partnership Group	Cr David
26 June 2024	Heritage Advisory Committee	Cr David
26 June 2024	Aboriginal and Torres Strait Islander Consultative Committee	Cr Rasic
27 June 2024	Brooklyn Industrial Precinct Committee	Cr David

Councillor Declarations of Representations by Members of Parliament

Councillors have a legitimate role in advocating on behalf of their communities. At times, this may include the receiving of representations by a Member of State or Federal Parliament, to Council or Councillors. Councillors will declare and record any representations made to a Councillor by a Member of Parliament or their staff representative.

Councillor Declarations of Representations by Members of Parliament were received for the following meetings.

Date	Councillor	Member of Parliament	Matter Discussed
2 July 2024	Cr Rasic	Dr Daniel Mulino MP	Melbourne Airport Rail Melbourne Airport Third Runway Sunshine Energy Park Climate Emergency Addressing Unemployment
2 July 2024	Cr Rasic	Senator the Hon Sarah Henderson	Melbourne Airport Rail Melbourne Airport Third Runway Fix the Calder
3 July 2024	Cr Rasic	Senator James Paterson	Melbourne Airport Rail Melbourne Airport Third Runway Sunshine Energy Park Fix the Calder
4 July 2024	Cr Rasic Cr Dang Cr David	Hon Catherine King MP	Melbourne Airport Rail Melbourne Airport Third Runway Fix the Calder

Audit and Risk Committee

Minutes of the Audit and Risk Committee (ARC) meeting held 7 May 2024, is presented to Council for noting at **Attachment 3**.

Brimbank Housing and Neighbourhood Character Strategy (2024)

The Brimbank Housing and Neighbourhood Character Strategy 2024 (Strategy) was adopted at the Council Meeting on 16 April 2024. At the Council Meeting on 18 June 2024, Council endorsed Amendment C239 to the Brimbank Planning Scheme (Amendment C239brim) to implement the Strategy and resolved to request authorisation from the Minister for Planning to prepare and exhibit Amendment C239brim under Section 8A of the *Planning and Environment Act 1987*, among other matters.

The Report presented to the Council Meeting on 18 June 2024 about Amendment C239brim identified some minor editorial changes required to the Strategy, including:

- Updating the cover page and content to remove the prefix 'draft' now that the Strategy and include the words (Revised July 2024) on the cover page
- Removing open landfills from interface areas, given the Strategy defines interface areas as land in proximity to a major hazard facility only (p. 59 of the Strategy).
- Removing the sentence 'Growth and change will be minimal' about development in the Landscape Suburban character areas, given the character typology applies to both incremental and minimal change areas (p. 130 of the Strategy).
- Updating the recommended zone schedule in the Residential Development Framework for a small number of properties in Kealba to ensure consistency with the Change Areas Plan.
- Amending the term 'increased change' to 'moderate change' following advice from the Department for Transport and Planning
- Formatting changes to accord with the corporate report template.

The Strategy has been revised to incorporate the above changes and is shown at **Attachment 4**. The officer recommendation is that Council notes the changes made to the Strategy and endorses the revised Strategy.

Green Gully Traffic School Allocation

Due to the Brimbank Bicycle Education Centre winding up its operations at Green Gully Traffic School a new tenant was sought.

A public process, in accordance with Council guidelines, was conducted in regard to the allocation. Two (2) responses were received through the Expression of Interest process.

As per Council's Community Facilities and Reserves Allocation Policy, an Assessment Panel made up of Council officers was established to undertake the evaluation. All responses were assessed against criteria as detailed within the Green Gully Traffic School Expression of Interest Information Package.

Following the assessment it is the recommendation of the Assessment Panel that Green Gully Traffic School be allocated to the Inner West Community Foundation (trading as Local Impact) on a Lease in line with Council Policy.

Brimbank Youth Jobs Program 2024-2029

A review of the Brimbank Youth Jobs Strategy 2018-2023 was undertaken in late 2023 and involved engagement with young people, Council, employers, employment sector groups and internal work areas. The Local Jobs for Local People (LJLP) program, begun in 2020, is facilitated by Council's Economic Development Unit and is the mechanism for bolstering local employment outcomes for Brimbank residents and has well-established links with the same networks needed to boost youth employment. To prevent duplication of effort, the future actions for youth jobs will now be incorporated as a specialised youth sub-program of the LJLP program, in replacement of a Brimbank Youth Jobs Strategy. This allows better prominence and coordination of activities, access to critical networks and shared reporting to provide visibility of all actions and outcomes.

Beginning in July 2024, the Brimbank Youth Jobs Program will include an annual implementation plan, informed by ongoing engagement and co-design, that sets out cross-council initiatives, external partnerships and activities that strive to: empower young people to lead; deliver services young people need to thrive; partner and connect for greater impact; and model best practice. Activities will span co-designed networking and learning events, engagement with disengaged groups, information sessions for parents and support networks, job-hunting and preparation skills, micro-credentials, entrepreneurship, employer introductions, advocacy, entry-level opportunities and other support.

Reporting on outcomes will be integrated with the LJLP program.

Resource And Risk Implications

Resource requirements can be met within the Annual Budget 2023/2024.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders

- This report fulfils legislative governance obligations, to provide transparent and accountable reporting of governance activity.

There are no Community, Safety, Environmental or Financial risks identified.

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

4. Leadership and Governance - A high performing organisation that enacts the vision and decisions of Council through the delivery of quality and innovative services - A fairer place for all

- High Performing and Accountable - Our workforce strives to enhance services and liveability for the Brimbank community.

This report complies with the *Local Government Act 2020*, *Local Government (Governance and Integrity) Regulations 2020*, Council Plan 2021-2025, S5 Instrument of Delegation to the Chief Executive Officer, S7 Instrument of Sub-Delegation by the Chief Executive Officer, Councillor Code of Conduct 2021 and Procurement Policy.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

Record of Informal Meeting of Councillors

Meeting details

Title:	St Albans Partnership Group – Action Plan Workshop		
Date:	22 May 2024	Time:	1.30pm to 4.30pm
Location:	Errington Reserve Sports Pavilion		
Councillors in attendance:	☐ Cr Victoria Borg ☐ Cr Sarah Branton ☒ Cr Thuy Dang ☐ Cr Sam David JP ☐ Cr Maria Kerr ☐ Cr Bruce Lancashire ☐ Cr Jasmine Nguyen ☐ Cr Thomas O'Reilly ☐ Cr Jae Papalia, Deputy Mayor ☐ Cr Ranka Rasic, Mayor ☐ Cr Virginia Tachos		
Council Officers in attendance:	Leanne Deans, Manager City Strategy Cinzia Crea, St Albans Place Manager Zoe Ennis, Sunshine Place Manager Michael Shiell, Acting Manager Community Learning and Participation		
Other attendees:	St Albans Partnership Group members x 4 Victoria Police representative x 1 Guests x 1		
Name of Council Officer completing Record of Assembly:	Terri Johnston		

Issues considered (if no conflicts of interest were disclosed, enter "nil" in name column. Add and delete rows as required)

No.	Brief description of issue/agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?
1.	Welcome	NIL	N/A
2.	Purpose of the workshop	NIL	N/A
3.	Scene setting	NIL	N/A
4.	Town Centre Survey	NIL	N/A
5.	Visioning	NIL	N/A
6.	Next steps	NIL	N/A

Forward completed *Record of Assembly of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.

Record of Informal Meeting of Councillors

Meeting details

Title:	Brimbank Economic and Employment Advisory Group		
Date:	29 May 2024	Time:	3.00am – 5.00pm
Location:	iHarvest, Level 4 Brimbank Community & Civic Centre 301 Hampshire Road, Sunshine 3020		
Councillors in attendance:	☒ Cr Victoria Borg ☐ Cr Sarah Branton ☐ Cr Thuy Dang ☐ Cr Sam David JP ☐ Cr Maria Kerr ☐ Cr Bruce Lancashire ☒ Cr Jasmine Nguyen ☐ Cr Jae Papalia ☐ Cr Thomas O'Reilly ☐ Cr Ranka Rasic, Mayor ☐ Cr Virginia Tachos		
Council Officers in attendance:	Kelvin Walsh, Director City Futures, BCC Peter Forbes, Coordinator Economic Development BCC Leanne Dean, Manager City Strategy, BCC Christine Thomas, Business Support Officer, BCC		
Other attendees:	BEEAG members x 10		
Name of Council Officer completing Record of Assembly:	Peter Forbes, Coordinator Economic Development BCC		

Issues considered (if no conflicts of interest were disclosed, enter "nil" in name column. Add and delete rows as required)

No.	Brief description of issue/agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?
1.	Welcome & Acknowledgement of Country	NIL	N/A
2.	Scope of Advisory Group	NIL	N/A
3.	Economic Development Strategy Overview & Update	NIL	N/A
4.	Future Meetings	NIL	N/A
5.	Other Business	NIL	N/A

Forward completed *Record of Assembly of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.

Record of Informal Meeting of Councillors

Meeting details

Title:	Western Melbourne Tourism (WMT) Board - General Meeting		
Date:	14 June 2024	Time:	9.30am– 12.30pm
Location:	Westgate Tunnel Visitor Information Centre and Kindred Studios		
Councillors in attendance:	☐ Cr Victoria Borg ☐ Cr Sarah Branton ☒ Cr Thuy Dang ☐ Cr Sam David JP ☐ Cr Maria Kerr ☐ Cr Bruce Lancashire ☐ Cr Jasmine Nguyen ☐ Cr Jae Papalia ☐ Cr Thomas O'Reilly ☐ Cr Ranka Rasic, Mayor ☐ Cr Virginia Tachos		
Council Officers in attendance:	Jenny Mitten, Senior Economic Development Officer - Tourism		
Other attendees:	WMT Board members x 11 WMT officers x 2 Maribyrnong Council officers x 2 Melton City Council officers x 1 Moonee Valley City Council officers x 1 Wyndham City Council officers x 2 Hobsons Bay City Council officers x 1 Brand consultants x 2 TransUrban representatives x 2 John Holland representative x 1		
Name of Council Officer completing Record of Assembly:	Jenny Mitten, Senior Economic Development Officer - Tourism		

Issues considered (if no conflicts of interest were disclosed, enter "nil" in name column. Add and delete rows as required)

No.	Brief description of issue/agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?
1.	Westgate Tunnel briefing	NIL	N/A
2.	Welcome & Acknowledgement of Country	NIL	N/A
3.	Westside Consumer Brand presentation & discussion	NIL	N/A
4.	Minutes of previous general meeting/Actions arising	NIL	N/A
5.	True Gift (good news and acknowledgments)	NIL	N/A
6.	New Budget and Financials	NIL	N/A
7.	Executive Report	NIL	N/A
8.	Communications update	NIL	N/A
9.	Other updates/ business	NIL	N/A

Forward completed *Record of Assembly of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.



Record of Informal Meeting of Councillors

Meeting details

Title:	Brimbank Youth Council 2024 Official Meeting Term 2		
Date:	19 June 2024	Time:	5:30PM to 7:00PM
Location:	Council Chambers		
Councillors in attendance:	☐ Cr Victoria Borg ☐ Cr Sarah Branton ☐ Cr Thuy Dang ☐ Cr Sam David JP ☐ Cr Bruce Lancashire, Mayor ☒ Cr Jasmine Nguyen ☐ Cr Jae Papalia, Deputy Mayor ☒ Cr Thomas O'Reilly ☐ Cr Ranka Rasic, Mayor ☐ Cr Virginia Tachos		
Council Officers in attendance:	Ayaan Qani - Youth Development Officer		
Other attendees:	Brimbank Youth Council members x 7		
Name of Council Officer completing Record of Informal Meeting:			

Issues considered (if no conflicts of interest were disclosed, enter "nil" in name column. Add and delete rows as required)

No.	Brief description of issue/agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?
1.	Welcome, Acknowledgement of Country	Nil	No

No.	Brief description of issue/agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?
2.	Council Update	Nil	No
3.	Brimbank Youth Council Update	Nil	No
4.	Break	Nil	No
5.	BYC Non-Project Update	Nil	No
6.	Open floor for BYC to raise issues to present	Nil	No
7.	Correspondence and Requests for BYC	Nil	No
8.	Upcoming dates and meetings for BYC	Nil	No
9.	Questions, Close and Thank you	Nil	No

Forward completed *Record of Informal Meeting of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.



Record of Informal Meeting of Councillors

Meeting details

Title:	Sunshine Partnership Group – Action Plan Workshop		
Date:	20 June 2024	Time:	2pm to 4pm
Location:	Civic Centre Meeting 3.0		
Councillors in attendance:	☐ Cr Victoria Borg ☐ Cr Sarah Branton ☐ Cr Thuy Dang ☒ Cr Sam David JP ☐ Cr Bruce Lancashire, Mayor ☐ Cr Jasmine Nguyen ☐ Cr Jae Papalia, Deputy Mayor ☐ Cr Thomas O'Reilly ☐ Cr Ranka Rasic, Mayor ☐ Cr Virginia Tachos		
Council Officers in attendance:	Zoe Ennis, Sunshine Place Manager Terri Johnston, Acting St Albans Place Manager		
Other attendees:	Sunshine Partnership Group members x 3 Victoria Police representative x 1 Guests x 1		
Name of Council Officer completing Record of Assembly:	Zoe Ennis		

Issues considered (if no conflicts of interest were disclosed, enter "nil" in name column. Add and delete rows as required)

No.	Brief description of issue/agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?
1.	Acknowledgement to Country	NIL	N/A
2.	Introductions - Summary of the Sunshine Rising Action Plan 2018 - 2024 - Outline of workshop program	NIL	N/A
3.	Survey Results Summary	NIL	N/A
4.	Workshop about the Sunshine Rising Place Plan Vision	NIL	N/A
	Workshop about the Sunshine Rising Future Pillars	NIL	N/A
5.	Outline of the next steps	NIL	N/A

Forward completed *Record of Assembly of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.



Record of Informal Meeting of Councillors

Meeting details

Title:	Heritage Advisory Committee		
Date:	26 June 2024	Time:	5.30pm to 6.30pm
Location:	Teams		
Councillors in attendance:	☐ Cr Victoria Borg ☐ Cr Sarah Branton ☐ Cr Thuy Dang ☒ Cr Sam David JP ☐ Cr Bruce Lancashire, Mayor ☐ Cr Jasmine Nguyen ☐ Cr Jae Papalia, Deputy Mayor ☐ Cr Thomas O'Reilly ☐ Cr Ranka Rasic, Mayor ☐ Cr Virginia Tachos		
Council Officers in attendance:	Leanne Deans, Manager City Strategy Justin Burgess, Coordinator Strategic Planning		
Other attendees:	Community Representative X 2		
Name of Council Officer completing Record of Informal Meeting:	Justin Burgess, Coordinator Strategic Planning		

Issues considered (if no conflicts of interest were disclosed, enter "nil" in name column. Add and delete rows as required)

No.	Brief description of issue/agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?
1.	Update on Former Sunshine Technical School listing Victorian Heritage Register Application	N/A	<Select one>

No.	Brief description of issue/agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?
2.	Updates on Planning Scheme Amendments C219 Heritage Update and C227 Sunshine Silos and C240 interim Heritage Overlay extension	N/A	<Select one>
3.	Discussion on former Sunshine City Council Office and damage to heritage	N/A	<Select one>

Forward completed *Record of Informal Meeting of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.

Record of Informal Meeting of Councillors

Meeting details

Title:	Aboriginal and Torres Strait Islander Consultative Committee		
Date:	26 June 2024	Time:	5:30pm to 7:30pm
Location:	Zoom Meeting https://brimbankcc.zoom.us/j/94384696975?pwd=96sCchOiUkhdSgsvA1lnCDROxgljrT.1		
Councillors in attendance:	☒ Cr Victoria Borg ☐ Cr Sarah Branton ☐ Cr Thuy Dang ☐ Cr Sam David JP ☐ Cr Bruce Lancashire, Mayor ☐ Cr Jasmine Nguyen ☐ Cr Jae Papalia, Deputy Mayor ☐ Cr Thomas O'Reilly ☒ Cr Ranka Rasic, Mayor ☐ Cr Virginia Tachos		
Council Officers in attendance:	Lynley Dumble - Director Community Wellbeing Wambui Thirimu - Acting Manager Community Strengthening & Social Planning Danijela Bura Aiken - Acting Coordinator Connected Communities Jaimie-Lea Lyons - Reconciliation Officer Sylvia Janus - Head of Project Management Office		
Other attendees:	Community Representatives (Four)		
Name of Council Officer completing Record of Informal Meeting:	Jaimie-Lea Lyons		

Issues considered (if no conflicts of interest were disclosed, enter "nil" in name column. Add and delete rows as required)

No.	Brief description of issue/agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?
1.	Welcome and warm up	N/A	N/A
2.	Acknowledgment of Country	N/A	N/A
3.	Review minutes and actions from previous meeting	N/A	N/A
4.	Meet and Greet - Council's Project Management Framework	N/A	N/A
5.	Reconciliation Portfolio update	N/A	N/A
6.	Cooinda update	N/A	N/A
7.	Reconciliation Week update	N/A	N/A
8.	Council reflection update	N/A	N/A
9.	Yarn Up - Community perspective	N/A	N/A
10.	Meeting Close	N/A	N/A

Forward completed *Record of Informal Meeting of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.



Record of Informal Meeting of Councillors

Meeting details

Title:	Brooklyn Industrial Precinct Committee		
Date:	27 June 2024	Time:	5.00pm – 6.30pm
Location:	Via Zoom		
Councillors in attendance:	☐ Cr Victoria Borg ☐ Cr Sarah Branton ☐ Cr Thuy Dang ☒ Cr Sam David JP ☐ Cr Bruce Lancashire ☐ Cr Jasmine Nguyen ☐ Cr Jae Papalia, Deputy Mayor ☐ Cr Thomas O'Reilly ☐ Cr Ranka Rasic, Mayor ☐ Cr Virginia Tachos		
Council Officers in attendance:	Leanne Deans, Manager City Strategy Kristen Gilbert, Manager City Development Peter Forbes, Coordinator Economic Development Matt O'Mara, Coordinator Planning Compliance Terri Johnston, Acting St Albans Place Manager		
Other attendees:	EPA Representative x 1 Business operators / Property owners x 5 Guests x 2		
Name of Council Officer completing Record of Assembly:	Terri Johnston, Acting St Albans Place Manager		

Issues considered (if no conflicts of interest were disclosed, enter "nil" in name column. Add and delete rows as required)

No.	Brief description of issue/agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?
1.	Welcome & Introductions	NIL	N/A
2.	Confirmation of Minutes & Actions	NIL	N/A
3.	Major Development Update	NIL	N/A
4.	Greening the Pipeline (Zone 9 Brooklyn)	NIL	N/A
5.	Energising Brooklyn	NIL	N/A
6.	EPA Update	NIL	N/A
7.	General Business	NIL	N/A

Forward completed *Record of Assembly of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.



Record of Informal Meeting of Councillors

Meeting details

Title:	Council Meeting Briefing		
Date:	9 July 2024	Time:	6.00pm to 6:50pm
Location:	Zoom		
Councillors in attendance:	☒ Cr Victoria Borg ☒ Cr Sarah Branton ☒ Cr Thuy Dang ☒ Cr Sam David JP ☐ Cr Bruce Lancashire ☒ Cr Jasmine Nguyen ☒ Cr Thomas O'Reilly ☒ Cr Jae Papalia, Deputy Mayor ☐ Cr Ranka Rasic, Mayor ☒ Cr Virginia Tachos		
Council Officers in attendance:	Fiona Blair, Chief Executive Officer Lynley Dumble, Director Community Wellbeing Georgie Hill, Director People Partnerships and Performance Chris Leivers, Director Infrastructure and City Services Mark Stoermer, Director Corporate Services Kelvin Walsh, Director City Futures Danny Bilaver, Manager Governance and Risk Leanne Deans, Manager City Strategy Liz Chapman, Urban Design Coordinator David Collins, Climate Emergency Coordinator		
Other attendees:	Janet Dore, Municipal Monitor Penelope Holloway, Municipal Monitor		

Name of Council Officer completing Record of Informal Meeting:

Danny Bilaver, Manager Governance and Risk

Issues considered *(if no conflicts of interest were disclosed, enter "nil" in name column. Add and delete rows as required)*

No.	Brief description of issue/agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?
1.	Submission to Albion Quarter Structure Plan Discussion Paper		<Select one>
2.	Activity Centre Strategy Implementation Status - 2024		
3.	Brimbank Green Wedge Management Plan Implementation Status - June 2024		
4.	Governance Report July 2024		
5.	Return of Supplementary Valuations 2023/2024		
6.	Return of General Valuation 2024		
7.	Glengala Road Village Streetscape Improvements		
8.	Contract No. 21/3008 - Cleaning Services - Brimbank Community & Civic Centre - Extension of Contract		
9.	Contract No. 21/3092 - Fleet Repairs Maintenance and Supply of Spare Parts - Extension of Contract		

Forward completed *Record of Informal Meeting of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.



Record of Informal Meeting of Councillors

Meeting details

Title:	Planning Forum		
Date:	9 July 2024	Time:	7:31pm to 8:05pm
Location:	Via Zoom		
Councillors in attendance:	☒ Cr Victoria Borg ☐ Cr Sarah Branton ☒ Cr Thuy Dang ☒ Cr Sam David JP ☐ Cr Bruce Lancashire ☒ Cr Jasmine Nguyen ☒ Cr Thomas O'Reilly ☒ Cr Jae Papalia, Deputy Mayor ☐ Cr Ranka Rasic, Mayor ☒ Cr Virginia Tachos		
Council Officers in attendance:	Kelvin Walsh - Director City Futures Kristen Gilbert - Manager City Development Services Robert Shatford - Coordinator City Planning		
Other attendees:	Applicant and submitters to the planning application under consideration		
Name of Council Officer completing Record of Informal Meeting:	Kristen Gilbert		

Issues considered (if no conflicts of interest were disclosed, enter "nil" in name column. Add and delete rows as required)

No.	Brief description of issue/agenda item	Name of person(s) who disclosed a conflict of interest	Did the person(s) leave the meeting?
1.	Planning Permit Application P475/2023 for alterations to the existing dwelling and construction of two (2) double storey dwellings to the rear on land at 8 Rawson Avenue, Sunshine	Nil	<Select one>

Forward completed *Record of Informal Meeting of Councillors* to Governance within 48 hours of the meeting for Reporting to Council.



Council Representative Report

Report details

Representative:	Councillor Thuy Dang
Committee name:	St Albans Partnership Group
Meeting date:	22 May 2024
Report author:	Terri Johnston, Acting St Albans Place Manager

Report

The meeting involved a workshop to inform the preparation of a revised St Albans Action Plan (Plan) involving:

- A contextual update including progress on the current work plan
- A presentation and discussion on the results of a recent customer survey
- A workshop on the aspirations and vision for the St Albans Town Centre
- An outline of the process to prepare a revised Plan.

Recommendation

There were no matters to be presented to Council for consideration.

Next meeting:	TBC
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Council Representative's Report

Report details

Representatives: Councillor Victoria Borg and Councillor Jasmine Nguyen

Committee/Event: Brimbank Economic and Employment Advisory Group

Meeting date: 29 May 2024

Report author: Peter Forbes, Coordinator Economic Development

Report

The meeting included updates and discussion on:

- **BEEAC Scope**
 - The Chair distributed and discussed the Terms of Reference with the BEEAC members.
- **Economic Development Strategy**
 - Peter Forbes – BCC Economic Development Coordinator provided the economic context for Brimbank and outline of the Brimbank Economic Development Strategy 2022-2027.
- **Future Meetings**
 - Discussion included that future meetings would be in-person, on the last Wednesday of the month, with the next to be scheduled in either July or August 2024.
 - Discussion about possible topics for future meetings including Council's Local Jobs for Local People program, research being undertaken to inform a new Visitor Economy Strategy, Council's Investment Attraction program, and any updates on major infrastructure flagged for Brimbank.

Recommendations

There were no matters to be considered by Council.

Next meeting: 28 August 2024 at 3.00pm,



Council Representative's Report

Report details

Representative:	Cr Thuy Dang
Committee/Event:	Western Melbourne Tourism Board - General Meeting
Meeting date:	14 June 2024
Report author:	Jenny Mitten, Senior Economic Development Officer - Tourism

Report

The meeting included updates and discussion on:

Westgate Tunnel

Guest speakers from Transurban provided an update on the new Westgate Tunnel, due to open in November 2025.

Westside Consumer Brand Presentation & Discussion

R-Co and HM Group presented the proposed new consumer brand concept - 'Love West Side'. The Board approved the new concept.

2024/25 Budget

Richard Ponsford (Executive Officer, Western Melbourne Tourism) presented the draft budget for 2024/25. The 2024/25 budget will be presented for Board resolution at an interim meeting on 19 July 2025.

Namaste Westside – project update

Richard Ponsford also gave a brief update on the Namaste Westside project which aims to engage with the local Indian community to service the growing Indian tourism market. The project is currently in the research stage.

Other

Round-the-table updates included Eat Drink Westside 2024, City of Melbourne Destination Management Plan, Australian Tourism Exchange debrief and Amazing Co collaboration opportunity.

Recommendations

There were no matters to be considered by Council.

Next meeting: 19 July 2024 at 10am, via ZOOM



Council Representative's Report

Report details

Representative/s: Cr Nguyen

Committee/Event: Brimbank Youth Council 2024 Official Meeting Term 3

Meeting date: 19 June 2024

Report author: Ayaan Qani

Report

The Brimbank Youth Council (Committee) met in person at BCCC on 19 June 2024.

Council Update

Action plan and budget covered in Council meeting in night before. What projects to consider for budget allocation.

Petition was put forward for pavilion and was approved - passed and adopted. There's no age limit on making budget submission and can be done by an individual or on behalf of a group.

Community Grants are now open

Brimbank Youth Council Update

Committee Members spoke about how they brainstormed on the topic of community safety. Following themes were identified:

- Young people lack awareness of services and skills to help them feel safe.
- Young people feel unsafe in public and online spaces.
- Young people experience a culture of antisocial behaviour.

Solutions to address the above include:

- A social media campaign to spread awareness and education.
- An event during National Safety Month in October.
- Safety workshops for BYC to support their learning.

Committee Member shared the BYC x CQ session for IDAHOBIT. Informal conversation about community safety and intersectionality.

Committee Member shared the opportunity they had of speaking at Dynamic Young Citizens program. They spoke about BYC being an opportunity for young people to have a voice at Council to DYC participants, who are Year 5 and 6 student leaders.

Open floor for BYC to raise issues to present.

Committee Member asked how they collect data/measure effectiveness of social media campaign, especially for YP younger than 18?

Cr O'Reilly and Nguyen suggests running surveys at schools or in libraries to gauge effectiveness.

Cr Nguyen to pass along any events she is invited to that may be relevant for BYC.

Correspondence and Requests for BYC

Ayaan shares opportunity for BYC to have their say on climate change education in schools.

VicPol are interested to meet with BYC on their topic.

VicPol representatives to attend next formal meeting in August.

Updates

BYC will have social media campaign workshop on Wednesday 26 June.

BYC will be attending school lunchtime engagement at Caroline Chisholm Catholic College on Friday 28 June.

BYC will be having Safety Workshop training on 3 July, 10 July, and 17 July.

Recommendations

There were no matters to be considered by Council.

Next meeting:	14 August at 5:30PM in Council Chambers
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Council Representative Report

Report details

Representative: Councillor Sam David

Committee name: Sunshine Partnership Group

Meeting date: 20 June 2024

Report author: Zoe Ennis, Sunshine Place Manager

Report

The meeting involved a workshop to inform the preparation of a revised Sunshine Action Plan (Plan) involving:

- An outline of on the current plan, its objectives and status update
- A presentation on the results of a recent customer survey
- A workshop session on the 2025 – 2030 Vision and Pillars (priorities)

Recommendation

There were no matters to be presented to Council for consideration.

Next meeting: 21 August 2024



Council Representative Report

Report details

Representative:	Councillor Sam David
Committee name:	Heritage Advisory Committee
Meeting date:	26 June 2024
Report author:	Justin Burgess, Strategic Planning Coordinator

Report

The meeting was held informally as a quorum was not achieved and included updates and discussion on:

- A status update by the Coordinator Strategic Planning about Council's application for the former Sunshine Technical Secondary School to be included on the Victorian Heritage Register and the Heritage Council of Victoria hearing.
- A status update by the Coordinator Strategic Planning about heritage amendments including Amendment C219brim, Amendment C227brim and Amendment C240brim.
- General discussion about the damage to heritage at the former Sunshine Municipal Officers and suggestions about how Council can communicate about its compliance work.

Recommendation

There were no matters to be presented to Council for consideration.

Next meeting:	TBA
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Council Representative's Report

Report details

Representative/s: Cr Ranka Rasic (Mayor)

Committee/Event: Brimbank Aboriginal and Torres Strait Islander Consultative Committee

Meeting date: 26 June 2024

Report author: Jaimie-Lea Lyons

Report

The Brimbank Aboriginal and Torres Strait Islander Consultative Committee included discussions and reports on the following matters:

1. Meet and Greet - Council's Project Management Framework.
2. Reconciliation Portfolio update
3. NAIDOC Week update
4. Council reflection update.

Recommendations

There were no matters to be considered by Council.

Next meeting: 11 September 2024 at 5:30pm - 7:30pm



Council Representative Report

Report details

Representative:	Councillor Sam David JP
Committee name:	Brooklyn Industrial Precinct Committee
Meeting date:	27 June 2024
Report author:	Terri Johnston, Acting St Albans Place Manager

Report

The meeting included updates and discussion on a range of matters including:

Major Development Update

Matt O'Mara, Coordinator Planning Compliance, provided information on planning approvals and ongoing safety and traffic management issues.

Greening the Pipeline (Zone 9 Brooklyn)

Melbourne Water presented an update on the "Greening the Pipeline" project, which included an outline of stages, timeframes, and budget considerations.

CitiPower & Powercor - Energising Brooklyn

CitiPower, Powercor and United Energy provided a brief history of the old Powercor site and an overview of the operations and type of work being delivered from the new substation at 7 Cahir Court, Brooklyn.

EPA Update

EPA presented on the EPA's enforcement strategies, including compliance drives and the increase in notices. The use of drones for monitoring was highlighted, along with community impacts and environmental protection efforts.

General Business

There was discussion on various topics including an increase in theft and property damage in Brooklyn. Businesses were encouraged to report any incidents to Victoria Police so it updates their data and potentially informs the need for increased resourcing.

Recommendation

There were no matters to be presented to Council for consideration.

Next meeting:	21 November 2024
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Minutes

Meeting details

Title:	Audit and Risk Committee (ARC) Meeting No. 139		
Date:	24 May 2024	Time:	10:30am – 12:30pm
Location:	Level 6 Event Room and Zoom		
Chairperson:	Geoff Harry		
Attendees:	<u>ARC:</u> Cr Sam David; Cr Maria Kerr; Mick Jaensch <u>Council Officers:</u> Chief Executive Officer, Fiona Blair; Director People, Partnership and Performance, Georgie Hill; Director Corporate Services, Mark Stoermer; Director City Future, Kelvin Walsh Director Infrastructure and City Services, Chris Leivers; Director Community Wellbeing, Lynley Dumble; Coordinator Risk & Compliance Adnan Yacoub; Strategic Risk & Assurance Officer, Ryan Goldberg. <u>Officers attending to present specific agenda items:</u> Group Operations Manager, Tom Razmovski; Chief Information Officer, Sendur Kathir; Manager Finance, Andrew Brae; Contaminated Land Coordinator, Mathew Barker; Coordinator Legal Governance and Integrity, Danielle Pepyat; Business Continuity and Insurance Officer, Rachel Urankar.		
Conflict of interest:	Nil - Refer to item 2		

Guests:	Andrew Zavitsanos – Partner, Crowe; Nick Walker – Partner, HLB Mann Judd; Faye Skilton – Senior Manager Audit & Assurance, HLB Mann Judd; Janet Dore – Municipal Monitor.
Apologies:	Cr Bruce Lancashire Independent ARC Member, Jen Johanson Manager Governance and Risk, Danny Bilaver; Manager Climate Emergency and Environment, Michelle Van Gerrevink OHS Coordinator, Emma Taylor Penelope Holloway, Municipal Monitor

Acknowledgement of Country: *Brimbank City Council respectfully acknowledges and recognises the Wurundjeri and Bunurong Peoples as the Traditional Custodians of this land and pays respect to their Elders, past, present and future*

Meeting items

No	Topic	Discussion	Actions
1.	Attendance and welcome new appointed ARC members	The Chair made a statement of acknowledgement of country and welcomed all attendees and noted apologies. The Chair introduced first time attendee Danielle Pepyat and acknowledged Councillor and municipal monitors attendance and noted apologies. Please note that independent ARC Member Johanson was unable to attend, however she completed a review of the agenda pack, and her comments were included in In-meeting discussions. These have been reflected in the minutes.	NFA
2.	Conflicts of Interest	The Chair invited members to declare any matters of interest in any items in the agenda and any actual or perceived conflicts of interest arising from changes in private interests since the previous meeting. - There were no changes to private interests for Member Jaensch, Cr David or Cr Kerr. - The Chair advised that he is now the Chair of the Government Services Audit and Risk Committee. - No conflict of interests declared.	NFA
3.	ARC Annual Work Plan update	Presented by The Chair	Provide update Annual Work Plan for 2025.

No	Topic	Discussion	Actions
		The Chair asked to discuss queries offline with Danny Bilaver regarding the new work plan, including a cover report regarding changes. The Committee noted the report.	Manager Governance and Risk, Danny Bilaver – November 2024
4.	Confirmed Minutes of Meeting No. 138	Minutes of Audit and Risk Committee Meeting No. 138 held 23 February 2024 were endorsed by the Committee.	NFA
5.	Minutes Actions Status Report	The Chair presented the Actions Status Report.	NFA
		The Committee noted the report.	
6.	CEO update	Fiona Blair presented the report and highlighted: - Recent asbestos issues. - Contractor and superannuation management. - Child safety policy and plans for review. - No change to Melbourne Airport matters. - Oracle security breach, Mark Stoermer commented on impact on Brimbank, OVIC reporting and Brimbank steps. - Reviews into the financial sustainability of local government. FinPro released a report on the financial sustainability of the sector on 23 May after the agenda was released. The Chair requested that the report be circulated out of session. - Member Jaensch queried on superannuation issue asking if it is specific to Brimbank or impacting other Councils. - Member Jaensch queried if child safety could be included in strategic internal audit plan. To be discussed further in item 11.4. - Cr Kerr asked if there is any benchmarking for child safety policy. Lynley Dumble advised no formal benchmarking done and advised there is a focus is on tightening policy and expectations. - Cr Kerr requested more information on insurance cover for child safety incidents. Rachel Urankar advised it falls under the public liability insurance scope. The Committee noted the report.	NFA
7.	Risk Management		
	7.1 Risk Management Update Report	Georgie Hill presented the report and provided and update on: Roadmap for increasing risk maturity.	Provide an update on Commonwealth

No	Topic	Discussion	Actions
		• Strategic Risk and Internal Audit Group minutes. • Business continuity tests and framework changes since the last meeting. • Member Johanson, via the Chair, queried on measures of success and asked how these are defined. Rachel Urankar advised that the policy will be amended to better reflect recovery time objectives. • Member Jaensch and the Chair commended SRIAG minutes and ELT support in the group. • The Chair asked about item 8 (page 35 of agenda pack) in the SRIAG minutes (Commonwealth Government Aged Care Quality and Safety Commission) and requested updates be provided to ARC in future meetings. • The Chair requested marked up versions for documents presented to ARC. Adnan Yacoub advised that there were too many changes and mark ups would create confusion for this report. The Committee noted the report.	Government Aged Care Quality and Safety Commission ARC meeting 140. Manager Governance and Risk, Danny Bilaver – September 2024
	7.2 Strategic Risk Management Update	Georgie Hill presented the report. • Provided an overview of work done since previous meeting and update on strategic risks. Council has considered comments from ARC and advised further work is still to be done. • Member Jaensch advised he was comfortable with new strategic risk list. • The Chair commented on fraud and corruption being included in the 10 strategic risks. Ms Hill advised that despite the work that has been done, it is still treated as a priority. • Member Johanson, via the Chair, queried on tracking of residual risk actions. Ms Hill advised that they will be tracked in a register similar to ARC actions. • Andrew Zavitsanos commended mapping on pg.54 and emphasised importance of risk appetite piece. The Committee noted the report.	NFA
	7.3 Significant and Other Insurance Matters including renewal	Georgie Hill presented the report. • Commented on work done by the Motor Vehicle Focus Group and other significant insurance claims. • Member Jaensch queried claims settled since last meeting. Rachel Urankar advised that the insurer identified the risk of going to court as larger than the risk of settling out of court, in addition to minor	NFA

No	Topic	Discussion	Actions
		process gaps identified. There will be a greater focus on compliance to policies moving forward. • Fiona Blair highlighted cameras on large service and kerbside vehicles as Brimbank is leading the way in using this technology. • The Chair asked that only the top high-risk operational risks (in terms of consequences) should be presented to ARC. Adnan Yacoub advised aim is to have no gaps between strategic and operational risks. • Member Johanson via the Chair questioned analysis on the root cause of claims. Ms Hill commented on increased focus on processes for incident types with a high number of reports. • Chris Leivers commented on work done by the Tree Focus Group referred to in SRIAG minutes. The Committee noted the report.	
	7.4 Potential Contaminated Land Program (biannual update)	The Chair welcomed Mathew Barker. Kelvin Walsh presented the report and provided an update on: • Key issues identified and progress on proactive work done. • Sunshine Landfill issue; no progress on legal updates, adopted vision to confirm compliance, long term vision being discussed on how to turn space into an asset. • Refinements on EPA notices. • Challenges with Green Gully landfill; advised that Council is confident with internal response to EPA query, commented that there are challenges around next stage of works regarding timeframes and costs. • Member Jaensch commented about feeling uneasy about number of new sites being added to contaminated land issues, acknowledged that work is being done and it is a difficult issue to contain. Mr Walsh commented that although number of sites increasing, policies and practices are in place. • Mr Barker advised more notices are expected from EPA on remedial measures once they have digested new information in approximately 3-6 months. • Cr Kerr expressed concern with financial implications of site investigations. • The Chair commended the information provided in the report. The Committee noted the report.	NFA

No	Topic	Discussion	Actions
7.5	ICT Strategy update	Sendur Kathir presented the report. Member Johanson, via the Chair, queried milestone dates and if they are achievable. Mr Kathir advised 3 key dates are in place. The first milestone (end user support) has been met. The second (network and infrastructure) and third (application support) milestones are both on track. The Committee noted the report.	NFA
7.6	ICT Biannual Security Report	Sendur Kathir presented the report. Member Johanson, via the Chair, commented on medium and high risks actions being resolved and queried why they weren't picked up earlier. Mr Kathir advised that it is due to external party reliance that are unlikely to be found internally due to Council capacity. The Committee noted the report.	NFA
7.7	Cybersecurity Update Report (including Penetration Testing)	Sendur Kathir presented the report and provided an update on: - Progress on short term actions. - Dark web monitoring. An outside provider is implementing a more complex tool to combat data breach issues and should be implemented by September 2024. - Member Johanson, via the Chair, queried why some actions are delayed and asked when they will be completed. Mr Kathir advised that delay is due to large number of systems, and it is impractical to audit all at once in a risk-based approach. - Member Jaensch queried AI policy launch. Mr Kathir advised that the policy was launched 8 May 2024. - The Chair asked that the finalised policy be circulated out of meeting. The Committee noted the report.	Finalised Artificial Intelligence policy to be circulated out of meeting to ARC members. Chief Information Officer, Sendur Kathir – June 2024
7.8	OHS Update Report	Georgie Hill presented the report. - Highlighted Councils OHS action plan and major focus on wellbeing outcomes. - Member Jaensch and the Chair applauded the information provided in the report. The Committee noted the report.	
8.	External Audit		
8.1	Interim Management Letter	Nick Walker presented the report.	

No	Topic	Discussion	Actions
		- Highlighted key issues that will most likely be finalised in final management letter. - Newly included local government report on page 180 of the Agenda. - The Chair asked Mark Stoermer and Andrew Brae for input. Mr Brae advised financial reporting should be completed by the end of year. Sendur Kathir advised ICT issues presented are reflected in the ICT policy, however, no certain date can be provided as of right now. The Committee noted the report.	
9.	External Reporting		
	9.1 Asset Revaluations Report (biannual update)	Andrew Brae presented the report. - Mark Stoermer commented on grants received causing a timing issue with budget. May show a deficit despite actually being ahead of budget. - ARC requested final 24/25 Annual Budget to be circulated out of meeting. The Committee noted the report.	Final 24/25 Annual Budget to be circulated out of meeting. Manager Finance, Andrew Brae – July 2024
	9.2 Shell Financial Statements 2023-2024	Presented by Andrew Brae. The Committee noted the report.	
	9.3 Impact of New Accounting Standards (annual update)	Presented by Andrew Brae. The Committee noted the report.	
10.	Internal Control		
	10.1 Quarterly Financial Report	Andrew Brae presented the report. - Member Johanson, via the Chair, queried employee expenses. Mark Stoermer advised it is favourable due to staff vacancies, positions are currently being filled. - Mr Brae spoke to carry forward funding (\$13M). - The Chair queried a date for VAGO completing a hard close with Mr Brae advising June 2024. The Committee noted the report.	
	10.2 Asset Depreciation Review – resubmitted report	Andrew Brae presented the report.	

No	Topic	Discussion	Actions
		Agreement met with auditors. The Chair advised that ARC are unable to endorse report however are willing to note the report. The Committee noted the report.	
11.	Internal Audit		
	11.1 Internal Audit Program Progress Report	Presented by Andrew Zavitsanos. The Committee noted the report.	
	11.2 Curious Eyes Report (July - September 2023)	Presented by Andrew Zavitsanos. - Mr Zavitsanos thanked management for their comments. - Advised new standard introduced for Artificial Intelligence. The Chair asked that risk management take note of this and ensure it is implemented into practices. - Commented on ESG and sustainability reporting coming to most sectors. - Commonwealth fraud prevention centre issue, new guidelines introduced with the main focus of increasing integrity. The Committee noted the report.	
	11.3 Internal Audit Recommendations Status Report	Georgie Hill presented the report. The Chair questioned if Council are comfortable with older actions and asked for an update on these at the next meeting. The Committee noted the report.	Report to be provided addressing actions that may no longer be relevant at next ARC meeting. Manager Governance and Risk, Danny Bilaver – September 2024.
	11.4 Draft Strategic Internal Audit Plan July 2024 to June 2025	Andrew Zavitsanos presented the report. - Outlined five audits selected by Council and rationale behind selection. - The Chair queried on including a child safety audit. Lynley Dumble advised that there is currently work on including comments from 2022 recommendations and external support to undergo works. Fiona Blair advised that current works be completed and audit to be completed in approximately 18-24 months.	

No	Topic	Discussion	Actions
The Committee endorsed the Internal Audit Plan.			
	11.5 Procurement - Tendering Internal Audit Report	Andrew Zavitsanos presented the report. • Expects actions in report to be closed out by December 2024. • Mark Stoermer expressed confidence moving forward in procurement and tendering processes. The Committee noted the report.	
12.	Legislative Governance		
	12.1 Significant Legal Matters and Legislative Governance Report.	Georgie Hill presented the report and gave an update on: • Policy transformation project, governance policies treated as a main priority. Policies are to be presented at a future Council meeting. • Spreading awareness around policy owners including policies and due dates in service plans. • The Chair asked to see marked up copies of Code of Conduct, Gifts, Benefits and Hospitality Policy, and Public Transparency Policy. • The Chair requested a paragraph that provides an update of where Council are at regarding the total policy list. The Committee noted the report.	Provide marked up copies of Code of Conduct, Gifts, Benefits and Hospitality Policy, and Public Transparency Policy out of meeting for comment. Manager Governance and Risk, Danny Bilaver – September 2024 Update on total policy list to be provided at ARC next meeting. Manager Governance and Risk, Danny Bilaver – September 2024
12.	Other Business	• Georgie Hill asked if queries put forward by Member Johanson out of session had been answered. It was agreed that all were addressed.	

Meeting Closed at 12:24 PM

Next meeting: 3 September 2024, 10:00am – 12:00pm.
Location – Civic Centre Level 6 Event Room and Zoom

Attachment 12.7.3

Brimbank City Council **Brimbank Housing + Neighbourhood Character Strategy**



Council respectfully acknowledges and recognises the Kulin Nation, including the Wurundjeri, Bunurong and Boon Wurrung Peoples, as the Traditional Owners of the land in the City of Brimbank, and pays respect to Elders past, present and future. For the Traditional Owners, the lands in the City of Brimbank have always been a significant trading and meeting place.

Executive Summary

The City of Brimbank is growing and changing.
A new approach to planning for housing is needed.

The City of Brimbank (Brimbank) is a growing and changing municipality. By 2041, there will be an additional 34,000 residents, and at least 14,000 new homes will be needed to accommodate this growth. Brimbank's population is not only increasing, but it is also ageing and becoming more diverse—bringing changes to household structures and housing needs. While families will continue to make up the majority of households, single person households and households with people over 65 will increase significantly over the next 20 years.

Brimbank's community is one of the most socio-economically disadvantaged in metropolitan Melbourne and has the highest instance of people experiencing homelessness in Greater Melbourne's west. Like other major cities around Australia, housing in Brimbank is becoming increasingly unaffordable, and this threatens the security and well-being of current and future residents.

These are significant challenges to address. Brimbank needs more housing, and it needs to be diverse, affordable and well-located.

Currently, Brimbank's housing stock is relatively homogenous—comprising over 80% separate housing—and it will not meet the needs of the future population. Units and townhouses are gradually emerging, yet the feasibility of apartment developments remains hindered by site conditions, market preferences and economic considerations. Even as the demand for separate houses persists, the limited availability of greenfield land precludes detached housing as an option for accommodating the anticipated population growth.

The Sunshine Metropolitan Activity Centre (MeAC) and St Albans Major Activity Centre (MAC) have the capacity to accommodate a significant portion of Brimbank's new apartment developments and housing growth. Sunshine MeAC in particular is set to transform, with Council anticipating significant infrastructure enhancements and higher density housing as a result of significant State government investment in infrastructure and planning and Council's own Transforming Brimbank agenda.

Outside of these areas, in established neighbourhoods, Council needs a plan to accommodate a pipeline of new housing. This needs to include a mix of detached homes, townhouses, apartments and other diverse forms of housing. There also needs to be a mix of tenures (owned and rented) and affordable housing, including social housing and other low-cost options. The location and design of new housing needs to enhance sustainability and liveability, offer convenient access to services and infrastructure and contribute to the valued character of Brimbank's local neighbourhoods.

The purpose of this Housing and Neighbourhood Character Strategy is to establish a long-term, shared vision for the future of housing in Brimbank and to set out a plan to realise it.



MARIBYRNONG RIVER VIADUCT

The community-developed housing vision for Brimbank is:

By 2041, Brimbank will be a city of green, connected and diverse neighbourhoods, offering a range of high quality, sustainable housing choices for everyone at every stage of their life.

To accomplish this vision, the Strategy recommends denser housing of up to four storeys in transport-rich locations, particularly within and around activity centres. Development will contribute to a new character in these areas and feature high quality, sustainably designed contemporary buildings.

Outside these areas, development will transition to lower-scale townhouses and apartments of up to three storeys within walking distance of transport, shops, and services. This housing will offer high quality alternatives to a variety of household structures, including singles, couples and families, freeing up existing separate housing across Brimbank for those that have the greatest need for more space, such as large and multigenerational families. While development will respect existing character, it will also bring changes, including more diverse housing options, enhanced landscaping, tree planting and high quality development. Facilitating affordable housing supply will be a priority in these areas, given their proximity to transport and services.

In most of Brimbank's remaining residential areas, change will be incremental and of a lower scale. This will include units and townhouses of up to two storeys, designed to respect the preferred character of Brimbank's diverse neighbourhoods. This housing is anticipated to meet the needs of the majority of Brimbank's family households.

Some parts of Brimbank will experience development at a slower pace, due to constraints such as airport noise or other environmental factors. Other parts of the municipality will evolve gradually because of heritage values. Development in these areas will still be possible, but it will occur at a scale and intensity that celebrates and enhances Brimbank's history and character.

Planning for housing is complex and challenging, and Federal and State governments hold many of the levers that affect housing supply and affordability. However, Councils have a significant role to play in planning for housing through the application of residential zones, overlays and policies. State government provides clear direction on how to use these tools in order to create certainty about development outcomes in each zone and liveable neighbourhoods.

This Strategy aligns with those directions and lays the groundwork for a local planning framework to deliver the housing growth and diversity Brimbank needs.

DRAWING KEY

Brimbank LGA

Train Station

Change Areas

Substantial Change

Moderate Change

Incremental Change

Minimal Change

Areas subject to separate Planning Frameworks

River Valley Estate

St Albans Activity Centre

Sunshine Activity Centre

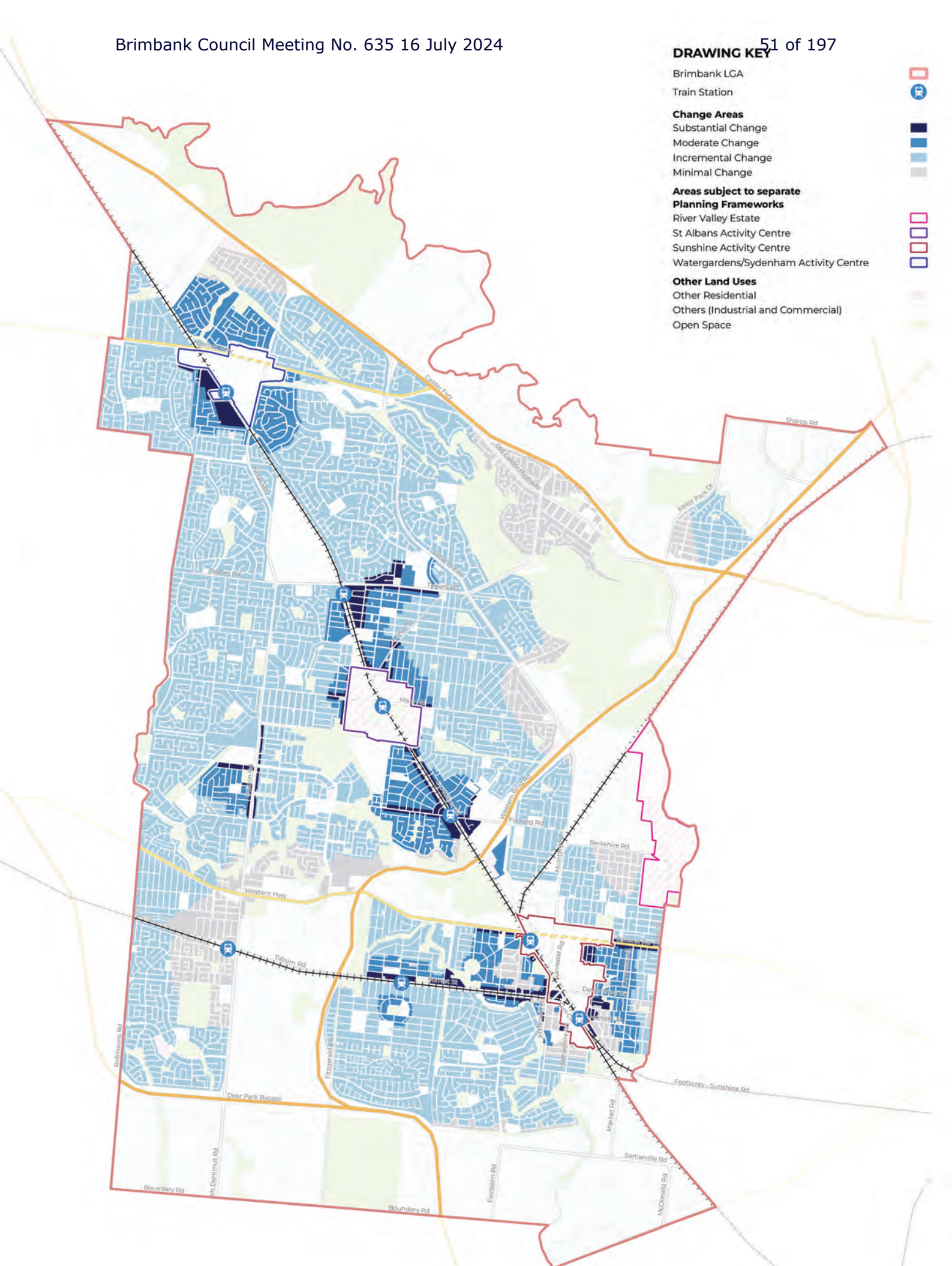
Watergardens/Sydenham Activity Centre

Other Land Uses

Other Residential

Others (Industrial and Commercial)

Open Space



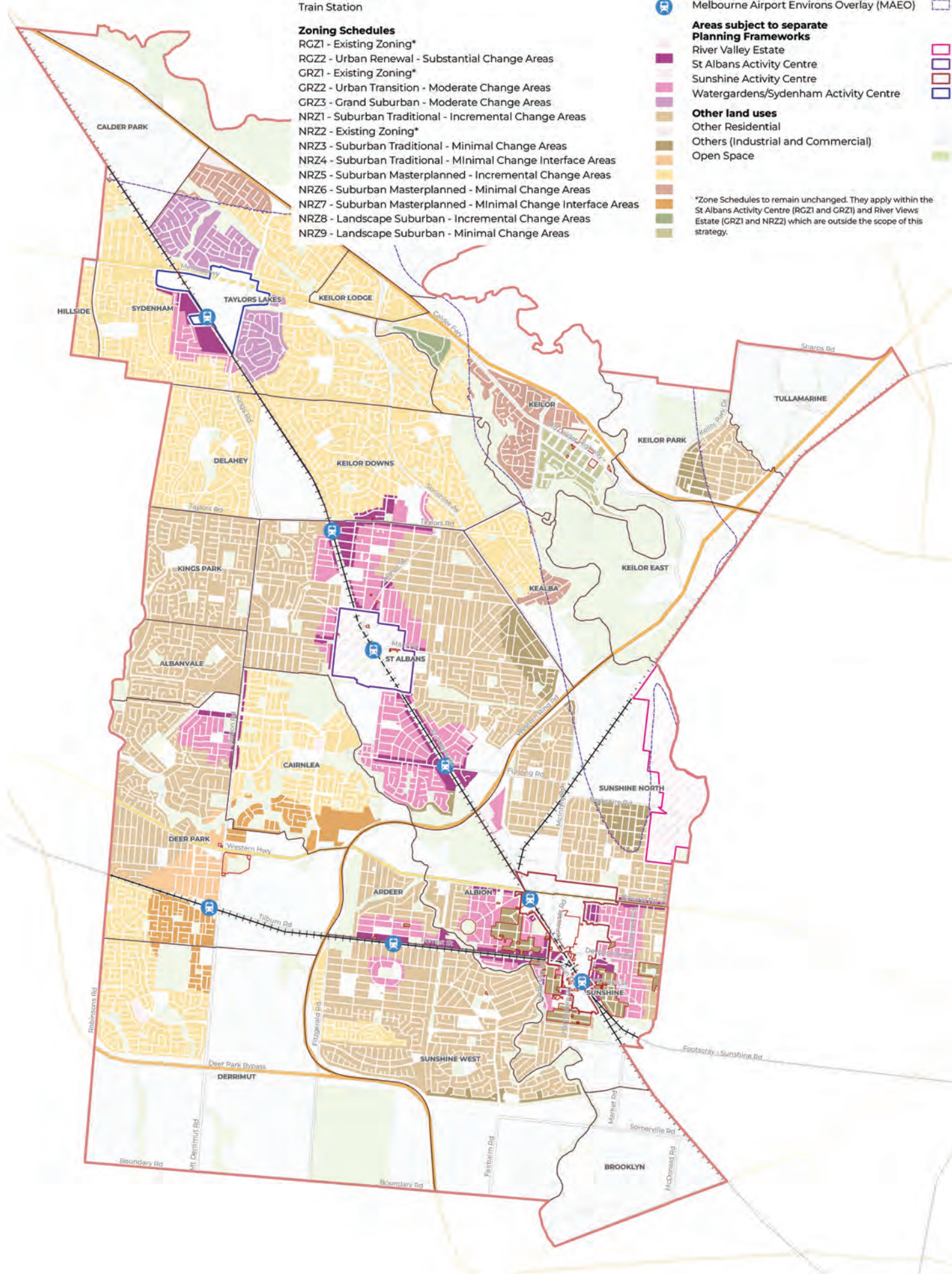
DRAWING KEY

Brimbank LGA
Suburb Boundary
Train Station

Zoning Schedules

RGZ1 - Existing Zoning*
RGZ2 - Urban Renewal - Substantial Change Areas
GRZ1 - Existing Zoning*
GRZ2 - Urban Transition - Moderate Change Areas
GRZ3 - Grand Suburban - Moderate Change Areas
NRZ1 - Suburban Traditional - Incremental Change Areas
NRZ2 - Existing Zoning*
NRZ3 - Suburban Traditional - Minimal Change Areas
NRZ4 - Suburban Traditional - Minimal Change Interface Areas
NRZ5 - Suburban Masterplanned - Incremental Change Areas
NRZ6 - Suburban Masterplanned - Minimal Change Areas
NRZ7 - Suburban Masterplanned - Minimal Change Interface Areas
NRZ8 - Landscape Suburban - Incremental Change Areas
NRZ9 - Landscape Suburban - Minimal Change Areas

- Overlays**
- Heritage Overlay (HO)
 - Melbourne Airport Environs Overlay (MAEO)
- Areas subject to separate Planning Frameworks**
- River Valley Estate
 - St Albans Activity Centre
 - Sunshine Activity Centre
 - Watergardens/Sydenham Activity Centre
- Other land uses**
- Other Residential
 - Others (Industrial and Commercial)
 - Open Space
- *Zone Schedules to remain unchanged. They apply within the St Albans Activity Centre (RGZ1 and GRZ1) and River Views Estate (GRZ1 and NRZ2) which are outside the scope of this strategy.



Contents

Executive Summary	I	Diversity	65
Contents	V	Key Issues	66
Figures	VI	Affordable Housing	67
Tables	VI	Diverse Housing Typologies	69
Abbreviations	VII	Diverse Housing Typologies and Designs	71
Glossary of Terms	VIII	Universal Design	75
Introduction	1	Amenity	77
Overview	3	Key Issues	78
Strategy Preparation + Scope	5	Interfaces with Industrial Land	79
Engagement	6	Transport Corridors	80
Methodology	7	Sustainability	81
Context	11	Key Issues	82
Brimbank Context	13	Landscaping and Canopy Trees	83
Policy Context	15	Building Design	85
Drivers of Housing Change	16	Car Parking	87
Opportunities	21	Implementation	89
Constraints	22	Planning Policy Framework	90
Ongoing Work that Affects this Strategy	25	Residential Zones and Schedules	90
Neighbourhood Character	27	Summary of Proposed Zones and Schedules	92
Vision + Themes	29	Overlays	93
Character	30	Other Actions	93
Diversity	30	Action Plan	93
Sustainability	30	Monitoring and Review	96
Amenity	30	Appendix 1	97
Growth	31	Precinct A	99
Key Issues	36	Precinct B	103
Directing Growth in Brimbank	37	Precinct C	107
Substantial and Moderate Change Areas	39	Precinct D	111
Incremental Change Areas	48	Precinct E	115
Minimal Change Areas	49	Precinct F	119
Character	51	Appendix 2	123
Key Issues	53	Preferred Character Outcomes	132
Existing Character	54	Appendix 3	135
Areas of Special Character	55		
Existing Character	58		
Preferred Character	59		
Design for Density	64		
Respect Neighbourhood Character	64		
Celebrating Neighbourhood Character	64		

Figures

Change Areas Plan	III
Residential Development Framework	IV
Figure 1. Strategy Process	5
Figure 2. Methodology for Strategy	7
Figure 3. Study Area	14
Figure 4. Population Projections + Housing Needs	17
Figure 5. Change in Household Composition	17
Figure 6. Dwelling Structure in Brimbank	17
Figure 7. Housing Opportunities and Constraints	24
Figure 8. Ongoing Work Affecting this Strategy	26
Figure 9. Change Areas Plan	33
Figure 10. Residential Development Framework	34
Figure 11. Sunshine/Albion Substantial Change Area	40
Figure 12. St Albans Substantial Change Area	41
Figure 13. Ginifer Substantial Change Area	42
Figure 14. Ardeer Substantial Change Area	43
Figure 15. Brimbank Central Substantial Change Area	44
Figure 16. Keilor plains Substantial Change Area	45
Figure 17. Watergardens Substantial Change Area	46
Figure 18. Assessment of Special Character Areas	55
Figure 19. Existing Neighbourhood Character Precincts	57
Figure 20. Preferred Character Areas	61
Figure 21. Residential Development Framework	91
Figure 22. Neighbourhood Character Precincts	98
Figure 23. Character Precinct A	101
Figure 24. Character Precinct B	105
Figure 25. Character Precinct C	109
Figure 26. Character Precinct D	113
Figure 27. Character Precinct E	117
Figure 28. Character Precinct F	121
Figure 29. Preferred Character	124
Figure 30. Residential Development Framework	131

Tables

Table 1. Explanation of Major + Minor Opportunities	23
Table 2. Explanation of Major + Minor Constraints	23
Table 3. Levels of Change in Brimbank	38
Table 4. Existing Neighbourhood Character Precincts + Potential Growth	58
Table 5. Preferred Character Areas + Change Settings	62
Table 6. Household Structures + Potentially Suitable Housing Types	69
Table 7. Demographic Suitability + Locational Preference for Different Housing Typologies	71
Table 8. Tree Types + Requirements	83
Table 9. Action Plan	94

Abbreviations

ACZ	Activity Centre Zone
CBD	Central Business District
CDZ	Comprehensive Development Zone
CZ	Commercial Zone
DCPO	Development Contributions Plan Overlay
DDO	Design and Development Overlay
DELWP	the Department of Environment, Land, Water and Planning
DoT	the Department of Transport
DPO	Development Plan Overlay
DTP	the Department of Transport and Planning
ESD	Environmentally Sustainable Development or Design
ESO	Environmental Significance Overlay
GRZ	General Residential Zone
HO	Heritage Overlay
LSIO	Land Subject to Inundation Overlay
MAEO	Melbourne Airport Environs Overlay
MeAC	Metropolitan Activity Centre
MUZ	Mixed Use Zone
NCO	Neighbourhood Character Overlay
NEIC	National Employment and Innovation Cluster
NRAS	National Rental Affordability Scheme
NRZ	Neighbourhood Residential Zone
PPF	Planning Policy Framework
PPN	Planning Practice Note
PPTN	Principal Public Transport Network
PSA	Planning scheme amendment
ResCode	Residential Code
RGZ	Residential Growth Zone
SBO	Special Building Overlay
SEIFA	Socio-Economic Indexes for Areas
SHWEP	Sunshine Health, Wellbeing and Education Precinct
SLO	Significant Landscape Overlay

Glossary of Terms

Term	Definition
20-minute neighbourhood	A neighbourhood in which residents can access most of their daily needs (e.g., via shops, services, parks, healthcare facilities) within a 20-minute return walk from home.
Activity centre	Areas that provide a focus for services, employment, housing, transport and social interaction. They range in size and intensity of use from smaller neighbourhood centres to major suburban centres and larger metropolitan centres.
Adaptable housing	Housing that is designed to be used by everyone and accommodate changes in family size or family member mobility over time.
Affordable housing	Housing that is appropriate for the needs of a range of very low to moderate income households, and priced (whether mortgage repayments or rent) so these households are able to meet their other essential basic living costs.
Australian Noise Exposure Forecast (ANEF)	The ANEF system is the approved aircraft noise exposure metric for use in land use planning across Australia. ANEF contours are a way to describe the measure of aircraft noise exposure levels around airports.
Contemporary development	New housing development that has replaced traditional housing stock in older suburbs, or that has been recently developed in newer suburbs.
Contributory heritage buildings	Buildings that make a significant contribution to the heritage character of an area.
Community housing	Refers to a type of not-for-profit social housing. Community housing offers secure, affordable, rental housing for very low to moderate income households with a housing need
Crisis and emergency housing/ accommodation	Includes a range of specialist services for people who are homeless, at risk of homelessness, escaping family violence, or in other emergency situations. It includes women's refuges, youth refuges and major crisis supported accommodation services.
Greenfield land	Undeveloped land identified for future residential, industrial or commercial development and use.
High density development	As used in this Strategy, development of four or more storeys, containing apartments or units.
Higher density development	As used in this Strategy, a descriptor that encompasses both medium density development (2-3 storeys) and high density development (4+ storeys).
High scale development	As used in this Strategy, development of three or more storeys. (In contrast to 'low scale development' – see below.)
Housing diversity	A variety of housing sizes and types. Seen as desirable due to the premise that people need different types of housing depending on their lifestyle and life stage.
Housing location	Where a dwelling is within a geographical area. Often thought about in association with proximity to desired features or attractors.
Housing scale	Refers to the size of a dwelling. Measured by floor area, number of bedrooms, and/or size of lots.
Housing tenure	Ownership status of a dwelling, typically either homeownership or rental.

Housing typology	The physical type of dwelling. Includes detached homes/separate houses, semi-detached, townhouses, unit, apartments, and specialised housing (e.g., retirement villages, aged care facilities, student housing).
Inclusionary zoning	A land use planning intervention by government that either mandates or creates incentives so that a proportion of a residential development includes a number of affordable housing dwellings.
Infill development	Development of vacant or under-utilised land in within an area that is already largely developed.
Liveable/liveability	A measure of a city's residents' quality of life, used to benchmark cities around the world. It includes socioeconomic, environmental, transport and recreational measures.
Low scale development	As used in this Strategy, development of one to two storeys.
Metropolitan activity centres (MeACs)	As used in the Victorian Planning System, higher-order centres with diverse employment options, services and housing stock, supported by good transport connections. Plan Melbourne identifies 9 existing MeACs (including Sunshine) and two future centres.
Major activity centres (MACs)	As used in the Victorian Planning System, suburban centres that provide access to a wide range of goods and services. They have different attributes and provide different functions, with some serving larger subregional catchments. Plan Melbourne identifies 121 major activity centres.
Major Hazard Facilities (MHFs)	Worksafe Victoria, who are a Government Authority that issue licences for Major Hazard Facilities, define MHFs as facilities that 'use significant quantities of dangerous goods. If there were a major incident at a MHF, it could be catastrophic for employees, the community and the environment. While major incidents are highly unlikely, they can occur and may result in fire, explosion and the release of hazardous substances.'
Medium density development	As used in this Strategy, development that has dwellings or apartments in buildings of two to three storeys. This can include townhouses, unit developments and low scale apartment buildings.
Minimal housing change	As used in the Victorian Planning System, this describes areas unsuitable for housing growth due to their constraints.
National Employment and Innovation Cluster (NEIC)	Designated concentrations of employment distinguished by a strong core of nationally significant knowledge sector businesses and institutions that make a major contribution to the national economy and Melbourne's positioning in the global economy
Neighbourhood character / character	As defined by DTP, 'Neighbourhood character is essentially the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character.' (PPN43)
Neighbourhood character precincts	Areas identified by this Strategy, areas having qualities (similarities and comparative differences) that give them a unique character from other parts of the municipality.
Non-contributory heritage buildings	Buildings that do not make a significant contribution to the heritage character of an area but that still fall under a HO.
Planning authority	Any person or body given the power to prepare a planning scheme or an amendment to a planning scheme. A council is planning authority for its municipality and for any area adjoining its municipality that the Minister authorises.
Planning Permit	In Victoria, a legal document that allows a certain use or development to proceed on a specified parcel of land.

Planning scheme	A planning scheme is a statutory document that sets out objectives, policies and provisions relating to the use, development, protection and conservation of land in the area to which it applies. A planning scheme regulates the use and development of land through planning provisions to achieve those objectives and policies.
Planning Scheme Amendment (PSA)	Involves a change to a planning scheme map, a change to the written part of the scheme, or both. The Minister for Planning may authorise the preparation of a PSA by a municipal council.
Planning Policy Framework (PPF)	The policy content of the planning scheme that provides state, regional and local context for spatial planning and decision making by planning and responsible authorities.
Priority precincts	In Victoria, areas around transport nodes that will be a focus of employment and housing growth.
Public housing	Long-term rental housing that is owned by the government. Its purpose is to accommodate very low to moderate income households that are most in need.
ResCode	The collective name for Clauses 54, 55, 56 and 58 in the Victorian Planning Scheme. These clauses set objectives and standards for residential development for one dwelling on a lot (Clause 54), two or more dwellings on a lot (Clause 55), subdivision (Clause 56), and apartment buildings (Clause 58).
Residential Development Framework (RDF)	As used in the Victorian Planning System, identifies housing change areas, typically as minimal, incremental or substantial change.
Rezoning	The statutory process of changing the zone of land to another zone. In Victoria, this requires a Planning Scheme Amendment.
Schedule	As used in the Victorian Planning System, a set of objectives, standards, and requirements and decision guidelines attached to either a zone or an overlay.
Social housing	A type of rental housing that is provided and/or managed by the government or by a not-for-profit organisation. Social housing is an overarching term that covers both public housing and community housing.
Special character	As used in this Strategy, areas that have a unique and valued character that is differentiated from surrounding neighbourhoods. This may include an intact, prevailing architectural style from a certain decade or a distinct landscaped setting.
Substantial housing change	As used in the Victorian Planning System, this describes areas where development will occur at a substantially different scale and intensity compared to other areas of a given municipality.
State significant industrial precinct/land	Strategically located land available for major industrial development linked to the Principal Freight Network and transport gateways.
Universal design	Design that is accessible to all people, no matter their age or ability.
Value uplift	The uplift in future economic and social value created by the construction of significant infrastructure or rezoning land. Value uplift is often referred to in the context of capturing some of the value to deliver broader public benefits.
'Your Say' website	A website run by a Council or State government that allows residents to give input into proposed plans, strategies and initiatives.

Introduction

The Brimbank Housing and Neighbourhood Character Strategy (the Strategy) is a long-term plan to manage housing growth and change across the municipality. By 2041, Brimbank's population is projected grow by 33,964 people, and it is estimated that the municipality will need an additional 14,000 dwellings to meet its forecasted need. Brimbank has more than enough theoretical capacity to meet this need. This Strategy seeks to direct the right type of growth to the right locations and to provide housing that supports and enhances neighbourhood character, diversity, amenity and sustainability.

BEAVER STREET





INTERFACE AREA TO RIVER VALLEY ESTATE

Brimbank is set to transform over the coming decades. Brimbank's population is increasing, getting older and becoming more diverse. As such, Brimbank will see not only a greater demand for housing, but a demand for different types of housing to suit a wide range of residents.

Brimbank is also the focus of substantial government and private industry investment and urban renewal. This will encourage new residents and workers to move to Brimbank and will catalyse new development opportunities.

These opportunities are primarily located in the Sunshine Priority Precinct, which includes the Sunshine MeAC and Albion Quarter, and also within the Sydenham/Watergardens MAC. Growth and

change within these centres will be significant and will provide excellent opportunities for large-scale housing growth, transit-oriented development and high quality mixed-use urban renewal.

Planning for growth within the Sunshine MeAC, Albion Quarter, Sydenham/Watergardens and the St Albans MAC does not form part of this Strategy, as growth within these areas is either already guided by separate, tailored planning frameworks, or these areas are actively being planned as part of separate strategic planning processes. Land within the Mixed Use Zone (MUZ) will also be looked at separately.

Brimbank's established residential neighbourhoods are the focus of this Strategy. Controls and policies affecting these areas will have a significant impact on the quantity and quality of future housing growth.

The Strategy has been prepared to:

- Support **growth** and enhance liveability.
- Respect and celebrate neighbourhood **character** and facilitate high quality new development that contributes positively to the public realm.
- Enhance housing **diversity** to meet changing community needs and respond to an urgent need for more affordable housing.
- Manage potential **amenity** conflicts between residential and other incompatible land uses.
- Improve the **sustainability** and climate resilience of new housing development.

Overview

The Strategy is an integrated plan for housing and neighbourhood character. It sets out how Brimbank can meet housing need over the next 20 years and serves as a framework to provide a broad mix of housing in the most suitable locations. It details what is driving and influencing housing change in Brimbank, provides a long-term vision and outlines strategic directions and recommended actions.

Brimbank has the capacity to meet its housing demand the coming years. The Strategy provides direction to ensure that the type and location of new housing will meet residents' needs. It will be used as the basis for introducing changes into the Brimbank Planning Scheme to implement its vision and directions.

Context

Provides an overview of policy, demographic trends and housing supply factors that will drive housing change in Brimbank in the coming years. Identifies the primary opportunities and constraints on housing growth and change and key influences on neighbourhood character.

Vision and themes

Presents a long-term vision for housing and neighbourhood character in Brimbank and outlines strategic directions organised around five themes.

Growth

Directs housing growth to appropriate locations to accommodate identified housing need. The Change Areas Plan contained within this section identifies areas of substantial, increased, incremental, and minimal change. The Residential Development Framework (RDF) determines the appropriate residential zones to implement these growth directions.

Character

Describes the preferred future character of Brimbank's residential areas in the context of proposed growth and change and identifies residential zone schedules to implement these character objectives.

Diversity

Sets out objectives and actions to ensure new housing growth meets the needs of the population, including high-level directions to support housing affordability.

Amenity

Outlines how residential zones and schedules are proposed to be used to direct housing growth away from major sources of amenity conflict, including major hazard facilities (MHFs), industrial areas and where airport noise is a constraint.

Sustainability

Proposes objectives and actions to improve the sustainability of Brimbank's new housing by enhancing canopy tree coverage, improving quality of design and materials, and being more strategic about car parking requirements.

Implementation

Consolidates all actions contained within each of the Strategy's sections. Implementation will primarily be achieved through residential zone changes and supported by policy changes and a range of other actions.

Appendices

Provide greater detail on how growth settings have been determined and on the existing and preferred character across all of Brimbank's neighbourhoods.

The Strategy builds upon a previous 2019 Draft Neighbourhood Character Study, while taking into consideration changes to State planning policy. It has relied on background work, including the following analysis and technical inputs:

Brimbank Housing Strategy Background Analysis (Urban Enterprise, 2022)

Brings together and analyses demographic and development information, including forecast population growth and current and projected housing supply and demand. In this Strategy, this report is referred to as the Urban Enterprise Background Analysis.

Draft Brimbank Housing and Neighbourhood Character Background Report (Mesh, 2022)

Outlines Brimbank's residential context, analyses housing opportunities and constraints, and presents emerging neighbourhood character precincts. In this Strategy, this report is referred to as the Mesh Background Report.

Suburb Profiles (Mesh, 2022)

Detail key characteristics of each suburb in Brimbank and the main contributors and threats to their neighbourhood character. These are contained within the Appendices of the Mesh Background Report.

In addition to the above, guidance has been provided by Echelon, Hodyl & Co and Six Degrees Architects in relation to development outcomes in proposed Residential Growth Zone (RGZ) areas.



Strategy Preparation + Scope

The Strategy is being prepared in four key phases:



FIGURE 1. STRATEGY PROCESS

The focus of this project is residentially zoned land, excluding zones for mixed uses, other specialised development areas, the area surrounding St Albans MAC that is part of the St Albans Activity Centre Structure Plan¹ and the River Valley Estate, which is currently under development and subject to an existing planning framework.²

This project has also had regard for parts of the municipality that will accommodate substantial housing growth (e.g., the Sunshine Priority Precinct and Watergardens Major Activity Centre), in terms of the likely effects on development and population growth. State plans for the

development of Sunshine and associated public infrastructure upgrades have been taken into consideration in assessing the suitability of different building heights for nearby residential areas.

While MUZ areas are not a focus of this Strategy, the Mesh Background Report provided a 'stocktake' of these sites, and the Strategy (refer to the 'Growth' theme) recommends investigation of a comprehensive strategy for MUZ zones across Brimbank.

Focus areas

RGZ - Residential Growth Zone
GRZ - General Residential Zone
NRZ - Neighbourhood Residential Zone

Considered as part of background analysis

MUZ - Mixed Use Zone
ACZ - Activity Centre Zone
CDZ - Comprehensive Development Zone
Land within the St Albans Activity Centre Structure Plan and the River Valley Estate (which are subject to existing planning frameworks).

¹ This project analysed the St Albans Activity Centre area and recommended zoning to facilitate the vision for St Albans to 'develop into a high quality, people-focused activity area, with a defined sense of place, maintaining the 'feel' of a local community hub'. The recommended zoning was subsequently adopted into the Brimbank Planning Scheme.

² The existing zones and schedules that apply to the River Valley Estate are not proposed to be amended as part of this Strategy.

Engagement

The Strategy has been shaped by community input at key stages. These have included:

- Consultation on the Draft Neighbourhood Character Study 2019 (July - August 2019).
- Preliminary engagement on Housing and Neighbourhood Character Strategies via 'Your Say' (October - November 2022).
- Community Voice engagement on the themes and vision of the Draft Housing and Neighbourhood Character Strategies (July 2023).

Key ideas that emerged from engagement activities are summarised under 'Vision + Themes'. The following provides a summary of the key feedback:

Embracing diversity with quality

Community feedback has generally indicated that residents are open to increased housing diversity and welcome change in their neighbourhoods. However, there was a desire that new development to be high quality.

Inclusive housing

Residents expressed a desire for housing that caters to the needs of all members of the community, including older residents and those with various abilities.

Proximity to infrastructure and amenities

There was broad support for housing growth and diverse housing types to be located near existing infrastructure and amenities. Participants expressed a preference for housing to be located away from industrial areas.

Architectural diversity

There was an appreciation of a mixture of architectural styles and housing types in Brimbank's neighbourhoods. There was a sense that this architectural diversity adds to the overall character and vibrancy of a neighbourhood.

Green spaces and landscaping

Trees, landscaping and green spaces were highly valued by residents, and a stronger treed character was repeatedly raised as an aspiration.

Quality concerns

There were concerns raised about the quality of new housing developments, including the durability of materials and implications for ongoing maintenance.

Housing types in high-growth areas

In high-growth areas,³ such as in and around activity centres and public transport, residents were generally open to a range of housing types, including townhouses, mixed-use developments and apartments up to four storeys. There was a preference against taller apartment buildings of 10-15 storeys.

Detached housing in low-growth areas

When asked about low-growth areas, residents tended to prefer detached housing with large backyards that cater specifically to families.

Diverse housing in medium-growth areas

When asked about medium-growth areas, residents tended to prefer a mix of family homes and diverse housing. This generally reflects a desire for variety and inclusivity within new and existing neighbourhoods.

³ 'High-growth areas', 'medium-growth areas' and 'low-growth areas' were not defined for the engagement participants; rather, participants were asked to consider these however they envisioned them.

Methodology

This Strategy has been prepared in accordance with Planning Practice Notes (PPNs) 90 (*Planning for housing*), 91 (*Using the residential zones*) and 43 (*Understanding neighbourhood character*), prepared by the Department of Transport and Planning (DTP). These PPNs collectively provide technical guidance about how to plan for and balance housing growth and neighbourhood character, and how to implement growth and character objectives through residential zones.

The methodology employed to produce the Strategy incorporated a range of **inputs** and used a **balancing framework** called the Residential Development Framework (RDF) to balance housing and neighbourhood character objectives and identify preferred development outcomes. This was done through designating minimal, incremental, increased and substantial housing change areas and assigning appropriate zoning. The RDF is proposed to be **implemented** using zones and schedules to facilitate appropriate development. Figure 2 provides a breakdown of the methodology.

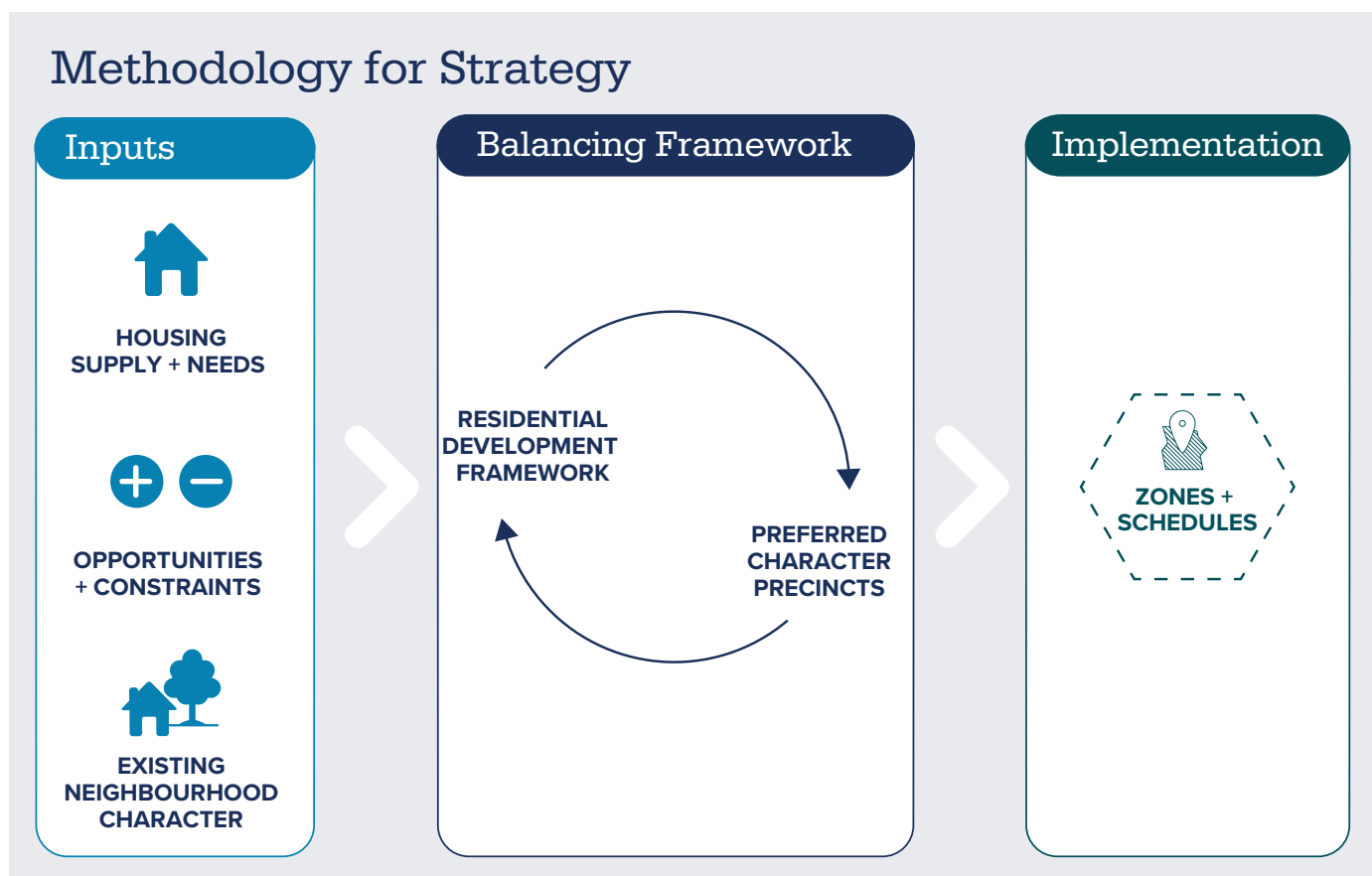


FIGURE 2. METHODOLOGY FOR STRATEGY – BALANCING HOUSING AND CHARACTER

Inputs



HOUSING SUPPLY + NEEDS

Data about housing supply and needs informed the change area designations of the RDF and the ensuing strategic directions of the Strategy. According to the Urban Enterprise

Background Analysis,⁴ Brimbank has more than enough supply under the current zoning framework to meet housing needs. However, greater direction is required to ensure housing growth is appropriately directed and that the types of new housing provided meets an ageing and diversifying population. Housing supply and needs are described in detail in the Urban Enterprise Background Analysis and summarised in the Context section under **Drivers of Housing Change**.



OPPORTUNITIES + CONSTRAINTS

Opportunities and constraints to housing growth were identified and then spatially analysed to understand what levels of change would be appropriate for

each area. This process recognised that some opportunities and constraints have greater weight than others. Opportunities and constraints are described in detail in the Mesh Background Report and summarised in the Context section under **Opportunities and Constraints**.



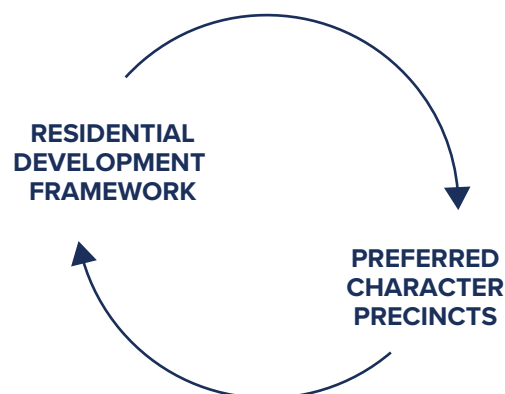
EXISTING NEIGHBOURHOOD CHARACTER

Existing neighbourhood character was identified and taken into account when making decisions about levels of change and preferred neighbourhood character.

Neighbourhoods were grouped into precincts with similar characteristics, derived from detailed desktop analysis and site visits described in the Mesh Background Report. The Character Precincts were further reviewed and refined through preparation of the Strategy. They are summarised in **Appendix 2**.

Balancing Framework

RDF - Change areas were identified, having regard to the above inputs and PPNs 90 and 91. Change areas were categorised as either substantial, increased, incremental or minimal. The resulting RDF can be seen in the **Growth** section. **Appendix 1** provides a summary of opportunities, constraints and neighbourhood character considerations that informed decision making on substantial and moderate change areas.



Preferred Character Precincts describe what an area will look and feel like as it grows and changes (as guided by the RDF). The Strategy seeks to guide and shape change in a way that positively contributes to character of the public and the private realms, while also facilitating appropriate development in suitable locations. This is outlined under **Character**, and more detail is provided in **Appendix 2**.

Implementation



The RDF will form the basis for the statutory tools used to manage and facilitate development, primarily through zones and zone schedules.⁵

The proposed zones and schedules are outlined in the **Implementation** section, with supporting detail under **Growth** and **Character**.

⁴ Urban Enterprise, *Housing Strategy: Background Analysis*, 2021 (updated 2022).

⁵ Within the current planning system structure, planning controls within zones and overlays, rather than policy statements, are the most effective means of implementing neighbourhood character objectives. This is the approach that is adopted in this Strategy.

The process of developing the RDF and the Strategy took place according to the following steps:

1. Background Analysis

The Draft Housing and Neighbourhood Character Background Report was undertaken to detail housing supply and needs and describe existing neighbourhood character. This report also identified and mapped a set of opportunities and constraints for housing growth in Brimbank.

2. Draft RDF

A Draft RDF was prepared, informed by the identification of opportunities and threats from the Background Report and discussion between Mesh and Council about the relative importance of major vs. minor opportunities and threats. This provided a framework for refinement of opportunities, constraints, potential changes areas and precincts.

3. Neighbourhood Character Directions

General ideas of potential change areas (minimal, incremental and substantial), were used to target on-site verification of existing neighbourhood character (as defined in the Background Report), and as a basis for workshopping to determine proposed preferred neighbourhood character. This step included refinement of the Draft RDF (change area boundaries and proposed schedule precincts).

4. Housing Strategy Directions

The Draft RDF was used as the basis to assess theoretical yields and capacity from the proposed changes areas. Housing Strategy Directions were developed to give more detail to the housing themes of Diversity, Amenity and Sustainability. These were then workshopped with the Council Project Team before preparing the Strategy documents.

5. Neighbourhood Character + Housing Strategy Document Preparation

The above steps resulted in a refined RDF and Housing + Neighbourhood Character Strategy Directions for each theme. Once these were generally agreed with the Project Team, Mesh drafted the text of the Strategies (originally two separate Strategies) and prepared updated mapping. This step also involved lot coverage and lot frontage analysis for each Character Precinct.

6. Community Voice Consultation

A selection of residents from the Brimbank Community Voice consultation group provided feedback on the themes of the strategies and voiced their desires for housing growth in Brimbank. This was used to shape the Vision of the Strategy.

7. Final Strategy

The Council Project Team Provided comments on the Draft Strategy, and a final Strategy was prepared by Mesh.

8. Next Steps

The Strategy will be taken to Stakeholder and Community Consultation (in accordance with engagement plan as determined by Council Project Team).

Through this process, the Strategy has sought to balance a range of strategic considerations in order to support and encourage new housing that meets the needs of Brimbank's growing community.



BRICK HOUSES ON ARMSTRONG STREET, SUNSHINE WEST

A number of other factors have also influenced the proposed zone and schedule boundaries:

- In accordance with PPN90, change is considered relevant to its context, and the existing built form context is the 'starting point' when planning for change. Most of Brimbank's residential areas are single storey. Therefore, in most instances of established, single-storey residential neighbourhoods, the Neighbourhood Residential Zone (NRZ), with its maximum two-storey height limit, represents 'incremental change'. The 'incremental change' NRZ was considered to be the most appropriate zone to achieve housing growth and neighbourhood character objectives in the absence of an identified 'opportunity' to support higher change or 'constraint' that required minimal change.
- Both sides of the street were placed within the same zone wherever possible.
- Where possible, properties in the NRZ and RGZ were configured so that they do not have a direct interface. They have been separated by

a road, lane or a General Residential Zone (GRZ) transition area. However, in some instances this separation was not appropriate. For example, in Sunshine, heritage constrains growth on certain properties (requiring an NRZ) in areas that are otherwise suitable for substantial change (RGZ). Other provisions in the zones (such as the zone purpose and decision guidelines) will be relied upon to ensure that appropriate consideration is given to the design of interfaces between the RGZ and NRZ.

- Existing zoning was a consideration, but it was not a determining factor in making decisions about change areas or proposed zoning.
- The existing zoning of large sites used for other purposes (such as schools) has not been recommended to change as part of this Strategy. Rezoning may be considered in the future, but this is likely to require a masterplanning (or similar) process.
- Some areas affected by specific constraints, such as proximity to industrial land, will have additional overlays or controls.

Context

Brimbank is an established middle-ring municipality in western Melbourne with a population of 193,256 people.⁶ It is experiencing steady population growth, and this is forecasted to continue over the next decade. It is one of the most culturally diverse municipalities in Australia⁷ and the 2nd most socio-economically disadvantaged local government area in metropolitan Melbourne.⁸



⁶ .idcommunity, *City of Brimbank*, .idcommunity website, 2022.

⁷ Brimbank City Council, *Brimbank Community Profile* 2023.

⁸ Urban Enterprise, *Housing Strategy: Background Analysis*, 2021 (updated 2022).



Brimbank Context

The municipality comprises a mix of established residential neighbourhoods, large-scale employment and industrial areas (including State significant industrial land), and a network of activity centres, including the Sunshine MeAC, St Albans MAC, Sydenham/Watergardens MAC, Deer Park MAC and Brimbank Central MAC. Residential development has tended to be low-scale, with development outside of activity centres generally 1–2 storeys and some instances of three-storey development.

There is very little vacant residential land in Brimbank, meaning the majority of new housing development will be achieved through renewal and replacement of existing housing stock with medium and higher density⁹ infill development.

Brimbank is served by an extensive road network and two major train lines, yet many of its residential areas remain poorly served by public transport and are car dependent.

Snapshot of Brimbank

POPULATION + AGE ESTIMATED RESIDENT POPULATION



194,618 **37**
2021 MEDIAN AGE

Ageing population

HOUSEHOLD SIZE + TYPE



71,810
TOTAL DWELLINGS IN 2021.

Separate houses 80%

Dwellings 3+ bedrooms 82%

CULTURAL + LINGUISTIC DIVERSITY



194,618
ATTRACTIVE LOCATION FOR
OVERSEAS MIGRANTS RESULTING
IN A DIVERSE COMMUNITY.

EDUCATION + EMPLOYMENT AVERAGE WEEKLY HOUSEHOLD INCOME.



\$1,506

LESS THAN METRO MELBOURNE \$1,901 AVERAGE

11% Unemployment rate

**Second most
disadvantaged
municipality in
metro Melbourne**

AFFORDABILITY



Fairly even split
OF HOUSING TENURES

Full ownership 31%

Mortgage 31%

Renting 26%

Affordability decreasing

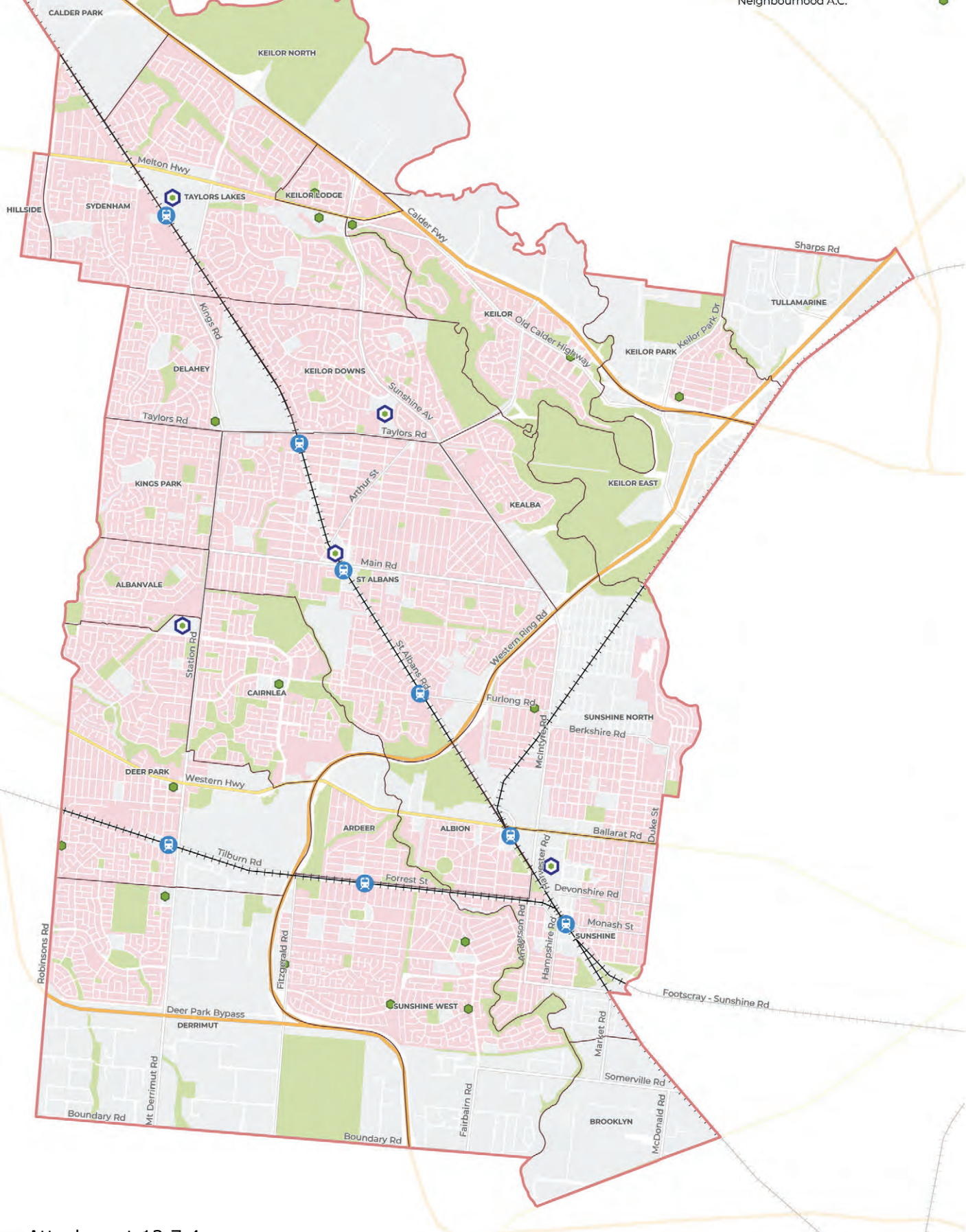
Brimbank LGA
Suburb Boundary

Land Uses

Residential
Others (Industrial and Commercial)
Open Space

Activity Centres

Metro + Major A.C.
Neighbourhood A.C.



Attachment 12.7.4
FIGURE 3. STUDY AREA

Policy Context

State policy within the Planning Policy Framework (PPF) of the Brimbank Planning Scheme directs Council, as planning authority, to plan for housing that:

- Is well located to infrastructure and services (Clause 11.01-1S).
- Delivers affordable and specialised¹⁰ supply (Clause 16.01-1S, Clause 16.01-4S and 16.01-5S).
- Facilitates growth around major precincts and activity centres (e.g., the Sunshine MeAC), in accordance with *Plan Melbourne* (Clause 11.01-1R).

Planning authorities are required to ensure there is at least a 15-year supply of land (Clause 11.02-1S) to accommodate projected population growth. Brimbank already has sufficient supply, but State policy requires a review of zoning to consolidate existing urban areas and ensure development contributes positively to preferred neighbourhood character (Clause 15.01-5S) and responds to any constraints on development, including heritage (Clause 15.03) and land use incompatibility (Clause 13.07-1S). In Brimbank, land use compatibility issues include proximity of new housing to major industry, MHFs (Clause 13.07-2S) and the Melbourne Airport (Clause 18.02-7R).

Brimbank's current planning scheme¹¹ includes a range of local policies that provide greater detail regarding State policy. The Municipal Strategic Statement (MSS) identifies an increasing demand for housing, to meet the needs of an ageing population and to accommodate smaller household sizes (Clause 21.02). This housing, as envisaged by the strategic land use vision (Clause 21.04) and the PPF, is to be in the form of well-designed, high quality, sustainable

development (Clause 21.07-3, 22.02) that contributes to the desired neighbourhood character and respects heritage and landform (Clauses 21.07-3, 21.06-1, 21.06-3). Increased residential densities are to be in and around activity centres that are serviced by the principal public transport network (21.08-1).

Many of these policies, as well as the current zoning framework, were implemented as part of Brimbank's previous Housing Strategy, *Home and Housed* (2014). They are being reviewed as part of this Strategy.

Key areas of focus relate to:

- Encouraging denser and more diverse housing typologies in preferred areas around the Sunshine MeAC, MACs and transport, in accordance with State policy directions, particularly where planned State government investment is expected to lead to residential growth and improve the commercial viability of higher density housing forms.
- Supporting more incremental infill development of single dwellings, townhouses and units in other neighbourhoods.
- Strengthening guidance around how development should respond to neighbourhood character (currently there is limited guidance).¹²
- Ensuring zones and schedules are designed to achieve their full growth potential (analysis in the Mesh Background Report demonstrates that similar development outcomes are being delivered across broad areas of Brimbank, regardless of zone).

Further detail on policy is provided in the **Mesh Background Report**.

¹⁰ Such as community care accommodation and residential aged care

¹¹ For the purpose of this section, we have referred to the existing planning scheme format (the LPPF). In the Implementation section, reference is made to the proposed new Planning Scheme format (the PPF), as it is expected that this will be gazetted by the time this Strategy is implemented.

¹² As noted in VCAT decisions – see the VCAT analysis section of the Mesh Background Report for more detail.

Drivers of Housing Change

In the context of this Strategy, housing change refers to a change in the amount and/or type of housing provided within the municipality.

There are range of factors that are driving housing change in Brimbank, including:

- State planning directions for housing.
- A growing and changing population profile.
- A requirement to align housing supply with needs and market expectations.
- Declining affordability.
- Investments in infrastructure and precincts.
- Expectations for enhanced character and sustainability.

Each of these are discussed in turn.

State planning directions for housing

Changes to metropolitan population projections,¹³ which see Melbourne reaching 8.4 million by 2050, have focussed State government policy (including *Plan Melbourne*¹⁴) on accommodating more housing within established areas like Brimbank. This, and other factors, have driven a change in State direction on how housing and neighbourhood character policy should be developed and how residential zones are to be used and implemented.

Changes to State policy direction contained within *Plan Melbourne*, including those relating to major transport infrastructure investment, the Sunshine Precinct, and the 20-minute neighbourhood framework (see call out box), will affect how Brimbank plans for housing. There is now an increased emphasis on achieving 70% of new housing development in established suburbs,¹⁵ meaning that more infill development will need to occur in Brimbank, particularly in areas rich in transport, social and other infrastructure. *Plan Melbourne* is currently being reviewed and refreshed to be a plan for all of Victoria.

20-minute neighbourhoods

A 20-minute neighbourhood is one in which residents can access most of their daily needs (via shops, services, parks, healthcare facilities, etc.) within a 20-minute return walk from home. The idea of the 20-minute neighbourhood is to support local communities and business with viable densities and to give people the option to walk or cycle for transport.

Plan Melbourne contains direction to 'Create a city of 20-minute neighbourhoods'. Melbourne is to become a city of connected 20-minute neighbourhoods, with connections between neighborhoods and the central city.



¹³ Victorian Government, Victoria in Future, 2019.

¹⁴ *Plan Melbourne* was originally released in 2017, and an addendum was released in 2019 following updated population projections.

Plan Melbourne is currently being reviewed in accordance with the 5-year review schedule.

¹⁵ Victorian State Government, *Plan Melbourne 2017-2050*, 2017.

A growing and changing population

Brimbank's population is growing and ageing, and its household size is declining. This combination of factors will drive Brimbank's housing need over the next 20 years. The population is anticipated to grow by almost 34,000 people to 2041 creating a demand for almost 14,000 dwellings.¹⁶

While families are still predicted to generate the greatest housing demand in the future, the demand from couples (including downsizers), singles, and groups is forecast to proportionally increase (Figure 5). Members of the community, at different stages in their lives, will have demands for different forms of housing. This Strategy must anticipate those needs, whilst also accommodating a greater population.

Population projections and housing needs

PROJECTIONS ¹⁷

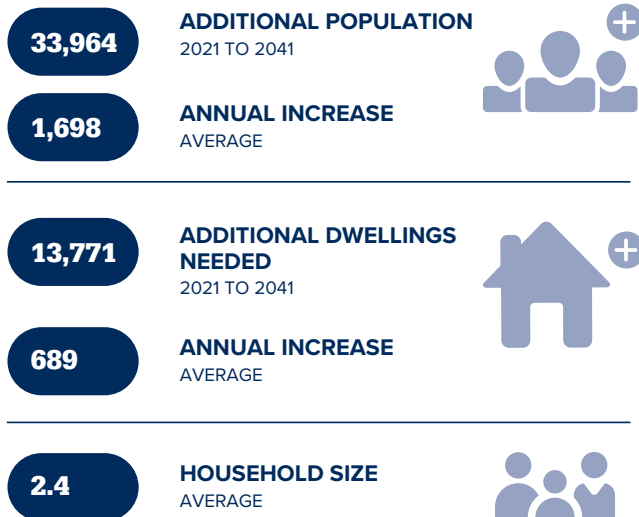


FIGURE 4. POPULATION PROJECTIONS AND HOUSING NEEDS

Change in Brimbank's household composition over the next 20 years

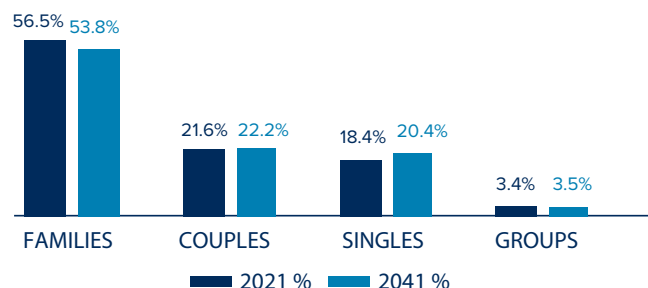


FIGURE 5. CHANGE IN BRIMBANK'S HOUSEHOLD COMPOSITION OVER THE NEXT 20 YEARS (SOURCE: URBAN ENTERPRISE, 2022)

Dwelling Structure 2021

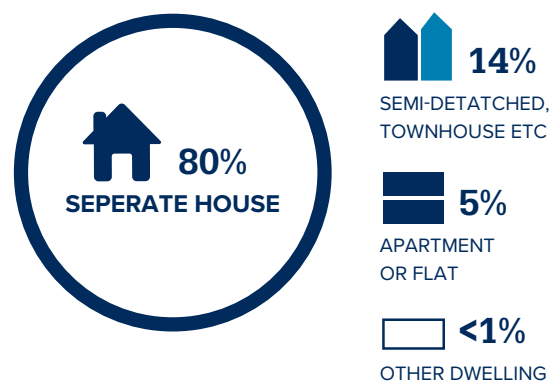


FIGURE 6. DWELLING STRUCTURE IN BRIMBANK (SOURCE: URBAN ENTERPRISE, 2022)

¹⁶ Urban Enterprise, *Housing Strategy: Background Analysis, 2021* (updated 2022).

¹⁷ Populations and dwelling projections are based on Forecast .id scenarios, rather than VIF, given they take into consideration the impacts of the Covid-19 pandemic and the temporary closure of Australia's international borders.

Aligning housing supply with needs and market expectations

According to analysis undertaken by Urban Enterprise,¹⁸ under its current residential zoning Brimbank has a sufficient supply of zoned land available for housing redevelopment to accommodate its projected population growth (capacity for more than 63,000 homes). The Sunshine MeAC alone is theoretically capable of accommodating all projected population growth. However, significant housing growth in the Sunshine MeAC is a long-term proposition that will take time to come to market. It will also likely comprise apartment-style development, and will therefore be unlikely to meet the needs of all sectors of the community.

Housing in other neighbourhoods will be infill development-development of vacant or under-utilised land in within an area that is already largely developed. This infill development will depend on the willingness, expertise and financial capacity of landowners to sell or develop, and it will also take time.

This Strategy will aid Brimbank in aligning housing supply with the needs of the market by introducing strategic directions and actions to support a diverse range of housing growth across well-located areas. This will enable Council to make the most efficient use of existing infrastructure, to provide a higher degree of liveability, and to ensure that housing types and forms match need.

Brimbank's current housing supply is very homogenous. Most dwellings are separate houses (80%), and the Brimbank housing market remains driven by demand for detached housing,¹⁹ particularly for families. As an established municipality, Brimbank has no further greenfield land to support substantial supply of single detached housing.

Townhouses are a secondary option for many in Brimbank. This housing form is particularly attractive to first home buyers and downsizers. Apartments and other denser and more diverse forms of housing are in lesser demand at present, and their delivery is limited due to a combination of market preferences and development forces.

Different household types have propensities to live in certain dwelling types (see 'Housing Propensity' call-out box). However, *Victoria's Infrastructure Strategy 2021-2051*²⁰ notes that many people may make different housing choices when presented with other benefits, such as access to transport, employment, services and/or recreation. Given constraints on the supply of the preferred form of housing in Brimbank (separate/detached), this Strategy seeks to provide alternative options that meet the changing needs and expectations of the community and that support the market to deliver this supply (refer to **Growth**).

Housing Propensity

- Families, one parent families and adult couples have the greatest propensity to live in separate houses.
- Group households, single person and adult couples have the greatest propensity to live in townhouses.
- Group and single person households have the greatest propensity to live in flats and apartments.

SOURCE: URBAN ENTERPRISE, 2022

¹⁸ Urban Enterprise, *Background Housing Strategy: Background Analysis*, 2021 (updated 2022)

¹⁹ Urban Enterprise, *Background Housing Strategy: Background Analysis*, 2021 (updated 2022).

²⁰ Infrastructure Victoria, *Victoria's Infrastructure Strategy 2021-2051*, 2021.

Declining affordability

Brimbank has one of the most socio-economically disadvantaged populations in metropolitan Melbourne, with increasing instances of people experiencing housing stress and homelessness.²¹ As of 2021, Brimbank had the second highest instance of people experiencing homelessness in the Melbourne's west, after Maribyrnong.²²

Brimbank's housing, like many areas, is becoming less affordable, and people on lower and middle incomes are expected to experience increasing affordability challenges when seeking to purchase a home in Brimbank.

In 2016, approximately 6,478 households in Brimbank needed affordable housing. This equated to more than 9 per cent of all dwellings. As Brimbank only had 2,091 dedicated affordable housing dwellings (all provided as social housing), there was an estimated gap of approximately 4,387 affordable housing dwellings in Brimbank.²³

Well-located, affordable rental and social housing is an urgent need, and increasing supply is critical to supporting the social and economic well-being of communities in Brimbank (refer to **Diversity**).



KING EDWARD AVENUE, ALBION

Investment in infrastructure and precincts

Significant investment in infrastructure and precinct planning will provide health, well-being, employment, and housing growth opportunities to Brimbank and will be a catalyst for further housing growth and change.

A third of the municipality has been designated a National Employment and Innovation Cluster (NEIC) for employment, innovation and health-related uses. Within the NEIC, Sunshine and surrounds have been designated a priority precinct for urban renewal (one of only a handful across Metropolitan Melbourne). The Sunshine Priority Precinct includes the Sunshine MeAC and surrounding areas such as land around Albion Station, the Victoria University Sunshine and St Albans campuses, and the Sunshine and the Western Centres for Health Research and Education. This precinct can accommodate substantial housing growth (potentially 21,000 higher density homes), including social and affordable housing. It will also become a hub for health care, education and new business investment.

Planned investment in major transport infrastructure, including the Metro Tunnel, level crossing removals, regional train services, station upgrades and the airport rail²⁴ will further enhance the connectivity and activation of this cluster.

These investments will enhance the amenity of key activity centres in Brimbank by providing additional goods and services as well as housing and transport. It is likely that this will have flow on effects that will lead to increased demand for housing in residential areas nearby but not considered to be part of these centres.

²¹ Brimbank City Council, Brimbank Community Profile 2023, 2023.

²² Ibid.

²³ Affordable Development Outcomes, Affordable Housing in the City of Brimbank: Detailed Needs Assessment, July 2020.

²⁴ Pending further State government decisions.

Expectations for enhanced character and sustainability

Increasing emphasis on climate resilience and sustainability has an impact on how we plan for housing. Experiences of flooding and bushfire in recent years and rising electricity prices have led to an increased awareness of the need for climate resilient communities and more sustainable housing. Insurers are also beginning to raise premiums for housing at a high risk of climate-related disasters,²⁵ drawing into question the continued viability of residing in some established areas.

Brimbank already has a suite of policies that address sustainability and climate change. Brimbank's *Greenhouse Reduction Strategy 2013-2023* seeks to introduce stronger environmentally sustainable development (ESD) requirements for new housing as part of its emissions reduction target. Brimbank's *Urban Forest Strategy 2016-2046* seeks to increase canopy tree cover across the municipality not only within the public realm, but also within private open space. For more information on this Strategy and a list of other strategies in Brimbank related to sustainability or the environment, refer to **Sustainability**.

As part of consultation for this Strategy and others, Brimbank's community has expressed a strong desire to enhance the character of its neighbourhoods through high quality new development and increased landscaping and tree planting (refer to **Character**). Both of these have the potential to impact the sustainability of housing and the climate resilience of neighbourhoods.

Summary of how the Strategy relates to drivers of housing change

The Strategy will address the issues of a growing and changing population, aligning housing supply with needs and market expectations and declining affordability through its recommended strategic actions, which include additional policy guidance and zone changes. These have been developed with regard to State planning directions and the likely timeline of infrastructure enhancements and development of the Sunshine Precinct. In relation to sustainability, it will address aspects of sustainability and climate resilience that planning for housing has the ability to influence. These are further explored under the themes of **Growth, Diversity and Sustainability**.



NEW HOUSING UNDER CONSTRUCTION IN DEER PARK

²⁵ Climate Council, *Uninsurable Nation: Australia's Most Climate-Vulnerable Places*, 2022.

Opportunities

Opportunities for housing growth are concentrated around activity centres, public transport, accessible open space, higher-order community facilities, and where existing neighbourhoods are walkable and have access to high quality cycling and pedestrian infrastructure.

These areas are mostly located in the southern and central parts of the municipality, in particular within the walkable catchments of Sunshine MeAC and St Albans MAC. In alignment with State policy, walkable catchments have been defined as within 800m of a point of interest.²⁶

The Strategy distinguishes major opportunities from minor opportunities, as explained in Table 1.

Major opportunities were defined as areas with one or a combination of factors that could support substantial growth on their own. These are areas around activity centres and train stations that could support 20-minute neighbourhoods, with residents able to meet most of their daily needs within an 800m walk.

Minor opportunities were defined as areas with one or a combination of factors that do not warrant substantial change on their own, but that present opportunities for incremental change. These are relatively isolated or less accessible activity centres, areas with infrequent or less accessible public transportation, and areas near Neighbourhood Activity Centres (NACs) or significant Local Activity Centres (LACs). These opportunities enable a degree of local living, but residents are not able to meet all of their needs within 800m.

The supporting factors of walkable street networks and capacity for redevelopment were also factored into decision making about the potential to accommodate change.

In the course of developing this Strategy, some areas with minor opportunities were nominated for more substantial growth. This happened in cases where substantial growth was appropriate when considered in the context of preferred neighbourhood character and/or in areas where there was a desire to encourage increased density that could potentially support future improvements to services.



ARDEER STATION



GREEN SPACE, BEAVER STREET, ST ALBANS

²⁶ Victoria State Government, *20-Minute Neighbourhoods: Creating a more liveable Melbourne*, 2019.

²⁷ A 'pedshed' is a term that describes the pedestrian catchment (i.e., reasonable walking distance, usually defined as 400-800m) of a location.

²⁸ Determined through GIS analysis and site visits.

Constraints

Housing constraints are factors that limit the ability or suitability of residential land to accommodate future housing growth.

Constraints that limit or preclude housing growth include residential land in close proximity to State significant industrial land (some of which contain MHFs), where the Melbourne Airport Environs Overlay (MAEO) applies, adjacent to road and rail barriers, that contains a Heritage Overlay (HO), and—to a more limited extent—environmental constraints, including the Land Subject to Inundation Overlay (LSIO) (which affects only a very limited area in Brimbank) and the Environmental Significance Overlay (ESO).

Areas of 'special' neighbourhood character may also be considered a constraint, provided their degree of 'specialness' merits application of discrete planning controls to restrict or shape development. In Brimbank, it was considered that the observed special character could be managed through general planning tools, and as such,

special neighbourhood character has not been considered to be a major constraint on growth.

Major constraints are factors that prohibit or significantly impact development potential and are therefore unmanageable. Major constraints include the MAEO, the HO, land adjacent to State significant industrial land and land within identified buffers to MHFs and open landfills.

Minor constraints are factors that are manageable. While they may constrain some parts of the development process, there are often design responses to overcome them. Minor constraints include land affected by the EAO (associated with the former Sunshine Landfill, as introduced by Amendment c212brim), the SBO and areas of special character that warrant protection through planning controls.

See Table 2 for an explanation of major and minor constraints.

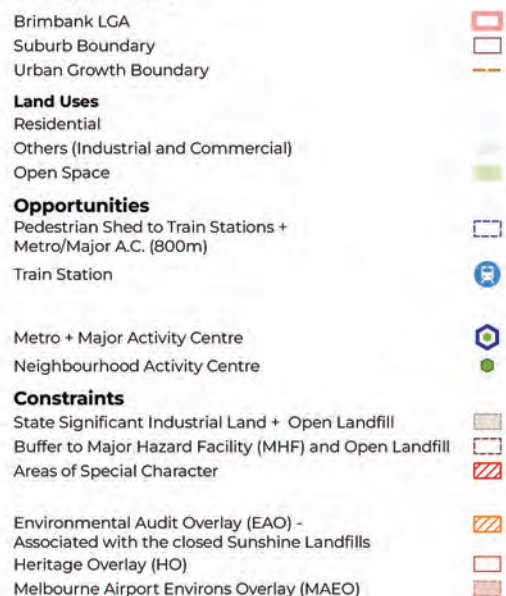


Attachment 12.7.4

Opportunity	Major or Minor	Reason
<i>Within 800m pedshed²⁷ of highly accessible²⁸ MeACs and MACs.</i>	Major	Residents can access shops and services to cover all of their daily needs within a 5-10-minute walk.
<i>Within 800m pedshed of train stations.</i>	Major	Residents can access public transport that meet their daily needs within a 5-10-minute walk.
<i>Directly adjacent to a principal public transport network (PPTN) bus route.</i>	Major	Residents can access public transport likely to meet their daily needs within a 5-10-minute walk.
<i>Within 400m pedshed of less accessible MACs.</i>	Minor	Residents live near shops and services to meet their daily needs, but it may be difficult or unpleasant to reach these via active transport.
<i>Within 400m pedshed of NACs with significant activity.</i>	Minor	Residents can access some shops and services, but these may not meet all their daily needs.
<i>Within 400m pedshed of LACs with significant activity.</i>	Minor	Residents can access some shops and services, but these may not meet all their daily needs.
<i>With 400m pedshed of train stations that are less accessible and/or have less frequent services.</i>	Minor	Residents can access public transport within a 5-10-minute walk, but the transport may not meet their needs.
<i>Within 400m of a bus route.</i>	Minor	Residents can access public transport within a 5-10-minute walk, but the transport may not meet their needs.

Opportunity	Major or Minor	Reason
<i>State significant Industrial Land, MHFs and open landfills.</i>	Major	Operations of nearby industrial uses may potentially have adverse amenity impacts (e.g., noise, odour) on residential amenity. Separation distances from State significant industrial land, and buffers areas associated with MHFs in Deer Park (Elgas Limited and Hexion Pty Ltd) and an open landfill (Kealba) are considered major constraint to housing growth.
<i>MAEO</i>	Major	Areas affected by the MAEO are exposed to noise from flight paths. Development that results in an increase of people affected by aircraft noise is generally not possible and noise attenuation measures are required for new development.
<i>HO</i>	Major	The HO limits the ability to demolish homes and undertake certain types of redevelopment. Intensified development is often not possible, or difficult, in most HO areas.
<i>LSIO</i>	Major	The LSIO designates areas prone to flooding. Design interventions are likely not suitable or cost-effective in these areas. However, the LSIO affects a very limited amount of residential land in Brimbank.
<i>EAO associated with the Former Sunshine Landfill and surrounds, introduced via Amendment C212brim</i>	Major	The EAO associated with the former Sunshine landfill requires analysis to ensure the potentially contaminated land is suitable for sensitive uses. Depending on the outcomes of this analysis, sensitive uses, including housing, may be permitted.
<i>Other EAO land</i>	Minor	Other EAO land will need to have a further assessment of land on a case-by-case basis. Land use constraints may be able to be mitigated during development (subject to further assessment), and as such, are not considered a major constraint.
<i>SBO</i>	Minor	The SBO identifies land liable to inundation by overland flows from the urban drainage system. It requires an assessment of the potential effects of flooding on development, and vice versa, for proposed development.
<i>Areas of special character</i>	Minor	Areas of 'special' neighbourhood character are areas that were identified in the Mesh Background Report to exhibit intact, consistent character-related qualities and include areas in Sunshine West, Albion and Keilor. Intensified development in these areas is considered undesirable (refer to Character for further detail).

Attachment 12.7.4



Attachment 12.7.4



PERTH AVENUE LOCAL ACTIVITY CENTRE, ALBION

Ongoing Work that Affects this Strategy

In addition to the above opportunities and constraints, this Strategy is being prepared in the context of ongoing strategic planning work at the State government level and at a time when significant policy shift in relation to housing is occurring. This will have an impact on planning for housing in the future. These are expected to include the Australian Noise Exposure Forecast (ANEF) 2022 associated with the Melbourne Airport Masterplan and the future planning for the Sunshine Precinct, specifically Albion Quarter. These areas are shown in Figure 8.²⁹

²⁹ Figure 8 includes mapping of the N Contours given they have now been made available on VicPlan.

DRAWING KEY

Brimbank LGA
 Suburb Boundary
 Urban Growth Boundary

Land Uses

Residential
 Others (Industrial and Commercial)
 Open Space

Sunshine Precinct Boundary
 (As defined in the Sunshine Precinct
 Opportunity Statement - 2021)

Sunshine Precinct Areas

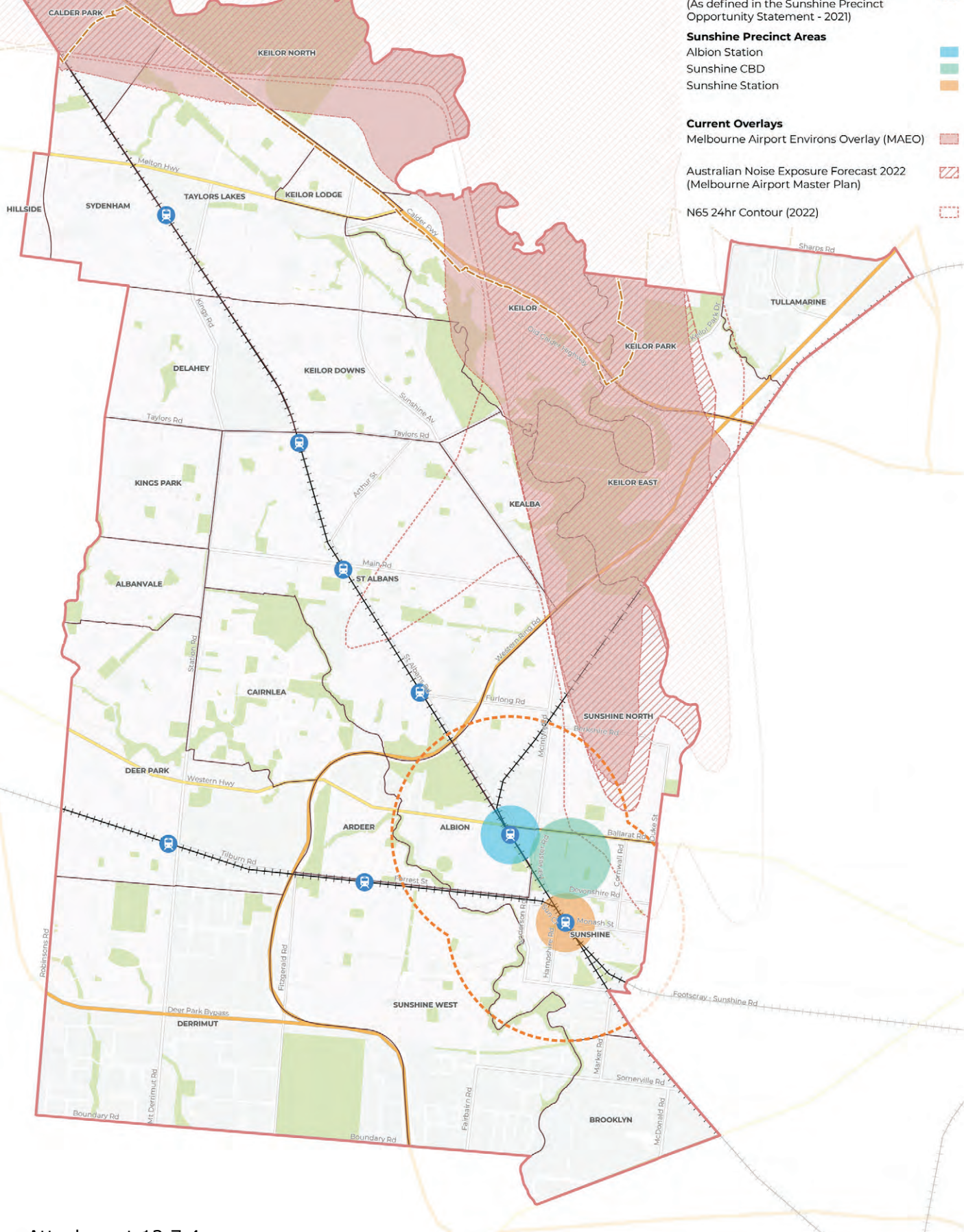
Albion Station
 Sunshine CBD
 Sunshine Station

Current Overlays

Melbourne Airport Environs Overlay (MAEO)

Australian Noise Exposure Forecast 2022
 (Melbourne Airport Master Plan)

N65 24hr Contour (2022)



Attachment 12.7.4

FIGURE 6. DRIVING WORK THAT AFFECTS THIS STRATEGY

Neighbourhood Character

Neighbourhood character is another important, and required, consideration when planning for the future of residential areas. By requiring certain types of development to have regard for neighbourhood character, the planning system works to ensure that new development meets the expectations and desires of the community. For Brimbank in particular, which is set to experience residential growth in the coming decades, identifying the neighbourhood character that exists and defining the character expectations for the future is critical to retaining valued aspects of the municipality while paving the way for high quality growth.

As defined by DTP, 'Neighbourhood character is essentially the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character.'³⁰

In Brimbank, there are several aspects of character that are commonly valued and others that many would like to see change. The following outlines some influences on character that are specific to Brimbank that provide context for this Strategy. Where planning frameworks, such as zones, overlays and policy, can influence outcomes, this has been identified.



COMMONLY VALUED CHARACTER ASPECTS OF BRIMBANK

Infill development forms

New infill development varies across the municipality, but there are several consistent typologies that predominate, including villa units and townhouses (refer to Appendix 3). As the housing market matures, and as new housing and character policy is implemented, it is expected that more typologies and variations on existing typologies will emerge. These will each impact character differently. It is important that zones give appropriate guidance on the key matters that will influence amenity for future residents and neighbours (e.g., the building footprint, heights and bulk) and neighbourhood character (e.g., landscaping, building materials, roof forms and built form spacing). Zones and policy should support respectful and high quality infill design, while also allowing space for architectural innovation.

Era of development

All of Brimbank has generally been subdivided, save for some remaining strategic development sites. Some subdivisions, particularly those around Sunshine and Albion, are historical (pre-1900s), while other areas are more recent, such as the masterplanned communities of the late 20th century (Taylors Lakes) and 2000s (Derrimut). Some neighbourhoods are only just nearing completion (Cairnlea). Older areas are more likely to experience change, as traditional housing is replaced with newer, and often denser, development. More recently developed neighbourhoods are less likely to undergo change, as housing is generally still fit for purpose, and there are fewer market incentives to intensify development. Zones and policy must take a long-term view of how all areas may change. Planning frameworks are not static, however, and will be reviewed over time to respond to changing conditions.

³⁰ Department of Transport and Planning, *PPN43: Understanding Neighbourhood Character*, 2023.

³¹ When applying normal ResCode standards.

³² In fact, many areas of Brimbank already permit development of 2 or 3 storeys, yet single-storey development remains dominant.

Existing subdivision patterns

The existing patterns of streets and lots influence the form and character of new development. Lot dimensions strongly influence development types. While older parts of Brimbank comprise generous lot sizes and depths, their relatively narrow frontages can make it challenging to achieve well-designed and efficient multi-story development.³¹ Excessive tiering of upper storeys can give a 'wedding cake' appearance, which is often a poor and out-of-character development outcome. To avoid this, zones can vary side setback standards within reason; however, variations coupled with policy that supports consolidation of adjoining lots will enable better design outcomes.

Predominant heights

Brimbank is a predominantly single-storey municipality, with double-storey development a consistent feature only in northern neighbourhoods. In this context, new development of 2 or 3 storeys (the maximum heights of the NRZ and GRZ, respectively) may be perceived as an unwelcome change to character. It is important to remember that change in many neighbourhoods is likely to occur gradually.³² While the first few examples of taller development in single-storey neighbourhoods may feel out of place, character will evolve. Zones will guide decision-makers to ensure that taller development is designed respectfully.

Architectural styles

While many areas of Brimbank are valued for their diversity of housing styles, there are some areas where consistent architectural forms, designs and materiality are valued. This includes streetscapes of uniform inter-war homes that are particularly intact but not considered suitable for heritage protection.³³ Certain zones and overlays can require that any new development respects the valued features of these homes (including architectural style and bulk and form), but they cannot prevent the progressive demolition and replacement of these homes unless included in an HO.³⁴

Landscape

Brimbank does not currently have a strong landscape character (with a few exceptions).³⁵ Gardens are generally low scale, and streetscapes often do not comprise any canopy trees other than those in the nature strip. Nonetheless, a treed character is an aspiration for Brimbank's community, both for character and sustainability reasons. Zones can set objectives for development to progressively contribute to a new preferred character. It is important, however, to remember, that space for landscaping will need to be balanced with growth directions. It is challenging, but not impossible, to achieve extensive landscaping in mid-scale medium and higher density development while also delivering efficient building and private open space objectives.³⁶

Interface with public realm

How housing interfaces with the public realm (usually the street), influences character but also amenity and perceptions of safety. Brimbank's housing generally has a strong, active relationship to the street, with low or no front fencing, clear delineation between the public and private realm through landscaping (with some exceptions),³⁷ and front doors and windows facing the street. However, the dominance of driveways and garages, high front fencing, and development oriented away from the street, can erode this relationship. Zones can set objectives for how development should interface with the street, but there may be occasions where an alternative relationship with the street is preferred to mitigate issues (e.g. higher front fencing along major roads to manage the amenity impacts of traffic).



LANDSCAPING AT THE AVENUE, TAYLORS HILL

³³ This is surmised given they have not been included in a Heritage Overlay to date.

³⁴ Review of heritage significance is not within the scope of this Strategy.

³⁵ Character Precinct F is an example of an exception.

³⁶ A key finding of the VCAT review in the Mesh Background Report and recent Panel

³⁷ Character Precinct F is an example of an exception.

Vision + Themes

The vision and themes for this Strategy have been identified through research and analysis undertaken for the Background Report (Mesh 2023) and engagement with the community and key stakeholders.



Vision

By 2041, Brimbank will be a city of green, connected and diverse neighbourhoods, offering a range of high quality, sustainable housing choices for everyone at every stage of their life.

Themes

The Strategy themes are:

Growth

Providing the right amount of housing at the appropriate location, typology and scale to enhance liveability and affordability within Brimbank.

Character

Ensuring new development contributes positively to the preferred character of Brimbank's diverse neighbourhoods, through better design and enhanced landscaping in areas targeted for growth, and by respecting and celebrating existing valued character across other neighbourhoods.

Diversity

Facilitating different forms of housing to meet the diverse and changing needs of the community, including housing that offers greater choice, equity, adaptability and affordability.

Sustainability

Ensuring housing is sustainably designed, is located to minimise car dependence and contributes to the climate resilience of Brimbank's community.

Amenity

Minimising land use conflict between existing non-residential uses and areas identified for housing growth.

Growth

Providing the right amount of housing at the appropriate location, typology and scale to enhance liveability and affordability within Brimbank.

The Change Areas Plan (Figure 9) identifies areas for substantial change, moderate change (considered by this Strategy to be a subset of substantial change),³⁸ incremental change and minimal change. All of these areas are expected to accommodate a degree of housing growth. According to State planning policy, all land can accommodate growth unless there are major constraints preventing this.³⁹

The RDF (Figure 10) identifies the most appropriate zoning to facilitate the desired levels of change.

The most intensive housing growth in Brimbank will occur in the activity centres of Sunshine MeAC, the Albion Quarter in the Sunshine Priority Precinct, and in an around Sydenham/Watergardens MAC. This will take the form of apartment development and will be planned and managed through other planning frameworks. This Strategy focusses on growth in the established residential areas outside of activity centres.

³⁸ This has been included as a sub-designation to reflect the fact that the substantial change category includes both RGZ areas and GRZ areas. The moderate change areas are those that are substantial change GRZ.

³⁹ Department of Transport and Planning, *Planning Practice Note 91: Using the residential zones*, 2023.



DRAWING KEY

Brimbank LGA

Train Station

Change Areas

Substantial Change

Moderate Change

Incremental Change

Minimal Change

Areas subject to separate Planning Frameworks

River Valley Estate

St Albans Activity Centre

Sunshine Activity Centre

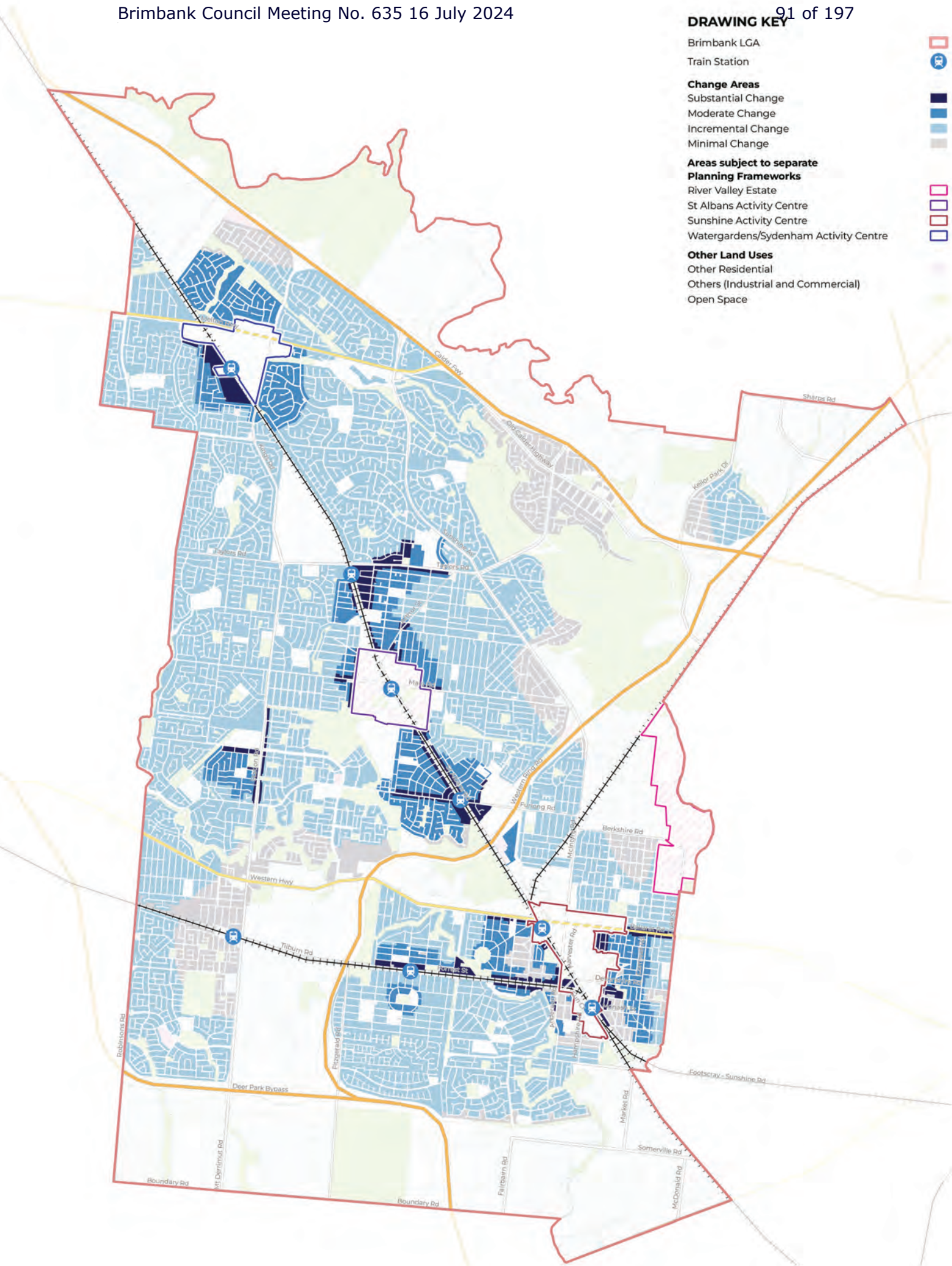
Watergardens/Sydenham Activity Centre

Other Land Uses

Other Residential

Others (Industrial and Commercial)

Open Space



Attachment 12.7.4
FIGURE 9. CHANGE AREAS PLAN

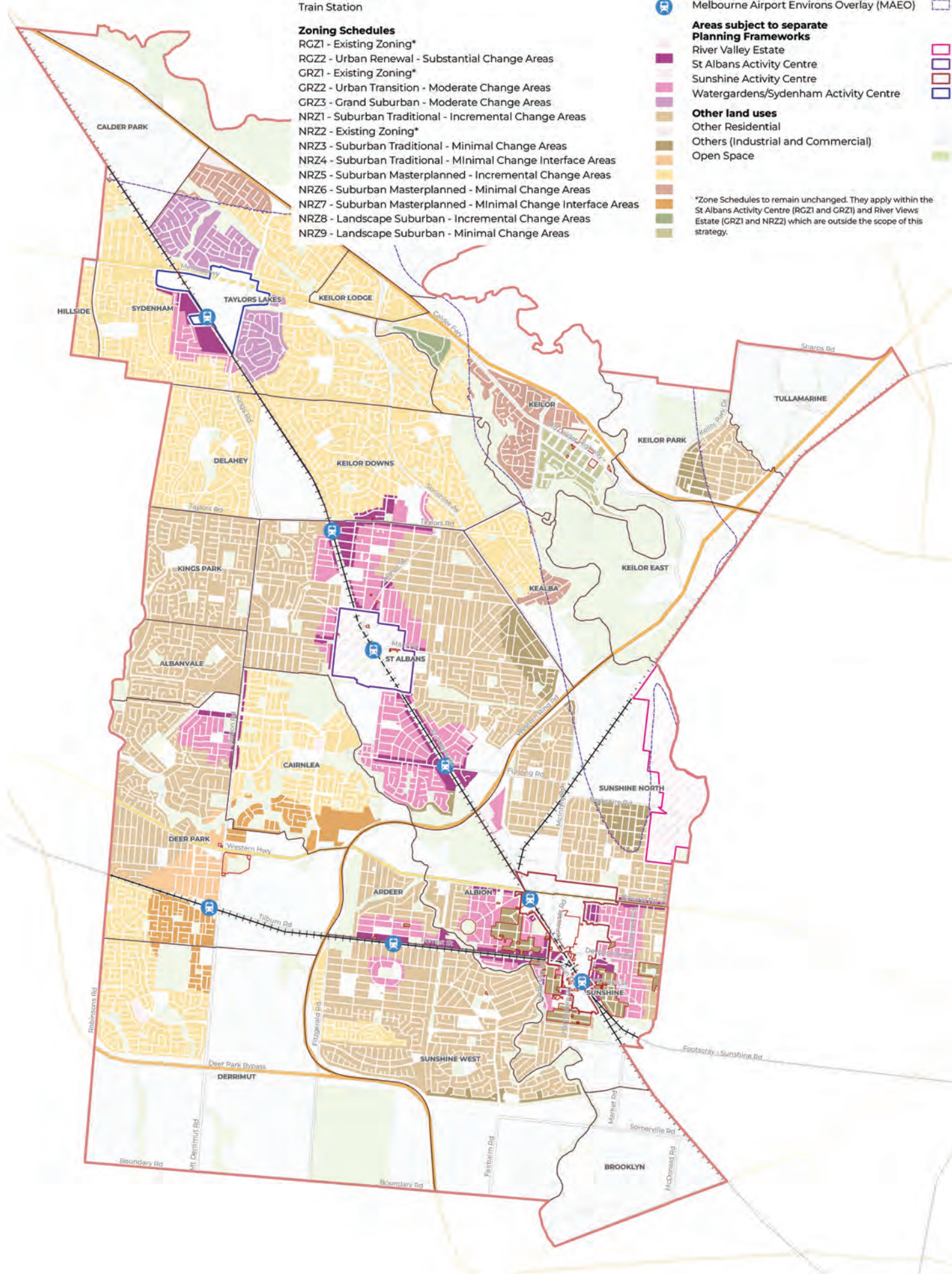
DRAWING KEY

Brimbank LGA
Suburb Boundary
Train Station

Zoning Schedules

RGZ1 - Existing Zoning*
RGZ2 - Urban Renewal - Substantial Change Areas
GRZ1 - Existing Zoning*
GRZ2 - Urban Transition - Moderate Change Areas
GRZ3 - Grand Suburban - Moderate Change Areas
NRZ1 - Suburban Traditional - Incremental Change Areas
NRZ2 - Existing Zoning*
NRZ3 - Suburban Traditional - Minimal Change Areas
NRZ4 - Suburban Traditional - Minimal Change Interface Areas
NRZ5 - Suburban Masterplanned - Incremental Change Areas
NRZ6 - Suburban Masterplanned - Minimal Change Areas
NRZ7 - Suburban Masterplanned - Minimal Change Interface Areas
NRZ8 - Landscape Suburban - Incremental Change Areas
NRZ9 - Landscape Suburban - Minimal Change Areas

- Overlays**
- Heritage Overlay (HO)
 - Melbourne Airport Environs Overlay (MAEO)
- Areas subject to separate Planning Frameworks**
- River Valley Estate
 - St Albans Activity Centre
 - Sunshine Activity Centre
 - Watergardens/Sydenham Activity Centre
- Other land uses**
- Other Residential
 - Others (Industrial and Commercial)
 - Open Space
- *Zone Schedules to remain unchanged. They apply within the St Albans Activity Centre (RGZ1 and GRZ1) and River Views Estate (GRZ1 and NRZ2) which are outside the scope of this strategy.



Attachment 12.7.4

FIGURE 10: RESIDENTIAL DEVELOPMENT FRAMEWORK

Growth

In Brimbank, change areas will consist of the following:



Substantial change areas are those where the most growth should occur due to their proximity to jobs, services, facilities and transport. Growth in these areas will result in a higher scale and intensity of housing compared to other area neighbourhoods. Development will create a new built form character that incorporates high quality design responses.

Each change area will accommodate a range of housing typologies to suit different household structures. However, some housing typologies will appeal to certain household structures more than others (refer to Appendix 3). Housing typologies are therefore best directed to change areas as follows:



Included in the substantial change category are **moderate change areas**. These areas will also change, but to a lesser extent than the substantial change areas. While existing character is likely to change over time, new development will still be respectful of the preferred neighbourhood character.

Separate houses – These will primarily be delivered through the replacement of existing dwellings in minimal and incremental change areas. There is limited future supply of separate houses.



Incremental change areas are those with the capacity for varied levels of growth and diverse housing types. Development in these areas should have regard for existing valued qualities, but these areas are expected to evolve over time.

Townhouses – Suitable in moderate change and incremental change areas. Generally discouraged in substantial change areas where they are demonstrated to be an underdevelopment of the site.



Minimal change areas are those without much capacity for growth. They are constrained by characteristics that warrant protection or environmental or landscape characteristics that affect their capacity for change. Some change will occur in these areas, but it will be limited.

Apartments – Suitable in substantial change areas and moderate change areas, where appropriate. Strongly encouraged in activity centres.⁴⁰

⁴⁰ Subject to other planning frameworks, outside the scope of this Strategy. Further, the Strategy's methodology of determining suitable areas for apartment developments supports the State provision released in late 2023 under Clause 53.24 (Future homes) for metropolitan and more accessible major activity centres. Other activity centres, which are less accessible or smaller, are considered less capable of supporting apartment developments.

Key Issues

Key issues that have affected residential growth in Brimbank since implementation of the previous housing strategy are:

Challenges achieving housing growth objectives in preferred locations

Over the past 10 years, similar multi-unit development has generally occurred across the municipality, regardless of zoning or character differences. For areas zoned GRZ and RGZ, which allow for 3 and 4 storey development, respectively, this is often underdevelopment (see Table 3).

Mixed messages regarding extent of change that is acceptable and the influence of neighbourhood character, especially in RGZ areas

The current zone schedules contain mixed messages regarding support for denser development. In RGZ areas in particular, ResCode variations appear to protect existing patterns of development while simultaneously encouraging higher density.

There is also a lack of clear guidance around expectations for character and change. Currently levels of change are specified, but there are no accompanying descriptions of the character expectations for different areas of the municipality.

The Strategy will clarify neighbourhood character expectations in each change area, and it will provide certainty that neighbourhood character is not a consideration in RGZ substantial change areas. Other amenity factors, such as impacts on adjoining properties, will still be a consideration and will be addressed under ResCode provisions.

Conflicts between growth expectations and heritage protection around Sunshine and Albion (part)

The suburbs of Sunshine and Albion are well-positioned for housing growth. They have easy access to train stations and are located within close proximity to the Sunshine MeAC, which has a wide range of shops and services. While the Albion Quarter Structure Plan is expected to further intensify the area, outside the MeAC and Structure Plan boundary there are large areas of traditional housing that are protected by a HO.

The HO has been applied to a large number of properties in Sunshine and Albion, limiting the opportunity for redevelopment and growth surrounding these well serviced centres.

Members of the Albion community have long advocated for protection of Albion's character. The Albion Neighbourhood Plan was a policy document that was developed to help guide Albion's development in a way that retains and enhances its character. A recommendation to investigate a Neighbourhood Character Overlay (NCO) in that plan was assessed by a planning consultant who confirmed it was not justified.

Conflicts between growth opportunities and MHFs in Deer Park

Deer Park has access to a MAC, a train station, community facilities and several open spaces. While its transportation network is reliant on a north-south bus line to reach some parts of the municipality, plans for train station upgrades may improve the quality of public transportation in the area in the future.

However, Deer Park also contains MHFs. The current advisory areas that apply to each of these sites extends up to 1,000m. WorkSafe has indicated that within these advisory areas, any intensification of sensitive uses should be discouraged.

Directing growth to meet changing housing needs and preferences

Brimbank's future supply of single, detached homes is limited. While there is a current preference for this type of housing, if alternatives are provided that offer other benefits (e.g., affordability, proximity to services and infrastructure), market preferences will likely adapt over time. Coupled with changes to household structures and demographics, demand for a diversity of housing types is expected to increase. At present, Brimbank's Planning Scheme provides limited direction on where different housing types to meet community needs will be directed.

Directing Growth in Brimbank

Brimbank requires 14,000 new homes to meet the needs of its growing population. As outlined in **Context**, there is sufficient capacity for Brimbank to accommodate more than 63,000 dwellings under the current zoning framework. This demonstrates that, theoretically, Brimbank does not have a capacity constraint. Instead, there is a need to better direct growth. This Strategy provides the framework to do that, and to facilitate the right kind of growth in the right locations (see Table 3). However, it is noted that this Strategy is not able to dictate if and where development occurs.

Changes to zone schedules will clarify growth and character expectations in each change area. A key change will be to remove ambiguity around neighbourhood character expectations in RGZ substantial change areas to better support more intensive forms of development. However, these areas comprise only a small proportion of Brimbank's residential land.

If capacity assumptions for the NRZ and GRZ identified by Urban Enterprise in their Background Analysis are extrapolated, most growth, in terms of dwelling numbers, is expected to occur in areas planned for incremental and moderate change. These areas alone would be sufficient to accommodate the 14,000 required dwellings. However, changes to the approach to neighbourhood character, particularly for the NRZ (see **Character**), and an increase in areas subject to subdivision restrictions (see **Amenity**) is expected to result in developments with fewer dwellings.

Areas identified for the most change also have the capacity to accommodate more than the required 14,000 dwellings. The Sunshine MeAC alone is being planned to accommodate up to 21,000 homes. However, this growth will take time, and the development typologies (primarily apartments) are not expected to meet the needs of all household types (refer to **Diversity**).

The capacity of change areas to support the required number of dwellings will be tested in more detail following community engagement.

BEDSER STREET, SUNSHINE NORTH

Levels of change

Proposed Zone	Area + %age of total residential area	Expected heights	Expected Growth outcomes of this Strategy*
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Most change

Activity centres + strategic development sites such as Sunshine Precinct and Sydenham/Watergardens.

Subject to separate planning frameworks, with site specific zones/overlays	Subject to separate detailed planning processes but expected to include denser housing forms such as apartments (at varying heights, including greater than 4 storeys), particularly in the Sunshine Precinct.		These areas alone have more than enough capacity to meet growth projections, but the typologies provided are unlikely to meet all needs.
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**Substantial**

Immediately surrounding MACs and train stations, and along key transport corridors that do not have significant heritage or environmental constraints.

RGZ	177ha (4%)	Up to 4 storeys (preferred max. height)	Changes to RGZ schedules are expected to support higher levels of growth than the current schedule. While apartment development is not necessary to meet growth needs in terms of dwelling numbers, low-scale apartments are a key contributor to diversity.
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**Moderate change**

Within walkable distances to activity centres and train stations that do not have significant heritage or environmental constraints. These areas will form a transition between substantial change and incremental or minimal change areas.

GRZ	567ha (13%)	Up to 3 storeys	While the Strategy has reduced the extent of GRZ, the proposed schedules will clarify neighbourhood character requirements in the context of moderate change expectations. This is expected to result in more development, and more intensive development on each site.
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**Incremental**

Neighbourhoods that do not have walkable access to major opportunities, such as MACs and transport. These areas may have access to NACs and LACs and/or less frequent transport. Any constraints, such as environmental constraints, can be managed through design responses.

NRZ	3,010ha (69%)	Up to 2 storeys	Incremental development of townhouses in these areas alone would likely meet almost all Brimbank's housing growth needs. Neighbourhood character requirements introduced in this Strategy may have some minor impacts on capacity.
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**Minimal**

Areas where new development will be limited by the HO and/or site conditions and those areas affected nearby MHFs or noise from the Melbourne airport.

NRZ + overlays or minimum subdivision sizes	587ha (14%)	Up to 2 storeys	This strategy introduces an additional 204ha (less than 5% of total residential land) that will be unsuitable for intensification. This is considered to have a minor impact on overall capacity to accommodate growth.
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Attachment 12.7.4

TABLE 3: LEVELS OF CHANGE IN THE CONTEXT OF BRIMBANK

Substantial and Moderate Change Areas



Substantial and moderate change areas are areas within the walkable catchments of MACs and train stations, without any major constraints. As such, they already exhibit some characteristics of 20-minute neighbourhoods. Substantial and moderate change areas are considered suitable for intensified development including apartments (in substantial change areas) and townhouses (in moderate change areas). Housing of these types is likely to appeal to single and couple household structures, but it may increasingly become a viable option for families if housing is appropriately designed and offers other locational benefits (refer to **Diversity**).

Substantial change areas will be zoned RGZ where fundamental change is expected to the character of the area and where it is appropriate for heights to exceed 3 storeys. Moderate change areas will be zoned GRZ where change will still need to be respectful of neighbourhood character and where development up to 3 storeys is appropriate. GRZ areas will also act as a transition between taller and more intensive development in activity centres and the RGZ, and the surrounding lower-scale neighbourhoods.

Addressing underdevelopment

Over the past decade, Brimbank has experienced underdevelopment in areas zoned RGZ and GRZ. The redevelopment of these areas is typically in the form of 1–2 story units, townhouses and dual occupancies. These typologies have also been occurring throughout the NRZ, in areas further from transportation, activity centres and other opportunities.

Several factors have contributed to this trend. They include unclear policy direction, perceived lack of demand for higher density housing typologies, lot dimensions in more established areas not supporting greater heights and densities (i.e., with higher density forms requiring the assembly of multiple parcels), and general lack of development feasibility for apartments (land values being a key factor).

The Strategy and any associated planning scheme changes will seek to address this issue of underdevelopment through planning controls in the form of zone schedules and clear policy direction. These will provide certainty to the development community regarding development expectations, incentivise land assembly, and change the permit assessment process so that development capacity of parcels is a consideration.

In areas where zones permit heights of 3+ storeys, the character will change, in some cases dramatically. However, this change will occur over years or even decades. In fact, many of Brimbank's single-story neighbourhoods already allow for 3 storeys, but this level of development has not yet occurred.

Analysis plans demonstrating how opportunities, constraints and neighbourhood character have been balanced to define zone boundaries in substantial change areas are provided throughout the next sections.



Substantial



Moderate change

Sunshine/Albion

The greatest concentration of opportunities is in Sunshine, specifically the Sunshine MeAC, which is located within the Sunshine Priority Precinct (Priority Precinct). The Priority Precinct is an area of land within a 1600m radius of both Sunshine and Albion Stations where substantial government investment has been promised. Also within the Priority Precinct is Albion Quarter, which has been identified for long-term strategic planning, with a Structure Plan process currently being led by State government.

Both Albion Quarter and areas zoned Activity Centre Zone (ACZ), while not within the scope of this Strategy, are expected to support higher density housing outcomes as well as business, retail and civic uses. Development is expected in and around the centre, surrounding the two train stations and potentially on land north of Ballarat Road.

These areas are well serviced by public transport (trains and busses) and have access to opportunities for shopping, civic engagement, community services, employment and education. There is also a range of nearby open spaces, including small parks, playgrounds, current and future sporting fields and linear links (e.g., Kororoit Creek). The neighbourhoods are highly walkable due to their gridded street network and connections to broader pedestrian and cycling networks.

However, some areas within Sunshine/Albion are limited in their ability to support growth and change due to heritage and neighbourhood character constraints. These are excluded from the substantial change areas. Interfaces to these areas will need to ensure that any new development is respectful of the character of these areas, through zone schedules.

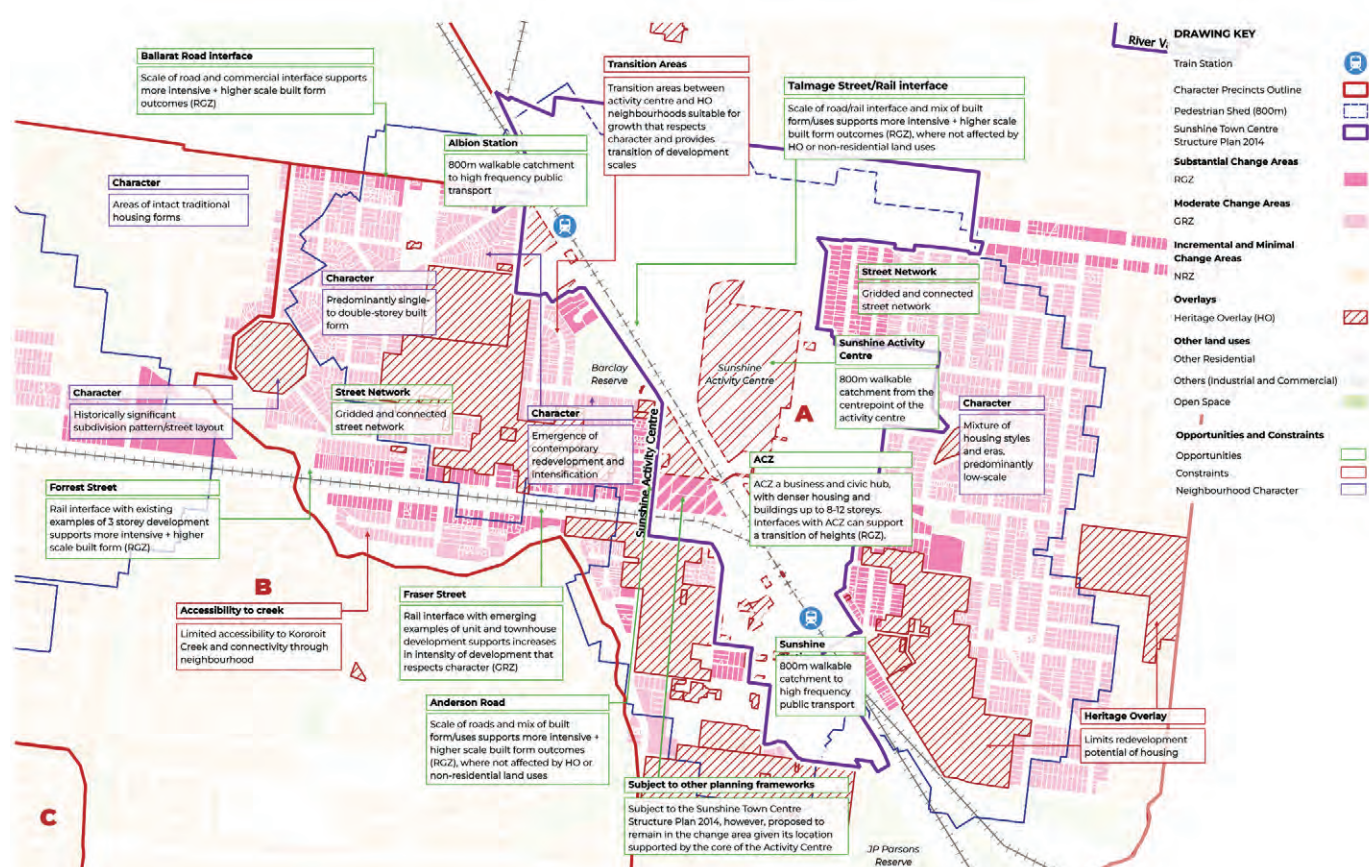


FIGURE 11. SUNSHINE/ALBION SUBSTANTIAL CHANGE AREA



St Albans

St Albans has a high concentration of opportunities for housing growth. Features that support increased housing in this area include the St Albans MAC and St Albans train station, a gridded street network and access to local open space, schools and other civic facilities.

The area is subject to a Structure Plan that identifies areas of change (implemented via RGZ1 and GRZ1) as well as a preferred structure and built form for the area (implemented via DDO9). As such, its zoning and overlays are not proposed to change through this Strategy. However, this area still plays an important role in accommodating housing growth.

Outside the Structure Plan boundary, areas for substantial and moderate change have been identified. These areas will have new schedules defined for them (refer to **Implementation**), resulting in some locations where existing zone schedules and new zone schedules will abut. Although simply a result of the Structure Plan boundary, this something that would benefit from further review, to ensure that there is consistent and holistic approach across St Albans.

Interfaces along Arthur Street, Main Road and the rail line present opportunities for more intensive development, as they already demonstrate a diversity of uses and built form, and the scale of road and rail corridor lends itself to a higher scale of built form. These have been designated as substantial and moderate change areas.

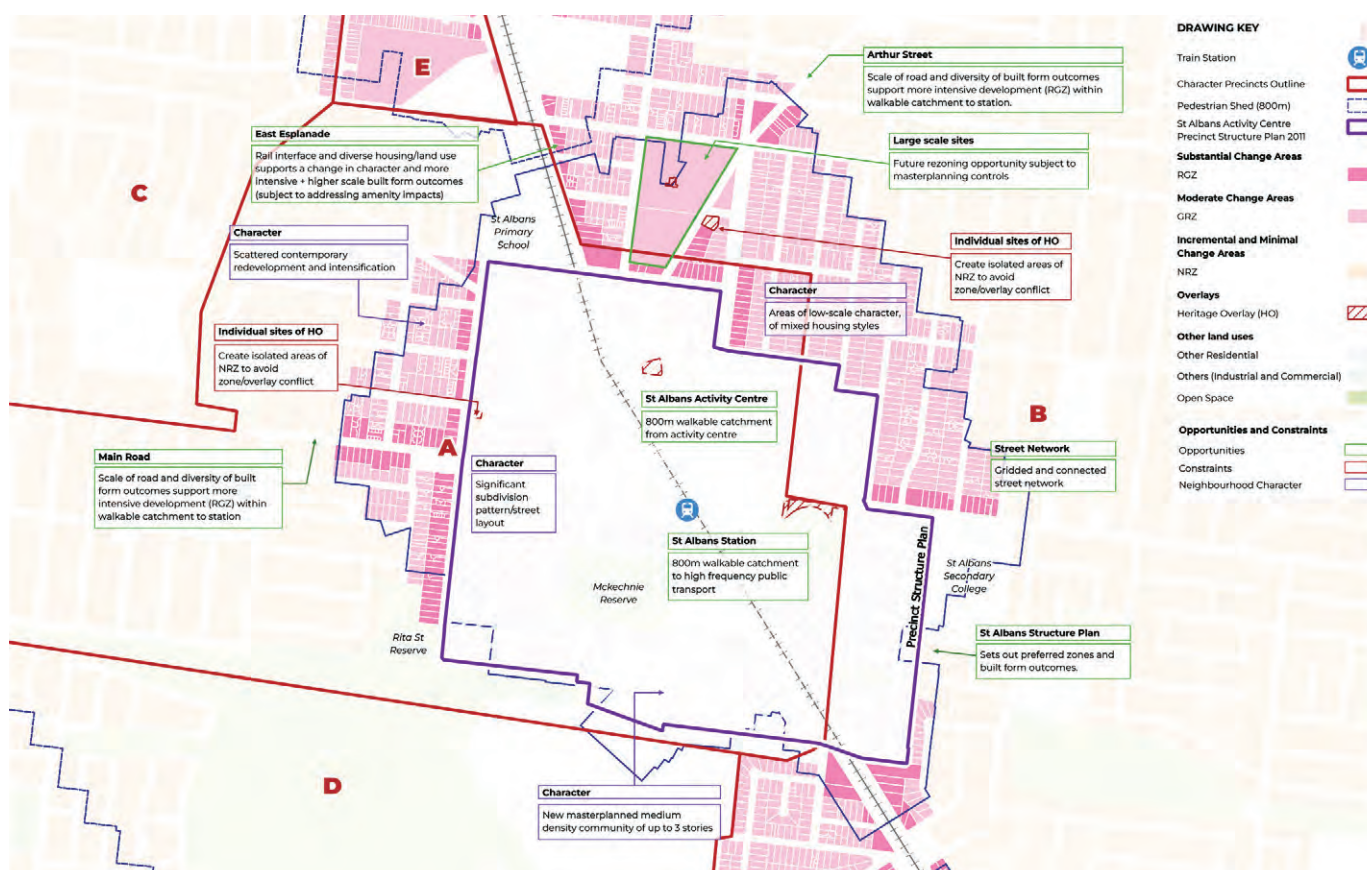


FIGURE 12. ST ALBANS SUBSTANTIAL CHANGE AREA



Substantial



Moderate change

Ginifer Station area

The area surrounding Ginifer Station benefits from access to buses and a train station one stop away from both the Sunshine MeAC and St Albans MAC. The area has a small LAC, comprising a few shops located directly across from the station and along Furlong Road.

To the east of Ginifer Station is 67 hectares of land that makes up the Sunshine, Health, Wellbeing and Education Precinct (SHWEP), which is a focus of State investment as part of the Sunshine National Employment and Innovation Cluster (NEIC).

With Sunshine Private Hospital having been completed in February 2023 and more healthcare-related development proposed within the area,⁴¹ including south of Furlong Road, this area is already undergoing significant development that supports housing intensification.

The majority of the area down to the interface with Jones Creek was also considered to be an opportunity area (excluding areas affected by the ESO). Even though it falls outside of the walkable catchment from Ginifer Station, this area benefits from its proximity to green space and already contains examples of 3-storey development. Continued opportunity for intensified development would fit in with the change occurring and provide an opportunity to improve on design outcomes by orienting development toward open space.

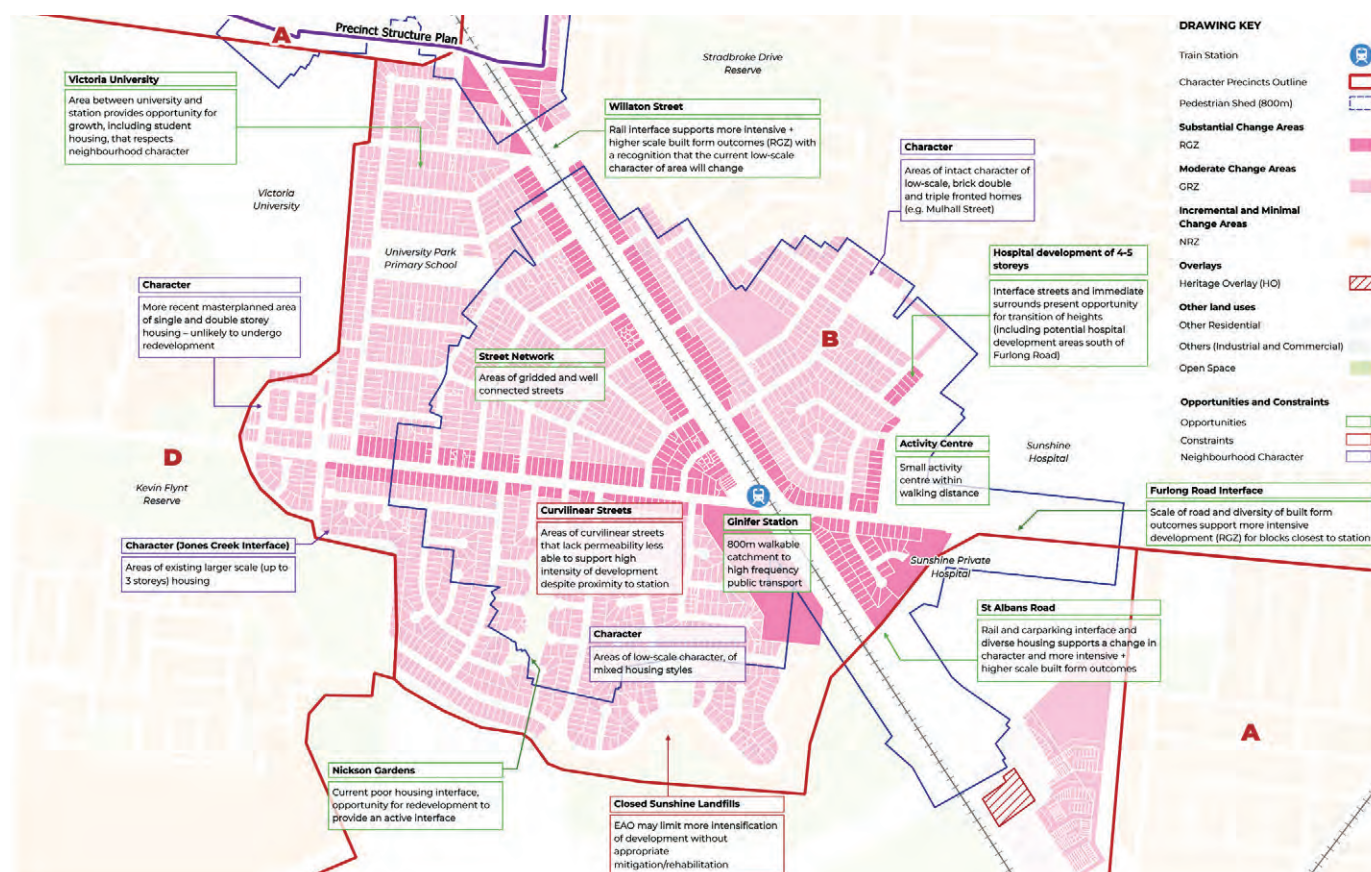


FIGURE 13. GINIFER SUBSTANTIAL CHANGE AREA

Attachment 12.7.4

⁴¹ Australian Unity, *Sunshine Private Hospital, a world class private hospital, opens its doors in Melbourne's West*, Australian Unity website, 31 March 2023.



Ardeer Station area

The area surrounding Ardeer Station has access to a train service (currently V/Line services) as well as bus services and a cycling route along Forrest Street, which provide connections to metropolitan train services at Sunshine Station. Ardeer Station itself does not have any facilities and is surrounded by high noise attenuation fencing. The area does not have an activity centre, but there is the presence of some non-residential uses, including a primary school, a convenience store, active open space and a community park. It also has access to linear trails and green spaces along Kororoit Creek to the north.

These factors generally support growth and change; however, neighbourhood character is also a consideration. The areas north and south of the train line exhibit markedly different character. The area to the north contains a mix of housing styles, with emerging 2-storey development. The area to the south exhibits a consistent housing style, with single-storey, brick housing with low fencing characteristic of the area.

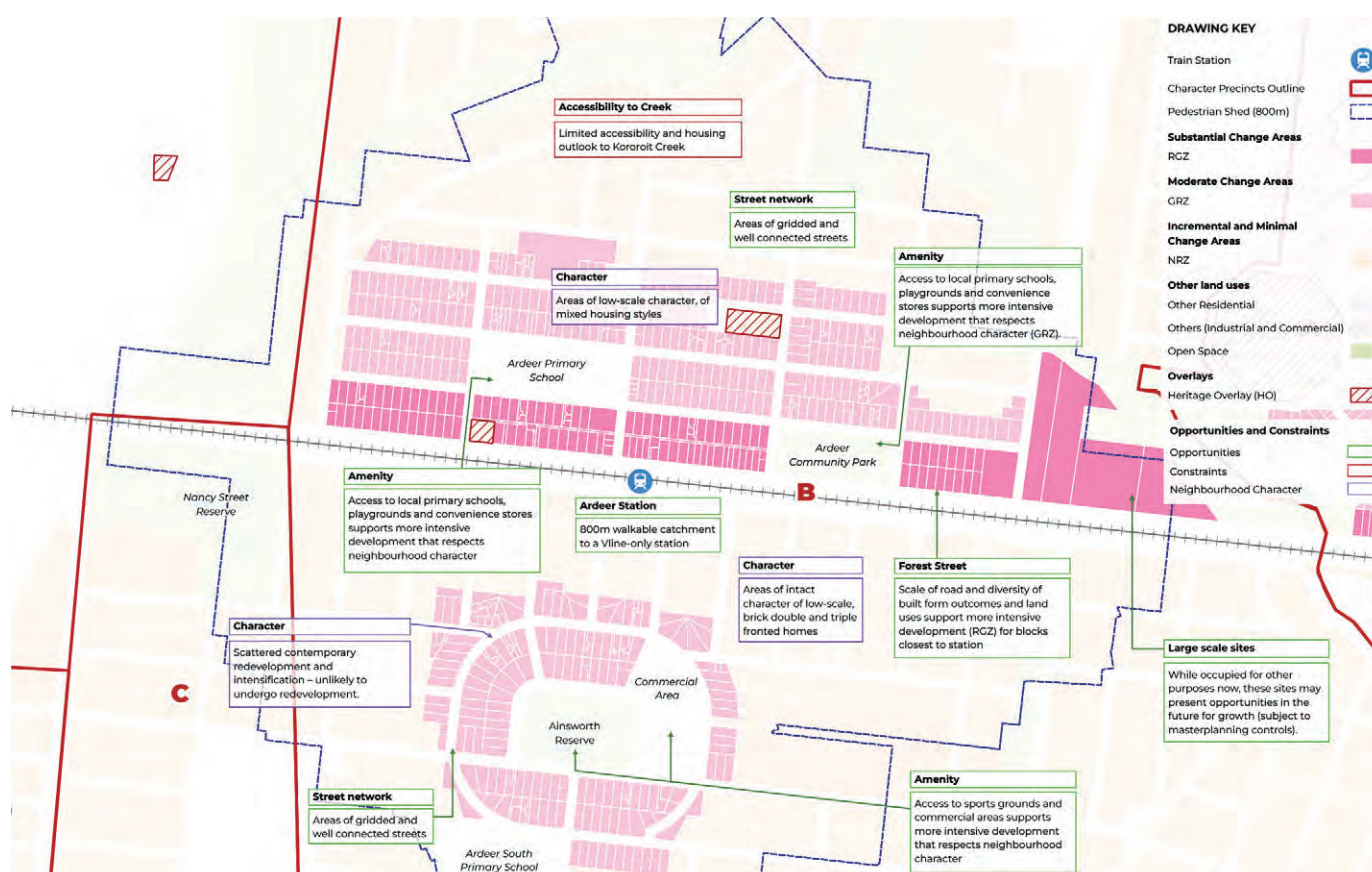


FIGURE 14. ARDEER SUBSTANTIAL CHANGE AREA

Attachment 12.7.4



Brimbank Central (Deer Park) area

Brimbank Central MAC is a car-based centre, anchored by Brimbank Shopping Centre. It is serviced by several bus routes along Station Road with connections to train stations. While each individual route runs fairly infrequent services, combined they provide a service generally every 20 minutes or less to Sunshine Station.

The scale of Station Road, and the diversity of built form, supports more intensive development, however this development may be limited in the short to medium term due to the recency of housing already built.

Barriers to walkability, including a transmission easement and low-permeability subdivision design, directs most opportunities for change south of Neale Road.

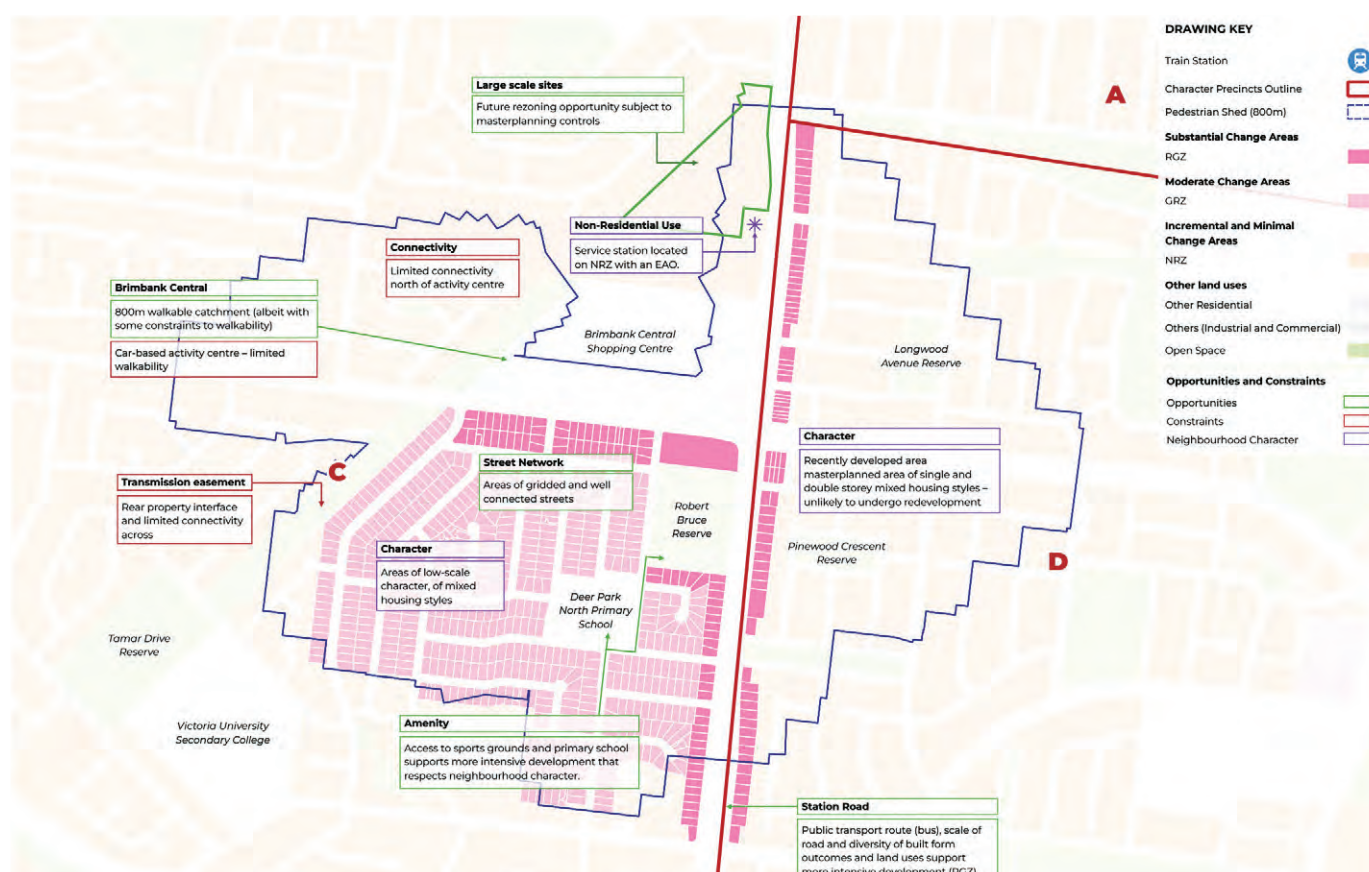


FIGURE 13: BRIMBANK CENTRAL SUBSTANTIAL CHANGE AREA



Keilor Plains Station and Keilor Downs

The area surrounding Keilor Plains Station benefits from access to the train station, but it has no activity centre. The station is located between two neighbourhood activity centres: Delahay Village to the west (corner of Kings Road and Taylors Road) and Keilor Downs to the north-east. The Keilor Downs Activity Centre contains the newly built Brimbank Aquatic and Wellness Centre, a major attractor.

The Keilor Downs Activity Centre is connected to some residential areas, including a higher density development at Kavanagh Crescent. Yet the major road corridors of Taylors Road and Sunshine Avenue function to disconnect it from other nearby residential neighbourhoods.

Despite this, the presence of a train station, and the extensive redevelopment that has occurred in the station's surrounds to date (mainly to the east of the rail), supports moderate change to the east and west of the rail line.

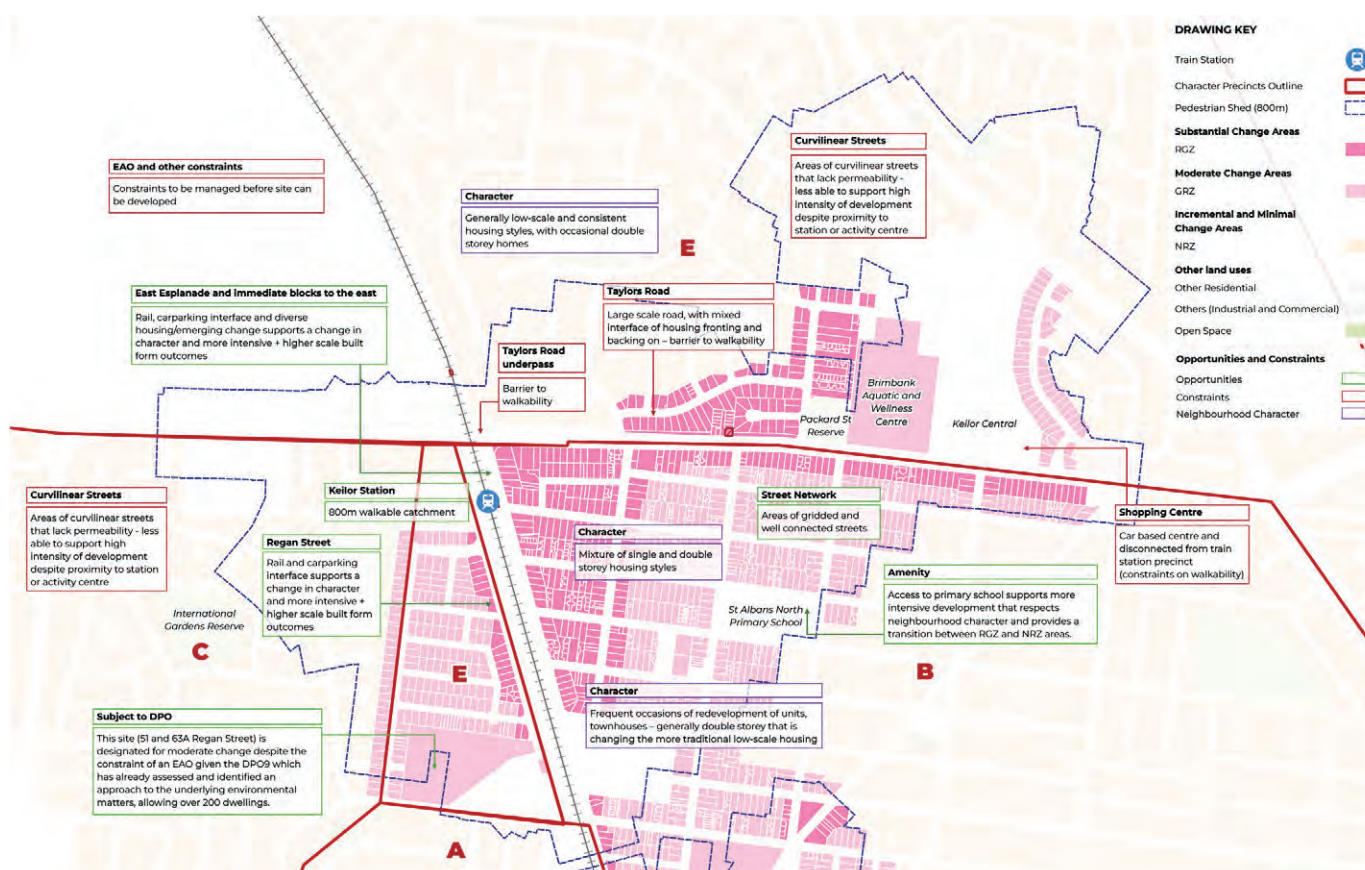


FIGURE 16. KEILOR PLAINS SUBSTANTIAL CHANGE AREA

Attachment 12.7.4



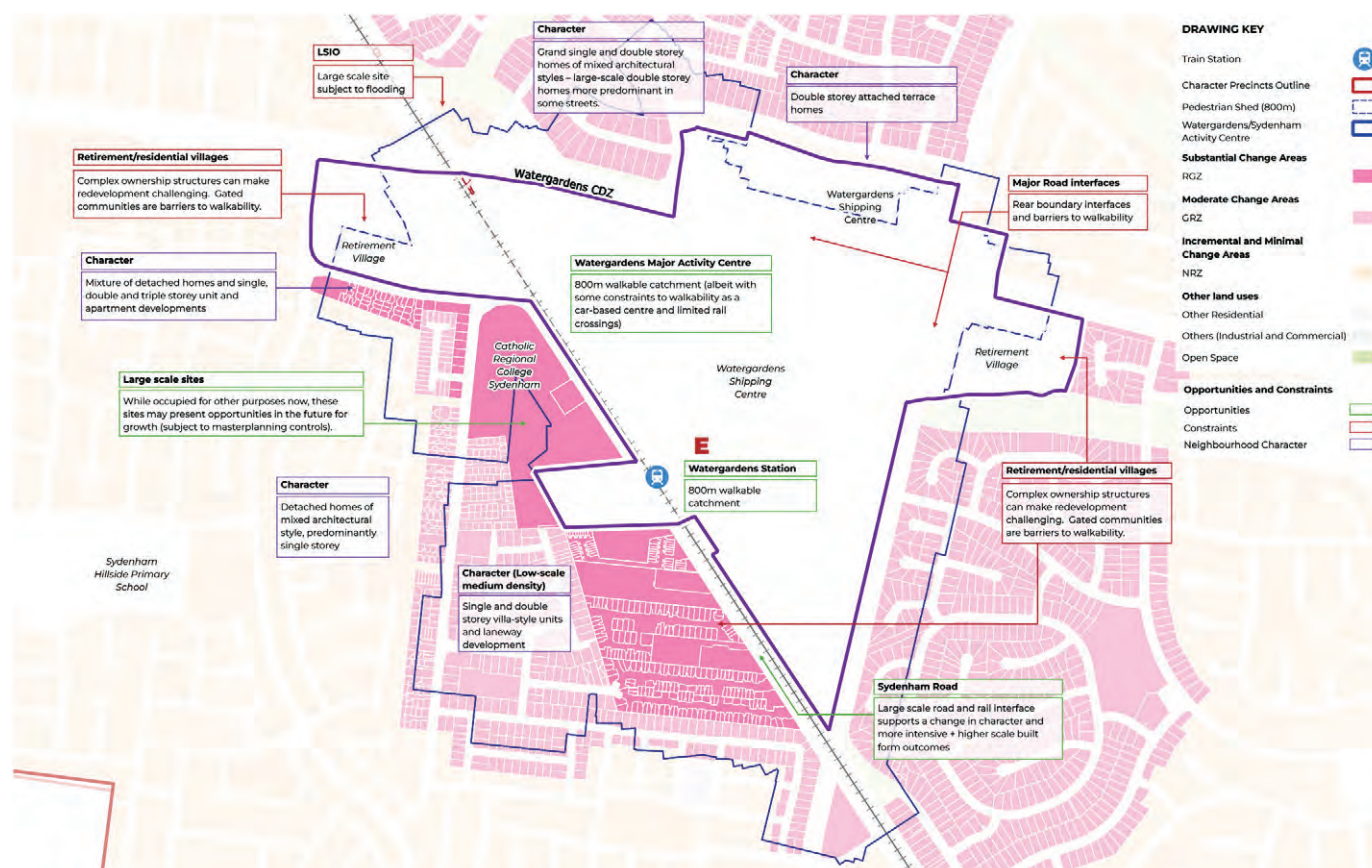
Sydenham/Watergardens

The Sydenham/Watergardens MAC is a large activity centre with a regional catchment (due to the lack of services in the growth areas of Melton) and significant growth potential, as it benefits from access to a train station. However, this activity centre is largely car-based, with shops surrounded by expansive parking lots. Melton Highway, Kings Road and the general layout of the activity centre present major barriers to walkability. Access between western neighbourhoods and the train station/activity centre is limited to a single pedestrian crossing at the station.

As residential development in this area has been more recent, it is unlikely that there will be much growth and change in the near future.

Large scale sites developed as residential and retirement villages will also present challenges to redevelopment along the key Sydenham Road, Kings Road and rail interface. However, there are diverse examples of medium density development located west of Watergardens, including villa units, townhouses with rear lane access, townhouses with front access and apartments of up to 3 storeys.

Despite its challenges, the core area of Watergardens, zoned CDZ, presents opportunities for major redevelopment, including high density housing. While outside the scope of this Strategy, the diverse housing opportunities this area presents play an important role in accommodating potential housing growth.



Attachment 12.7.4

FIGURE 12.7. WATERGARDENS SUBSTANTIAL CHANGE AREA



Objectives

To encourage housing growth of 3+ storeys in areas immediately adjacent to significant and highly accessible activity centres and train stations (substantial change areas).

To encourage development of up to 3 storeys in areas accessible to activity centres and train stations, but where a more sensitive built form response is required (moderate change areas).

To ensure development of 2–3+ storeys provides a sensitive interface to adjoining change areas and provides a transition to areas of lesser change.

To ensure new development is respectful of existing or preferred neighbourhood character in moderate change areas (GRZ).

To avoid underdevelopment of land in substantial change areas.

Actions

For areas where a higher density of growth is encouraged and where the form of growth will set a new preferred character for the area:

- Zone to RGZ.
- Apply RGZ schedules that identify the scale of development and design outcomes expected.

For areas where 3 storeys is suitable and where neighbourhood character will still need to be considered:

- Zone to GRZ.
- Apply GRZ schedules that will ensure housing growth is respectful of neighbourhood character.

Incorporate provisions in policy and the RGZ and GRZ schedules to encourage development typologies appropriate to the site and zone. This is expected to include an emphasis on encouraging land assembly and discouraging underdevelopment of the site.

Require specific controls (e.g., DDO or DPO) for large scale sites that may redevelop in the future, to guide preferred development outcomes.

BENILLETT LANE, KEILOR DOWNS





Incremental

Incremental Change Areas

Incremental change areas are most of Brimbank's neighbourhoods. These are areas where the mix of minor opportunities and constraints makes gradual evolution of the built form and character of the area appropriate.

Given the prevailing heights of 1–2 storeys in Brimbank, the majority of incremental change areas are proposed to be NRZ, which restricts development to 2 storeys. For areas of Brimbank

where the prevailing style of housing is smaller in scale, with housing from the 1950s to 1970s, 3 storeys would be considered a substantial change.

For some areas in northern parts of the municipality, where the prevailing style of housing is larger 2-storey houses that take up significant space on the lot, the incremental change areas are proposed to be GRZ. For these areas, 3 storeys would be an appropriate level of change.

Objectives

To encourage housing growth of up to 2 storeys in areas with a mix of minor opportunities and manageable constraints where the prevailing style of housing is smaller in scale.

To encourage housing of up to 3 storeys in areas with a mix of minor opportunities and manageable constraints where the prevailing pattern of development is large 2-storey houses.

To encourage housing to be oriented toward and/or connect to areas of minor opportunities, including open space, transport routes, and local or neighbourhood activity centres.

To ensure the design of new development to appropriately respond to the existing or preferred neighbourhood character of the area.

Actions

Zone incremental change areas to NRZ and some limited areas to GRZ (refer to Implementation Plan).

Apply schedules that will ensure housing growth is respectful of neighbourhood character.

Amend decision guidelines of incremental change GRZ and NRZ Schedules to encourage development oriented toward and/or connected to open space, transport routes, and local or neighbourhood activity centres.

Review the St Albans Structure Plan and associated zoning/overlays in the context of the Strategy to provide a consistent planning framework across the St Albans MAC area and surrounding neighbourhoods.

LYALL STREET, ST ALBANS

Attachment 12.7.4



Minimal Change Areas

Minimal change areas are those where increased growth and higher densities are not appropriate or desirable. These areas either have something special that warrants protection, such as a well-defined character, or are affected by an environmental constraint, such as flight paths or proximity to industrial land.

In Brimbank, minimal change areas include those with heritage value affected by an HO, as well as the Petrik Drive neighbourhood, which was identified by the Mesh Background Report as having a well-defined special character (see 'Respect for Neighbourhood Character' under **Character** for more detail). In these areas, intensified development would be out of place and detract from the existing character of the area.

Minimal change areas also include land adjacent to State significant industrial land, land impacted by MHF Safety Areas⁴², areas affected by the MAEO (impacted by airport flight paths), land directly impacted by former landfill operations and open landfills, and areas that are relatively isolated or cut off due to highways or rail lines (with few to no crossing points). In these areas, higher levels of growth are not appropriate due to the potential impact on human health and well-being.

WorkSafe Victoria has identified the potential for 'impacts on human health associated with a Major Incident (MI) from a MHF'. More detailed information about these impacts are available on WorkSafe Victoria's website at <https://www.worksafe.vic.gov.au/land-use-planning-near-major-hazard-facility>

This identified risk is addressed by buffer areas advised by WorkSafe and the designation of areas surrounding MHFs as minimal change. A restriction on subdivision size in the schedule to the zone is also proposed to limit further intensification of development. This Strategy also advises further investigation into ways to strengthen planning policy and controls to respond to such risk.

According to State guidance, the residential zones suitable for minimal change areas are the Low Density Residential Zone (LDRZ), Township Zone (TZ) or Neighbourhood Residential Zone (NRZ).⁴³ As a metropolitan municipality, Brimbank does not employ the LDRZ or TZ. Thus, minimal change areas within Brimbank should be zoned NRZ.

As NRZ still accommodates growth, there may be further planning tools required to limit intensification where there are specific risks. This already exists on land impacted by the Melbourne Airport flight paths, where the MAEO restricts further development. In the areas near the MHFs, a restriction on minimum subdivision size in the zone schedule (so as to prevent further development) is proposed. These areas are referred to as the 'interface areas' in the proposed schedules.

Some minimal change areas are in locations that would otherwise be incremental or substantial change if not for heritage restrictions (e.g., around Sunshine and Albion). This makes it even more critical to ensure that well-located areas without restrictions are zoned to accommodate growth.

The RDF clarifies expectations around areas that need to balance protection and growth.

⁴² The Cairnlea Mixed Use Precinct, where the existing Development Plan Overlay Schedule 4 (DPO4) applies, is designated for minimal change given a portion of the land to the west falls inside a MHF Safety Area. Nonetheless, the Strategy recognises the potential for the balance of the land that is outside the buffer to be a moderate change area per the DPO4.

⁴³ Department of Transport and Planning (DTP), Planning Practice Note 91: Using the residential zones, 2023.

Objectives

To avoid increased density of housing in areas that are affected by the MAEO and near MHFs (referred to as 'interface areas').

To encourage the retention of housing that positively contributes to the heritage character of areas subject to the HO.

To ensure the design of new development has regard to any identified special characteristics of the neighbourhood.

Actions

Zone all minimal change areas NRZ.

Apply a zone schedule with private open space requirements to:

- Areas subject to the HO and the MAEO.

To further limit change:

- Apply a minimum subdivision size to prevent further intensification of housing in areas near the MHFs.
- Investigate ways to strengthen planning policy and/or controls (i.e., application of a Buffer Area Overlay) in order to respond to areas where there is an identified amenity and/or safety risk (e.g., Public Safety Areas for the MHFs). Refer to the **Amenity** section for further detail.



Attachment 12.7.4

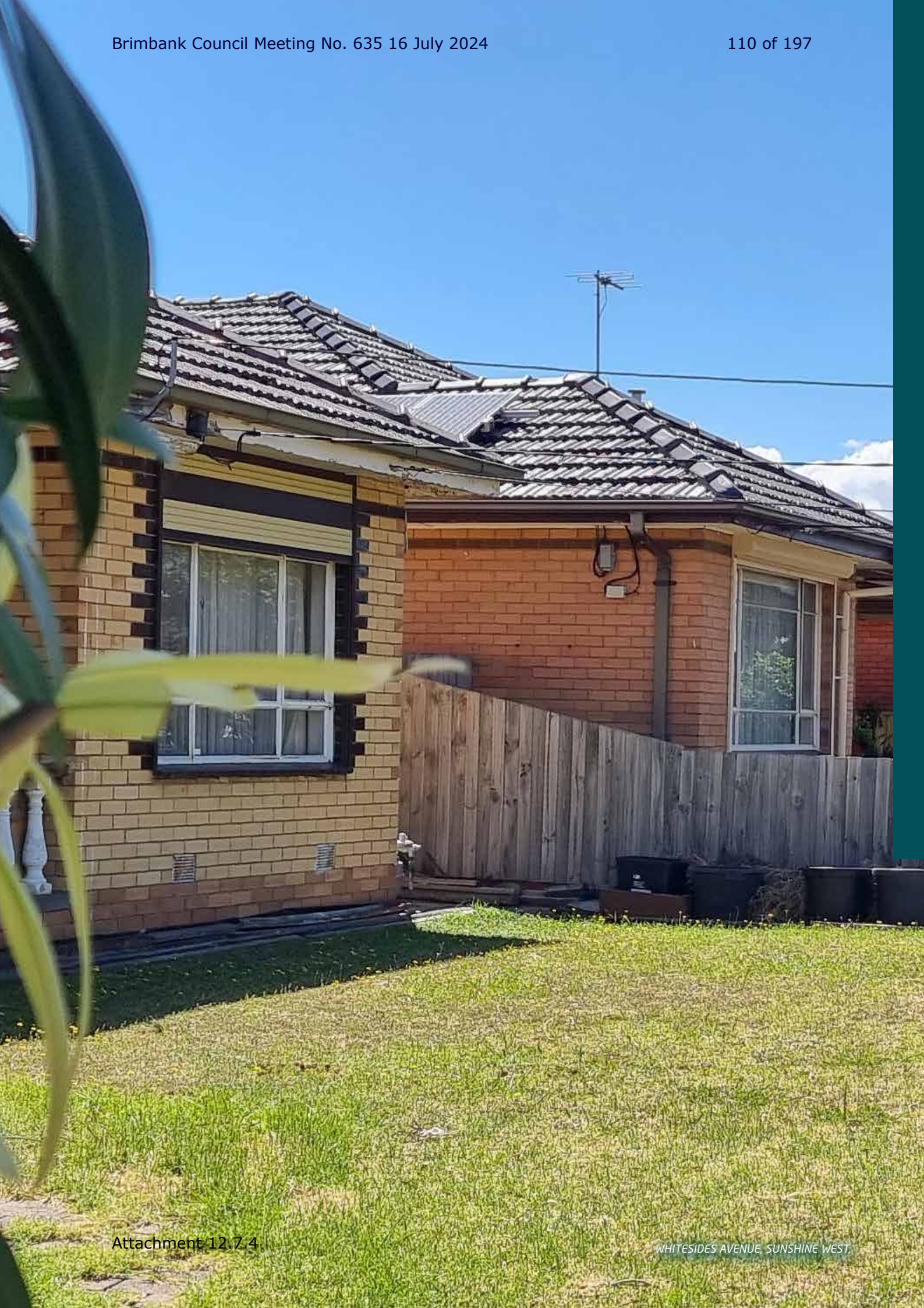
Character

Ensuring new development contributes positively to the preferred character of Brimbank's diverse neighbourhoods, through better design and enhanced landscaping in areas targeted for growth, and by respecting and celebrating existing valued character across other neighbourhoods.

Lot sizes, eras of development and landscape interfaces are general influences on Brimbank's neighbourhood character. These patterns result in differences to dwelling massing, setbacks and landscaping and affect the housing typologies able to be developed on a lot. Eras of development in Brimbank span from the 1900s to contemporary development and redevelopment. Brimbank's traditional housing stock (i.e. the original housing of a given era

of development) is generally single or double storey across all zones, with infill development predominantly 1–2 storeys, and 2–3 storey development predominant in higher growth areas.

In planning for housing growth, it is crucial to recognise that neighbourhood character is subject to change. This section discusses Brimbank's current neighbourhood character and outlines strategies for development that aim to positively enhance and align with the preferred future character.



Key Issues

Key issues that have affected neighbourhood character in Brimbank since the release of *Home and Housed* (2014) include:

Minimal direction on preferred neighbourhood character in the context of growth

Current policy creates ambiguity about preferred neighbourhood character in areas designated for substantial growth. This has caused policy conflict, and in combination with other development and market forces, may have contributed to underdevelopment in areas where greater density and diversity of housing is encouraged.

Many of Brimbank's neighbourhoods will accommodate only incremental growth. At present there is a lack of clear direction about how incremental development should respond to neighbourhood character, and how the maximum height provisions will impact Brimbank's predominantly single- and double-storey built form character.

Conflicting policy regarding growth and heritage

State policy now clarifies a previously ambiguous approach to balancing heritage protection and housing growth. Planning authorities must now avoid conflicting policies. Heritage is considered under to be a major constraint on housing growth, and, as such, areas affected by the HO are designated as minimal change.

Aspirations for enhanced landscaping and quality development

Community engagement has indicated an acceptance that neighbourhoods will grow and change, but that this change should contribute positively to the public realm, provide more landscaping, and be high quality.⁴⁴

Limited analysis and preferred character direction.

Lack of policy in the past has led to uncertainty about how to balance growth and character. Analysis of the existing character of Brimbank's neighbourhoods undertaken in 2019 has required updating in the context of new State government guidance informing policy for preferred character outcomes.

⁴⁴ Landscaping and quality of development is address in more detail under **Sustainability**).

Existing Character

This Strategy has grouped together neighbourhoods that share common characteristics and attributes into six Existing Neighbourhood Character Precincts and considered them in the context of the opportunities for housing growth and change identified in the RDF (refer to Figure 10). The Appendices provide a detailed summary of each precinct and identify valued character attributes that have been considered when evaluating opportunities for growth and change and developing descriptions of preferred character.

While the existing features of neighbourhoods have been catalogued and assessed at a moment in time, it is normal for neighbourhood character to evolve. For some neighbourhoods, such as those with heritage dwellings or those areas that have been masterplanned, this will be a slow process. For neighbourhoods experiencing rapid redevelopment and growth, existing character will more quickly give way to a new character. Unless areas are affected by a constraint that prohibits or severely limits their ability to accommodate growth, State guidance indicates that they should support and allow for increased housing.⁴⁵

Changes to Neighbourhood Character Precincts

The Mesh Background Report identified a series of emerging character types and precincts based on the findings in the Suburb Profiles. These precincts were defined based on the comparative differences of certain areas, and it was expected that the emerging character types and precinct boundaries would evolve during preparation of the Strategy.

This has been the case for the Petrik Drive area in Keilor, which was initially grouped into Precinct E. Upon further analysis, it was considered that this discrete area exhibited characteristics more representative of Precinct F, and as such, it has been re-categorised.



⁴⁵ Department of Transport and Planning (DTP), *Planning Practice Note 91: Using the Residential Zones*, 2023.

Areas of Special Character

Albion, Sunshine West, and select sections of Keilor were identified in the Mesh Background Report as being potentially of special character. These areas underwent further investigation to determine if specific planning controls were needed to manage and enhance their existing character (see Figure 17). An NCO was considered (see call out box), as well as a more discrete, area-specific NRZ schedule.

The early 20th century traditional housing in Albion and Sunshine West was primarily what contributed to making these areas special. It has been determined that the neighbourhood character objectives and ResCode variations in the zone schedule (the Suburban Traditional NRZ1 described in the 'Respect for neighbourhood character' section), combined with the design response plan required under ResCode, will be sufficient to ensure new development respects neighbourhood character while also supporting incremental change.

A separate review of the potential heritage significance of the area is included as a recommended action for future work, where such a review has not already been undertaken. Should the area be designated as having heritage significance, the capacity to accommodate change will likely be reduced.

Petrik Drive in Keilor was identified in the Mesh Background Report as a special character area, due to its strong landscape character, which includes generous setbacks and slope-responsive design. This area will accommodate incremental growth that respects the existing character (which is the preferred future character). This can be facilitated through neighbourhood character objectives in the NRZ schedule for the Landscape Suburban NRZ5 (described in the 'Respect for neighbourhood character' section).

Identified

Parts of Albion, Sunshine West and Keilor identified as potential areas of special character.

These were determined to warrant further investigation.



Investigated

Further site inspections refined potential special character area boundaries (see Figure 7).

Inspections in Albion and Sunshine identified intact architecture as key special features.

Inspections of Petrik Drive in Keilor identified a landscape setting (similar to Precinct F) as key special feature.



Potential planning tools

Planning tools to manage special character were reviewed and considered, including the NCO and discrete zone schedules.

Area-specific planning tools were not considered necessary to achieve the preferred neighbourhood character objectives.



Proposed response

Albion and Sunshine West special character areas are proposed to be managed via the Suburban Traditional NRZ1 (see 'Respect for neighbourhood character').

Heritage significance of Sunshine West is proposed to be further investigated.

Petrik Drive, Keilor, special character is proposed to be managed via the Landscape Suburban NRZ4 (see 'Respect for neighbourhood character').

Objectives

To respect the character of special character areas identified in this Strategy.

Actions

Prepare schedules that identify the preferred character of neighbourhoods that include the special character areas.

Investigate the heritage significance areas in Sunshine West to determine whether a HO would be an appropriate planning control.



ALBION HOUSE DETAIL



Existing Character

Character Precinct	Description
Precinct A 	Brimbank's most 'traditional' neighbourhoods developed around the Sunshine and St Albans train stations. They are characterised by low-scale housing in closely gridded streets. More than any other Precinct, Precinct A is currently undergoing change in the form of distributed infill development, resulting in a clear distinction between the character of traditional housing forms and newer development. The RDF identifies areas of substantial and moderate change in areas around the stations and activity centres, with pockets of minimal change, where affected by the HO. Areas of incremental change are nominated outside walkable distances to the stations, and minimal change is nominated where affected by the MAEO.
Precinct B 	A precinct comprising many intact streetscapes with low-scale housing of consistent architectural style and detailing, interspersed with more contemporary redevelopment. Large parts of Precinct B are identified for incremental change, with a lesser amount of substantial and moderate change near stations and activity centres and along major roads. Small pockets of minimal change are identified where the MHF safety area, MAEO and EAO apply and constrain intensification of development.
Precinct C 	Characterised by a sense of spaciousness between predominantly single-storey dwellings. Architectural styles are unassuming, with a diversity of materiality and detailing. Most of Precinct C is identified for incremental change. A small area is identified for minimal change, due to constraints from a nearby MHF.
Precinct D 	Characterised by contemporary masterplanned estates that offer a diversity of lot sizes, building forms and architectural styles. Most of Precinct D is identified for incremental change. However, given the recency of development, it is unlikely that redevelopment will occur in the near to medium term. A small area in Cairnlea is identified for minimal change, due to constraints from nearby industrial land and MHFs, as is a small area in Sunshine North affected by the MAEO, which limits growth.
Precinct E 	Characterised by the curvilinear masterplanned design approach of the late 20th century, neighbourhoods vary in terms of housing scale and design, but generally comprise larger homes, on large lots. Most of Precinct E is identified for incremental change. Areas west of Watergardens are identified for substantial change, and moderate change is identified where the scale of existing development would support up to 3 storeys. Pockets of minimal change are identified where development is constrained by the MAEO.
Precinct F 	Characterised by diverse, grand homes situated in a landscaped setting, with the topography often shaping housing design and siting. Precinct F is identified for minimal change, primarily due to constraints from the MAEO.

TABLE 4. EXISTING NEIGHBOURHOOD CHARACTER PRECINCTS + POTENTIAL GROWTH

Preferred Character

When new development occurs, it must respect the existing neighbourhood character or contribute to a preferred neighbourhood character. This Strategy sets out the preferred neighbourhood character for areas across the municipality, having regard to proposed growth and change settings.

In substantial change areas, a fundamentally new preferred character will be created. The objective for these areas will be to **design for density**, to create denser, yet well designed and well landscaped neighbourhoods close to transport and services.

In increased and incremental change areas, and minimal change areas that are not constrained by the HO, new development will progressively contribute to an evolving preferred character that respects the existing character. The objective in these areas will be to **respect neighbourhood character** by supporting contemporary, well-designed infill development. In the areas that interface with MHFs (interface areas), respect for neighbourhood character will occur in the context of development limitations imposed by these constraints.

In minimal change areas that are affected by the HO, the existing character is the preferred character. In these areas, the objective will be to **celebrate history and character**, ensuring well-designed new development carefully integrates with and respects the special character and history of Brimbank in key locations.

Six 'Preferred Character Areas' have been identified, based on consideration of existing neighbourhood character and the level of change identified in the RDF. For each of the six Preferred Character Areas, a preferred future character has been described in order to guide future development.

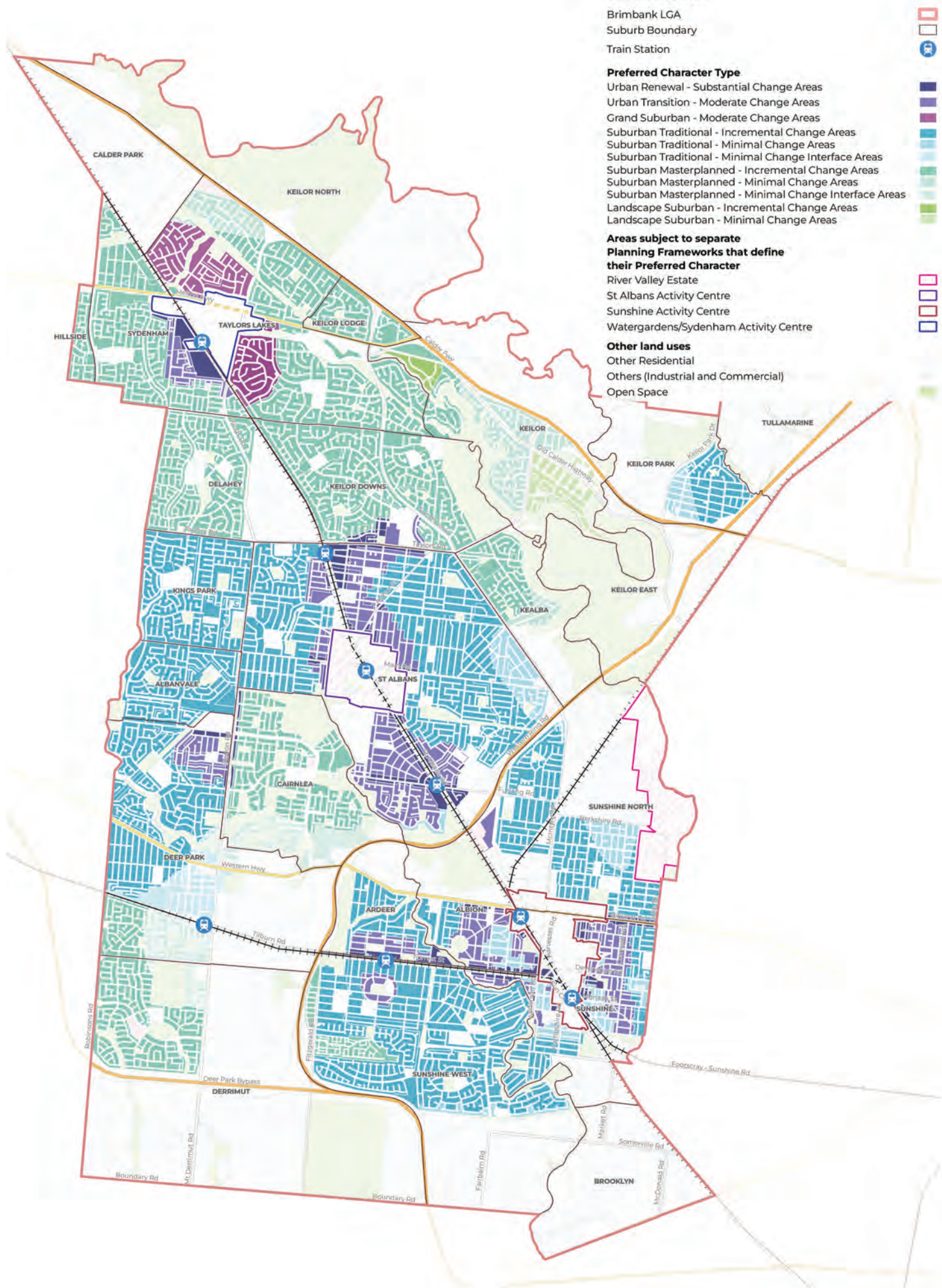
The boundaries of the Preferred Character Areas are based on:

- Similarities and differences in valued character attributes (as described in the Existing Neighbourhood Character Precincts).
- Likelihood that housing stock will be renewed or redeveloped in the short to medium term (i.e., recency of development).
- Extent to which the change settings in the RDF will shape the preferred character (i.e., substantial change areas will result in greater changes to neighbourhood character than other areas).

Each Preferred Character Area is proposed to be implemented through a zone that corresponds to its change setting and a schedule that identifies design or neighbourhood character objectives and other requirements (Table 5). Some Preferred Character Areas have more than one schedule.



Attachment 12.7.4



Attachment 12.7.4
FIGURE 20. PREFERRED CHARACTER AREAS

Preferred Character Area	Description	Proposed Zone/Overlay
Urban Renewal 	Substantial change Areas where the preferred future character is relatively dense and urban, with taller building forms and greater levels of site coverage than the Suburban areas. This character will emerge over time as a result of infill development that replaces more traditional housing or new medium-to high-density housing on undeveloped sites.	RGZ2
Urban Transition 	Moderate change Similar to Urban Renewal, infill development will replace more traditional housing. However, the development will be at a lower scale than the Urban Renewal areas, acting as a transition between the areas that will fundamentally change (Urban Renewal) and surrounding neighbourhoods that will experience a more moderate, incremental change.	GRZ2
Grand Suburban 	Moderate change Areas of large, grand-scale homes - a relatively unique character in Brimbank. Change in the near term is likely to be limited due to the relative newness of homes, however any development that does occur can adopt a similar scale and bulk to the existing grand homes.	GRZ3
Suburban Traditional 	Incremental and minimal change (MAEO, interface areas, HO + special character areas) Older parts of Brimbank that have more traditional housing, some of which may be appropriate for modest ⁴⁶ amounts of renewal and replacement with infill development.	NRZ1 NRZ3 NRZ4
Suburban Masterplanned 	Incremental and minimal change (MAEO, interface areas) More recently developed ⁴⁷ parts of Brimbank that are unlikely to undergo much change, as housing is relatively new. Any new development that occurs will adopt a similar character to the existing development in the area; however, new development may be denser and slightly taller than existing development.	NRZ5 NRZ6 NRZ7
Landscape Suburban 	Incremental change and minimal change (MAEO) Areas where the existing strong landscape character, shaped by large lots, generous setbacks and slope-responsive housing design, will be preserved.	NRZ8 NRZ9

TABLE 5. PREFERRED CHARACTER AREAS + CHANGE SETTINGS

Note: RGZ1, GRZ1 and NRZ2 are not listed, as they apply to areas that are outside the scope of this study, including the St Albans Structure Plan area and the River Valley Estate.

⁴⁶ As compared to Urban Preferred Character Areas.

⁴⁷ As compared to the Suburban Traditional Preferred Character Area.



Attachment 12.7.4

Design for Density - Urban Renewal

Objectives

To encourage new apartment development and other denser forms of development that makes optimum use of a site's development potential.

To encourage contemporary and innovative building designs and high quality development and materiality, that complements Brimbank's history and identity.

To encourage urban-scale landscaping, that supports canopy tree planting where possible.

To encourage development to have a strong and active relationship with the street and any abutting open space.

To encourage land assembly, including amalgamation and consolidation of lots.

Actions

Prepare schedules, including objectives, ResCode variations and other appropriate provisions, to implement the preferred character of Urban Renewal Precinct according to the Preferred Character Outcomes (Appendix 2).

Investigate future amendments to the zone schedule to incorporate any recommendations for landscaping and private open space ResCode variations that result from further landscape analysis (recommended in **Sustainability**).

Monitor development in RGZ areas to inform a 5-year review of the planning policy applying to Urban Renewal Areas (RGZ).

Respect Neighbourhood Character - Most Areas of Brimbank

Objectives

To encourage housing growth and diversification.

To ensure new development contributes to the preferred neighbourhood character.

To encourage landscaping that supports canopy tree planting.

To encourage development to have a strong and active relationship with the street and any abutting open space.

Actions

Prepare schedules, including objectives, ResCode variations and other appropriate provisions, to implement the preferred character of the Urban Transition, Suburban Traditional, Suburban Masterplan, Grand Suburban and Landscape Suburban Precincts, and the development outcomes according to the Preferred Character Outcomes (Appendix 2).

Celebrate History and Character - Heritage Areas

Objectives

To support a limited amount of growth and diversity.

To ensure new development is compatible with the heritage and/or special character of the area and contributes to the preferred neighbourhood character.

Actions

Prepare a NRZ schedule with private open space requirements to support the HO.

Diversity

Facilitating different forms of housing to meet the diverse and changing needs of the community, including housing that offers greater choice, equity, adaptability and affordability.

A diverse housing market is one that provides a variety of housing sizes, typologies, tenures and price points. It is able to accommodate residents with different lifestyles, incomes, preferences and needs. A more diverse housing market also enables choice and supports affordability.





TOWNHOUSES NEAR SUNVALE COMMUNITY PARK, SUNSHINE

Key Issues

The key housing diversity issues that Brimbank experiences are:

Declining affordability of market housing and limited social and affordable housing options

Housing in Brimbank is becoming increasingly unaffordable. There is currently an estimated shortfall of more than 4,000 affordable housing dwellings, and this will increase to more than 5,000 by 2041 if supply shortages are not addressed.⁵⁴

Lack of choice of housing typologies (detached housing predominates)

Brimbank's current housing supply is very homogenous. Most dwellings are separate houses, and the market remains driven by demand for detached housing. However, this demand is changing and is anticipated to change further in the coming years as demographics shift⁵⁵ and as major public sector investments are realised. Single person households are increasing; however, the market is not consistently delivering the type of supply that meets the needs of this growing sector of the community.

The following sections provide more detail on how this Strategy will respond to these issues and improve housing diversity and affordability

⁵⁴ Affordable Development Outcomes, *Affordable Housing in the City of Brimbank: Final Research Report*, Brimbank City Council, 2020.

⁵⁵ Urban Enterprise, *Background Housing Strategy: Background Analysis*, Brimbank City Council, 2021 (updated 2022).

Affordable Housing

Access to safe, secure and affordable housing is a fundamental human right and key determinant of health and well-being. It is the responsibility of all levels of government to uphold this right.

Council is committed to encouraging and supporting an increased supply of social and affordable housing to meet the current and future needs of the Brimbank community.

Location of affordable housing

Homes for Victorians (2017), the State's strategy to guide the provision of a range of affordable and accessible housing, states that it is critical for new housing to be located close to jobs, transport and services.

This is reflected in *Plan Melbourne*, which includes affordable housing options as a component of 20-minute neighbourhoods.

Under the *Planning and Environment Act 1987*, affordable housing is defined as '...housing, including social housing, that is appropriate for the housing needs of any of the following:

- (a) very low income households;
- (b) low income households;
- (c) moderate income households.'

Income ranges for these three categories are published annually by the Victorian Government.⁵⁶

Households in Australia are considered to be in a state of rental stress or mortgage stress when they are in the bottom 40 per cent of Australia's income distribution and spending more than 30 per cent of their income on housing.⁵⁷

Increasing the supply of affordable housing is a complex challenge that requires a coordinated approach, involving all levels of government. Federal and State governments have the most significant policy influence in this area. However, Council, as planning authority, plays a critical role in supporting and encouraging a variety of housing types and tenures to meet current and future need. Council also needs to ensure there is a sufficient supply of land for affordable housing close to jobs, transport and services.

Affordable housing

Comprises various types of housing including social housing and other housing initiatives and services that provide for the housing needs of very low to moderate income households.

Social housing includes public housing (owned and managed by the State government) and Community housing (owned and managed by a not-for-profit organisation).

Affordable housing may also encompass short-term housing, such as crisis, emergency and transitional housing, that include a range of specialist services to support and help those in need.

Affordable housing strategies may also target key workers, including those that provide essential human services to the community. The key worker definition may also encompass a broader definition of occupations who generally require an in-person presence at their location of employment and who earn a low to moderate income.

Brimbank's Position Statement on Social and Affordable Housing (2022) advocates for the provision of social and affordable housing to capture and share value created through development (often referred to as inclusionary zoning).

⁵⁶ Affordable Development Outcomes, *Affordable Housing in the City of Brimbank: Final Research Report*, Brimbank City Council, 2020.

⁵⁷ Urban Enterprise, *Background Housing Strategy: Background Analysis*, 2021 (updated 2022).

This is currently not a mandatory planning requirement and, as such, incentives and voluntary agreements negotiated on a case-by-case basis are the best mechanisms available to Council to secure affordable housing contributions in association with new development. In this context, this Strategy strongly encourages affordable housing as a discretionary component of well-located new development, and where landholders propose rezoning of a site for higher-value development outcomes.⁵⁸ A rezoning process gives Council a stronger position to negotiate for affordable housing contributions and can provide more certainty to developers, compared to voluntary negotiations through the planning permit processes. To support this, Council policy guidance⁵⁹ on how to negotiate for voluntary affordable housing contributions could assist officers and provide clarity to the development community.

The Position Statement also directs the Strategy to include guidance on housing need, policy objectives, potential locations and proposed planning actions to strengthen social and affordable housing outcomes through the Brimbank Planning Scheme.

This Strategy influences the spatial distribution of new housing and diversity of dwelling types through zoning and planning policy changes. An Affordable Housing Strategy would provide more detail about other ways for Council to support affordable housing,

including as an owner or investor in land, assets and funds, as a partner and facilitator, and as an advocate-as articulated in the Position Statement.

Preferred locations for affordable housing are those near activity centres and public transportation, with easy access to goods and services. This aligns with where substantial and moderate change is indicated on the RDF. For new development proposals in these areas, Council will seek to negotiate a proportion of affordable housing during the planning permit assessment.

All housing types of increased densities are appropriate for these locations, from registered crisis and social housing to affordable market housing to luxury apartments. However, it is most important for crisis housing, social housing and affordable market housing to be located in these areas. Locating these kinds of housing near activity centres and transportation will enable residents with the least amount of discretionary income to spend on transport to take advantage of excellent access to existing amenities and services.

In addition to zoning and policy support, meeting Brimbank's identified affordable housing need will require other interventions by all levels of government.

Objectives

To encourage new, well-located development to include affordable housing to be owned and managed by a registered housing association or registered housing provider.

To encourage public landowners to use surplus or underutilised land for the provision of social and affordable housing.

Actions

Include local policy to extend existing State policy at 16.01-2S on affordable housing to:

- Support affordable housing near activity centres, and where there is frequent, high quality public transport.
- Encourage affordable housing as a discretionary component of new development.
- Set an expectation for engaging in voluntary negotiations for all development in substantial and moderate change areas.

Develop an internal planning policy to provide guidance on negotiating affordable housing contributions as part of new development and rezonings that will result in a significant value uplift to landholders.

Investigate further options, such as pilot projects, to encourage affordable housing (including social housing) in Brimbank.

⁵⁸ For example where a non-residential site is no longer required for its current purpose and is proposed to be rezoned for residential purposes.

⁵⁹ This refers to an internal Council policy document as opposed to planning policy in the planning scheme.

Diverse Housing Typologies

Brimbank’s population is increasingly including couples, downsizers, empty nesters, small families and multi-generational families—each with a propensity for different housing types (see **Context**). It is also growing and ageing, and household size is declining. These trends are predicted to increase the demand for townhouses and apartments. Brimbank’s housing market will need to diversify both in typology, tenure and design to enable its population to find housing that meets their needs, including the ability to age in place. Table 6 identifies the projected proportions of different household structures in 2041 and the housing that is expected to be most suitable for them. At present, most households in Brimbank tend to preference separate houses, regardless of structure. This may be due to a combination of factors, including lack of suitable alternatives that meet their needs.

Child friendly apartments

Apartments that are able to be comfortably lived in with a family may include flexible spaces that can be adapted throughout the day or over the years and more bedrooms than standard. They are designed with safety in mind (e.g., balcony safety), provide sufficient storage, and often provide visible, usable and safe outdoor play areas in communal spaces, generous accessways and lifts for prams.

Household type + projected % of market in 2041	Key housing preferences	Current availability issues
Families (54% of the market)	Separate houses and townhouses.	Lack of new separate house options, declining affordability.
Couples (22% of market)	Separate houses, townhouse and apartments.	Relative lack of smaller dwellings, limited options for downsizers prevent larger, separate houses being ‘released’ to market.
Singles (20% of market - growing proportion or market)	Townhouses and apartments. Some separate houses.	Lack of smaller dwellings, declining rental affordability, slow delivery of apartments.
Groups⁶⁰ (3% of market)	Townhouses and apartments. Some separate houses.	Lack of smaller dwellings, declining rental affordability, slow delivery of apartments.

TABLE 6. HOUSEHOLD STRUCTURES AND POTENTIALLY SUITABLE HOUSING TYPES (SOURCE: URBAN ENTERPRISE, 2022).

⁶⁰ Such as share houses.

With no new land supply to deliver more detached housing, the Strategy seeks to provide alternative options for those who currently prefer to live in detached homes, but would consider other options, and for residents seeking to downsize or move into aged care. Not only will this accommodate residents looking for diverse options, but it will release their existing detached housing to the market for households that need more space. This will ensure Brimbank will continue to accommodate households such as large and multi-generational families.

Specialised housing forms, such as student and key worker⁶¹ housing, will likely become more in demand as investment directed to university and hospital precincts increases the number of students and health workers in Brimbank. Alternative housing forms, including temporary portable housing (see call-out box), may be an option for meeting certain housing needs. These housing types will require further investigation to determine potentially suitable sites and to facilitate partnerships with delivery agents.

Diverse housing typologies also need to be mindful of accommodating a range of needs. These include diverse dwelling mixes (different numbers of bedrooms), varied tenure options (rent or buy) and child-friendly and pet-friendly designs. Brimbank currently has a low proportion of one and two-bedroom dwellings (2% and 11% respectively).⁶²

Apartment buildings, which typically contain one or two-bedroom apartments, should also offer bedroom configurations suitable for families (three plus bedrooms).

Increasing the supply of diverse housing is also an important factor in contributing to overall housing affordability. With an increase in the amount of high quality, smaller housing options on the market, renters and buyers will be more likely to find options that meet both their needs in terms of price and amenity.

Figure 10 presents the suitability and locational preference for the housing typologies that will be encouraged throughout Brimbank. This list of housing typologies is not exhaustive, and discussion of emerging and innovative housing forms and designs is encouraged.

MUZ sites present some potential opportunity for diverse housing forms. The stocktake of MUZ sites in the Mesh Background Report noted that some MUZ sites are occupied by a range of non-residential uses such as commercial centres, carparks, schools, etc. Some are undeveloped or underdeveloped, and others have been recently developed as medium density residential housing. There is currently no overarching strategy to determine the potential of these sites and whether their zoning presents opportunities for additional growth and diversity.



CONTEMPORARY INFILL, ST ALBANS



TOWNHOUSES, SUNSHINE NORTH

⁶¹ Refer to call out box in Section 6.1 for discussion on Key Worker definitions.

⁶² Urban Enterprise, *Housing Strategy: Background Analysis*, 2021 (updated 2022), p.41.

Diverse Housing Typologies and Designs

Typology	Demographic suitability	Locational preference
Apartments (with lifts - usually 4+ storeys)	Students, singles, couples, empty nesters, ageing, special needs, ⁶³ people with limited mobility, small families (for larger child-friendly apartments)	Within substantial change areas (RGZ), particularly large/prominent sites, along key roads and rail interfaces and shop tops. Apartments should be prioritised in these locations over other, less intensive development types to avoid underdevelopment.
Apartments (no lifts - usually up to 3 storeys)	Students, singles, couples, empty nesters, small families	Within substantial and moderate change areas (RGZ and GRZ), including along key roads and rail interfaces, consolidated lots and shop tops.
Multi-units/manor homes (single storey/ground floor)	Small families, empty nesters, couples, independent ageing, people with limited mobility.	Distributed within moderate change areas (GRZ) + incremental change areas (NRZ) within walking distance of services. Manor homes are particularly suitable for corner lots.
Multi-unit/townhouses/manor homes (double storey/upper floor)	Small families, empty nesters, couples	Distributed within moderate change (GRZ) areas + incremental change areas (NRZ) within walking distance of services.
Small second dwellings	Multi-generational families, singles	Distributed within incremental change areas (NRZ) and substantial and moderate change areas (RGZ and GRZ).

TABLE 7. DEMOGRAPHIC SUITABILITY AND LOCATIONAL PREFERENCE FOR DIFFERENT HOUSING TYPOLOGIES

⁶³ People that may require additional services to support them in housing. This category includes people that may be homeless or at risk of homelessness, people who are indigenous, and people with disability.

Typology	Demographic suitability	Locational preference
Additional dwellings/ duplexes	Small families, empty nesters, couples	Distributed within incremental change areas (NRZ) and some moderate change (GRZ). Not supported in RGZ (under development).
	Large families, multi-generational families	
Separate/ Detached housing	New detached housing will be become increasingly scarce in Brimbank. Larger families may need to consider alternative options such as townhouses.	Throughout incremental + minimal change areas (NRZ). Discouraged in substantial and some moderate change areas.
Specialised housing - large format (e.g. large residential villages)	Aging, students, key workers, special needs	Large sites near relevant services/institutions but avoiding substantial change areas.
Specialised housing - apartment format	Aging, students, key workers, special needs	Large sites near relevant services/institutions (universities/ health care), including in substantial change areas. Student and key worker housing may also be located close to railway stations and bus routes that provide access to the relevant institution.
Alternative housing forms (e.g., tiny housing/ temporary housing)	Special needs	Temporarily under-utilised sites.

Note: All other planning scheme requirements also need to be met when encouraging diverse housing types and alternative housing.

Diverse Housing Typologies and Designs

Local planning policy already encourages a mix of dwelling configurations and bedroom numbers in developments of three or more dwellings and encourages student accommodation near tertiary institutions. However, there is an opportunity to promote greater dwelling diversity, by encouraging appropriately located and designed specialised housing. As these forms of housing will often have specific design requirements, further investigation to identify how more of this housing type can be delivered in Brimbank is recommended.

New policy, including decision guidelines and voluntary targets,⁶⁴ can support increased housing diversity. Streamlined planning pathways (such as VicSmart) can also incentivise proposals for specific types of housing; however, this would require further investigation and would only apply to straightforward application types. State government, through amendment VC253 associated with *Victoria's Housing Statement*, has removed permit requirements for small second dwellings. This initiative is expected to support more of this type of housing. Other incentives to support increased housing diversity may include variations to car parking requirements, addressed under the **Sustainability** theme.

Targets can be used to encourage more accessible and adaptable housing in large developments. Benchmark targets from other jurisdictions/development types indicate that a 20-50% target of accessible/adaptable housing in large developments may be appropriate.⁶⁵ When applied to other kinds of developments and housing typologies, different benchmarks may be more suitable. Further investigation is required to identify the right targets for Brimbank.

Other options + ideas to encourage diversity

There are opportunities to explore other broader ideas to encourage diversity outside the planning policy framework. They may include looking to other jurisdictions, case studies and advocacy actions. These ideas require further investigation, and may be adopted in the future (where possible) if they are practical and considered beneficial to Brimbank.

State policy changes: Advocating to State government for state policy changes that give greater strength to and incentivise affordability, diversity and universal design requirements (such as Council's current advocacy for inclusionary zoning).

Government funded projects: Advocating to state planning and development agencies for enhanced diversity and universal design in State government funded projects (such as in the Sunshine Priority Precinct)

Training + support: Supporting Council planners to provide active direction to applicants and agencies to facilitate well-designed diverse housing.

Pilots: Exploring options to partner or pilot demonstration projects or new planning innovations that incentivise diversity.

Education + leadership programs: to demonstrate the benefits of prioritising housing diversity and universal design as part of development proposals and the actively take leadership on these issues through early design processes (for example, design excellence programs - refer to **Sustainability**).

⁶⁴ Unless otherwise legislated, targets contained in policy are voluntary only and subject to discretion under the integrated decision-making provisions of the planning scheme.

⁶⁵ NSW's Apartment Design Guidelines (20%) and Victoria's Clause 58 (50%).

Objectives

To facilitate a substantial increase in the diversity of Brimbank’s housing stock, in terms of housing typology, dwelling mix (number of bedrooms) and tenure.

Actions
Update local policy to further encourage diverse housing typologies in preferred locations, in accordance with Table 7.
Prepare local policy that strengthens guidance regarding housing mix, accessible housing for older and less mobile people, and child-friendly housing.
Investigate use of VicSmart for straightforward application types.
Explore other ideas, case studies and advocacy actions which may contribute to improved housing diversity outcomes and adopt any that may offer benefits to Brimbank.
Undertake a holistic review of MUZ sites and develop a comprehensive strategy for their future planning and capacity to support growth and diverse housing typologies.
Investigate opportunities for alternative housing options, including pilot programs, within Brimbank.
Investigate needs and opportunities for specialised housing in Brimbank.



Universal Design

Universal design is a term used to describe housing that is accessible to people regardless of age, disability or other factors, and can be adapted as needs change. It is about accommodating people with a diverse range of needs.

The *Livable Housing Design Guidelines* 2017,⁶⁶ prepared by Livable Housing Australia, outlines voluntary performance levels that the building industry can use to incorporate easy living features into new housing design and construction. Seven core design features are defined for the first performance level.

Of these, the following are able to be determined at the planning application stage (the remainder are detailed design features):

- A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
- At least one, level (step-free) entrance into the dwelling.
- A toilet on the ground (or entry) level that provides easy access.

Clause 58 of the planning scheme provides for universal design in a narrow sense. It sets standards for apartment buildings over 5 storeys to incorporate 50% accessible dwellings for people with limited mobility. No such objective or standard applies to the types of apartments likely to be delivered in Brimbank's substantial change areas at present.⁶⁷

Objectives

To ensure a significant proportion of housing is designed to be accessible and/or adaptable to a range of different resident needs and their changing lifestyle needs.

Actions

Investigate appropriate targets for proportions of dwellings designed to universal design principles in multi-unit developments.

Prepare local policy that strengthens guidance regarding housing mix, accessible housing for older and less mobile people, and child-friendly housing.

⁶⁶ Liveable Housing Australia, *Livable Housing Design Guidelines*, 2017.

⁶⁷ This is because at a height limit of 4 storeys, Clause 58 does not apply.



Attachment 12.7.4

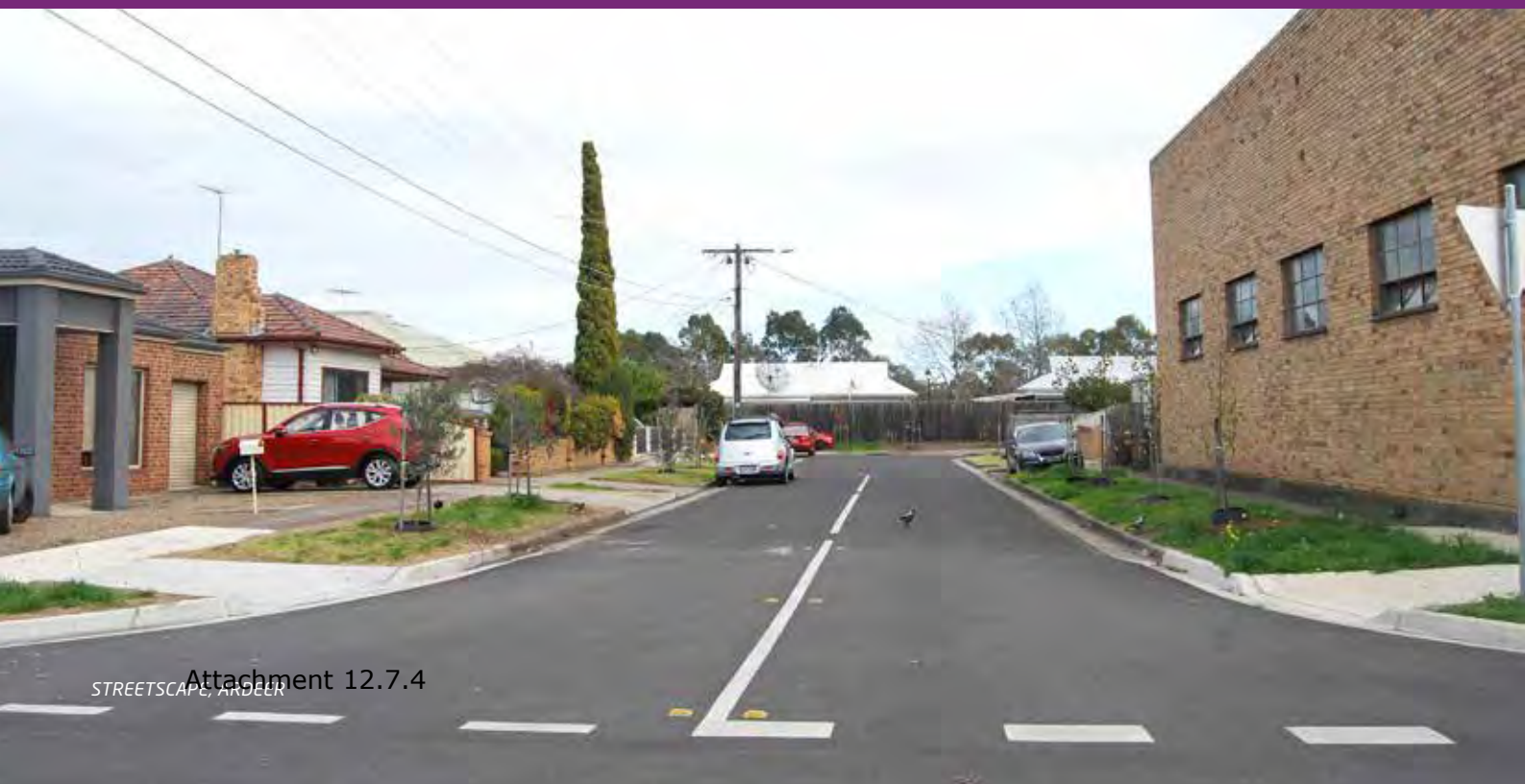
Amenity

Minimising land use conflict between existing non-residential uses and areas identified for housing growth.

Brimbank's identity is intertwined within its industrial past and the ongoing significance of Brimbank's industrial areas to the local and state economy. There are many parts of Brimbank where residential and industrial areas interface, and often land uses are able to coexist without resulting in land use conflict. However, this legacy cannot be ignored. Particularly as residential areas intensify, the potential for land use conflict increases.

In this context, it is important to ensure suitable levels of amenity and reduced risks are afforded to residents of new development, while also protecting the ongoing viability of Brimbank's industrial land, particularly State significant industrial land, MHFs and current landfills.

Other factors that may impact residential amenity include Melbourne airport flight paths, as identified by the MAEO, and major road and rail corridors. There is scope to reduce the impacts of major rail and road corridors on residential amenity as they expand.



Key Issues

The key amenity issues that Brimbank faces are:

Potential conflicts between industrial land and residential growth

Brimbank's industrial land can impact the ability to accommodate housing growth and residential development in some areas of Brimbank. In addition to licencing, WorkSafe provides guidance on land use and development in proximity to the MHFs currently located in Brimbank that affect residential land, for example, Elgas and Hexion. The number of MHFs and the impact they have on surrounding land uses may change over time, with changes potentially triggering the need to [further] engage/consult with WorkSafe. EPA's landfill guidelines have been used to define the buffer for the open landfill in Kealba, and the EAO requires further analysis to be conducted before impacted land can be developed on the closed Sunshine landfills. *Plan Melbourne* also seeks to protect State significant industrial precincts from incompatible land uses (such as residential intensification on nearby land) to support their ongoing viability.

Potential for poor amenity along major roads and rail interfaces

Major roads and rail services offer many economic benefits to Brimbank, and their interfaces are key corridors for movement of people. However, they also present a number of potential health and well-being issues, including issues from noise, dust, odour and air pollution. From a housing perspective, these interfaces present opportunities for a change in built form character, provided the present amenity challenges can be managed.

Proximity to the Melbourne airport creates noise impacts for dwellings

Large areas of Brimbank, some of which would otherwise be suitable for incremental housing growth, are affected by flight traffic from the Melbourne airport. Dwellings within the flight path of the Melbourne Airport are already affected by the MAEO. This overlay restricts development intensification in order to minimise the number of additional dwellings affected by flight noise. These areas have been identified as minimal change areas in the RDF. As noted in under 'Ongoing Work that Affects this Strategy' (**Context**), the 2022 ANEF-affected areas may change as a result of ongoing work. This could require further investigation as to their impact on housing growth.⁶⁸

Community-raised concerns regarding increased traffic and carparking

Development can increase traffic and impact parking supply, and this can also impact the amenity of neighbourhoods. Engagement with the community has identified concerns about traffic and parking supply in local streets. Encouraging more people to live in transport-rich locations where they have the option to make more of their daily trips using public or active transport is an important strategy to reduce car dependence and decrease congestion.

⁶⁸ The Strategy notes that while the State provision under Clause 18.02-7S (Airports and airfields) also considers the N Contours when planning for areas affected by aircraft noise, it would only consider the MAEO as a constraint in the Residential Development Framework given it is the overlay that triggers the need for a planning permit to use or develop land for a dwelling and the overlay contains restrictions on development density.

Interfaces with Industrial Land

Maintaining the economic viability of State significant industrial land and supporting the ongoing operation of industrial uses are key objectives of State and local planning policy. To support these objectives, the *Brimbank Industrial Land Use Strategy 2018-2030* and planning policy at Clause 17.03-2S and Clause 17.03-3S are clear that the location of new housing should not undermine the continuing operation of industrial uses.

These objectives are partially achieved through the application of buffer areas. For the MHFs, buffers advised by WorkSafe (referred to as advisory areas) indicate that it is inappropriate to increase housing within a certain proximity to these uses. The former Sunshine landfill, the open Kealba landfill and land interfacing with State significant industrial land also present potential, albeit different, constraints on development.

This Strategy seeks to direct growth away from these areas by designating them as minimal change areas, and to manage growth through planning policies, regulation and related legislation as follows:

- For MHF advisory areas, a restriction on subdivision size in the schedule to the zone is proposed to limit further intensification of development.
- For the Kealba landfill and State significant industrial land, referral requirements of Clause 66 of the Brimbank Planning Scheme will continue to inform assessment of the suitability of new development.
- For the closed Sunshine landfill, the existing EAO (as introduced by C212brim) requires further assessment in accordance with Environment Protection Act 2017 to ensure that the land is suitable for development.

In the future, it may be appropriate to formalise buffers to MHFs, the Kealba landfill and to certain industrial land (including State significant industrial land). This is a complex process that is best undertaken separately from this project and led by the State, as both landfills and MHFs are State significant.

Objectives

To direct growth away from major sources of poor amenity and risk (MHFs, the former Sunshine landfill, the Kealba landfill and State significant industrial land).

Actions

Limit further intensification of housing in the advisory areas to the MHF by applying a minimum subdivision size.

Investigate application of additional planning policy and controls (e.g., application of the BAO) in areas within the buffer to the MHFs, open landfills and State significant industrial land.

Transport Corridors

Road and rail corridors are often areas that are identified for higher growth due to their proximity to public transport, but their amenity impacts, including those from dust, noise, odour and air pollution, must be appropriately managed. While low or no fencing is identified in **Character** as a valued neighbourhood character attribute, busy and noisy interfaces can often be managed with higher fencing and other noise mitigation measures. Where higher fencing is used, this should be balanced with other design features at upper levels to provide activation and surveillance of the street.

Planning policy to encourage alternative transport options to car ownership (including public and active transport) is also recommended. This is addressed in the next section.

Objectives

To ensure built form design along major road and rail corridors balances protection of internal amenity with activation of the public realm.

Actions

Provide planning policy and specific provisions regarding noise mitigation/attenuation, fencing and management of interfaces along major road and rail corridors.



Sustainability

Ensuring housing is sustainably designed, is located to minimise car dependence and contributes to the climate resilience of Brimbank's community.

Brimbank faces significant sustainability challenges. These challenges including a lack of canopy tree cover, vulnerability to the urban heat island effect, limited use passive design by developers, a prevalence of poor-quality building materials in new development and a legacy of car-centric development. Promoting well-designed, energy-efficient buildings is important for environmental sustainability and climate resilience, which in turn support the health and well-being of residents. Beyond sustainability, energy efficient buildings contribute to housing affordability, as they can reduce ongoing operational and maintenance costs.

The planning system plays an important role in addressing these challenges, through policies that encourage urban consolidation, the use of sustainable transport, water sensitive urban design, environmentally sustainable development, protection

of native vegetation and policies that seek to increase landscaping, greening and urban cooling. However, achieving meaningful sustainability goals requires a coordinated, integrated approach, involving all levels of government and the private sector. Council is committed to its role developing Brimbank into an environmentally sustainable city. To support this aim, Council has prepared and adopted a variety of strategies, plans, policy statements, and targets (see call-out box) and regularly advocates to the State and Federal governments on a range of issues, including building standards, biodiversity and waste management.

This Strategy aims to enhance sustainability through policy and planning controls where neighbourhood character and sustainable design intersect. This includes eaves, shading, and landscaping and parking policy (further details below).

Key Issues

The key issues related to housing and sustainability in Brimbank are:

A lack of quality landscaping + canopy trees in new development

Newly developed areas of Brimbank tend to have larger houses that take up more space on the lot. New, denser forms of development, such as townhouses, duplexes, and low-scale apartments, also take up more space on the lot than traditional detached dwellings. This can make it challenging to incorporate canopy trees, gardens or landscaping in new development.

A lack of passive sustainable design responses such as orientation, extent of glazing and use of eaves

Housing that is not designed to respond to the site context or that uses extensive glazing and lacks shading can be extremely inefficient to heat and cool. This impacts the health of residents as well as the cost of running the house.

Poor choice of building materials

The most sustainable materials are those that are low impact to source and are high quality and durable, with the potential to be re-used after a building reaches its end of life. The higher quality and more durable the material, the easier it should be to maintain.

Development designed to prioritise cars (driveways, number of car parks)

Development across Brimbank is often designed to prioritise the convenient onsite parking of private cars. Combined with uneven access to public transport, many residents rely on private vehicles for daily transport. This comes at a cost to residents financially and from health and well-being perspective, and it comes at a big cost to the environment.

Brimbank's plans, strategies and other policy that support sustainability

- Brimbank Climate Emergency Plan 2020–2025
- Biodiversity Strategy 2012–2022
- Cycling and Walking Strategy 2016
- Greenhouse Reduction Strategy 2019–2023
- Greening the West - One Million Trees Project, 2015
- Sustainable Water Management Strategy, 2013–2023
- Transport Priorities Paper, 2022
- Urban Forest Strategy 2016–2046
- Waste, Recycling and Litter Strategy 2018–2028
- Brimbank Parking Strategy 2019–2029
- Brimbank Tree Policy, 2016
- Climate Change Adaptation Framework 2017–2022
- Environmentally Sustainable Design Framework, 2017
- Sustainability Policy and Sustainability Framework, 2017

Landscaping and Canopy Trees

Landscaping and canopy trees play an important role in the sustainability and amenity of neighbourhoods. They contribute aesthetically, cool neighbourhoods and help manage drainage. Brimbank does not currently have a highly treed or landscaped character; however, this is an aspiration of the community. A canopy tree cover target of 30% is set across the municipality⁶⁹ and will be achieved through a combination of public and private realm planting.

In the private realm, Standard B13 of ResCode requires provision of appropriate landscaping in new multi-unit developments. Variations to Standard B13 allow for the size, number and location of canopy trees to be specified as well as the location of various types of planting. ResCode can also indirectly influence landscaping by specifying the amount of space to be provided around buildings, the level of site coverage and permeability and the amount of private open space.

Clause 55.07 (for apartments less than 5 storeys) and 58 (for apartments 5 storeys or more) currently

sets objectives and provides guidance around landscaping for apartment developments. Existing ResCode variations set minimum expectations for canopy trees across all development types; however, implementation has been inconsistent (refer to Mesh Background Report) and conventions for describing tree scale and requirements differ slightly from Clause 55.07 and Clause 58 (see Table 8). Existing variations also provide little guidance on sufficient deep soil requirements (a key determinant of whether a canopy tree will survive) and the implications of basement construction.



CHURCH STREET, KEILOR

	Clause 55.07 and 58	Current Brimbank zone schedules
Tree types	Three types of trees (A, B and C) with minimum canopy diameter and height at maturity described, as follows: A – 4m canopy diameter and 6 m height B – 8m canopy diameter and 8m height C – 12m canopy diameter and 12m height	Two types of trees (small and medium) as follows: Small – 6m Medium – 6-12m Scale of tree at maturity does not define whether it refers to canopy diameter or height.
Canopy cover and deep soil requirements	Specified for different site areas. Canopy cover requirements range from 5% to 20% (depending on site area). Deep soil requirements range from 5% of site area or 12sqm (whichever is greater) to 15% of site area (depending on site area).	Not specified, but identifies that trees should be provided in private or secluded private open space greater than 25sqm and along driveways.
Soil requirements	Specified for different tree types (A, B and C) and for different planting conditions (in deep soil or in planters).	Not specified.

TABLE 8. TREE TYPES AND REQUIREMENTS - COMPARISON OF DESCRIPTIONS

⁶⁸ The target is contained in the MSS.

There is opportunity to provide more consistent requirements and terminology in the zone schedules to enhance landscaping and the treed character of the municipality, and to support Council's objective of 30% canopy cover. However, to provide more guidance on Brimbank-specific landscaping responses and private open space expectations, it is recommended that further analysis also be undertaken.

The outcomes of further landscaping analysis is likely to include:

- Preparation of Landscaping Guidelines to refine landscaping outcomes sought by the zone schedules.
- Potential revisions to private open space requirements in the zone schedules, noting that an analysis of private open space will also need to consider the amenity and recreation needs of residents in different change areas.

In all instances, existing mature vegetation should be prioritised for retention in development proposals. This requirement is captured in ResCode. It is noted though, that retention of mature vegetation has been identified as a key objective in the Suburban Landscape Precinct, where existing mature vegetation is a central influence on character.

Objectives

To encourage enhanced landscaping, appropriate to the level of development, that increases canopy tree coverage.

Actions

Amend existing landscaping ResCode variations so that conventions for describing tree scale and requirements align with Clauses 55.07 and 58.

Undertake further landscaping analysis to develop a set of Landscaping Guidelines that will refine the landscaping outcomes of the zone schedules.



Building Design

Building design that emphasises the use of siting, design and building orientation to reduce or even eliminate the need for mechanical heating and cooling is referred to as passive design. Passive design is key to achieving sustainable buildings. This commonly includes orientating living areas to face north and using shading and energy-efficient glazing (see call-out box).

Clause 15.01-2S 'Building Design' encourages passive design and seeks to achieve building design and siting that contributes to ESD.

The quality and durability of materials also contributes to a building's sustainability. Building materials have embodied energy (i.e., the energy used to produce the materials), and material choice impacts the durability and lifespan of a building. Robust and durable materials and finishes, that can be easily cleaned or repaired, extend the lifespan of buildings, saving energy by avoiding major renovations and delaying rebuilds.

Local planning policy (Clause 15.02-1L-02) requires residential developments of two or more dwellings to undertake a sustainable design assessment to demonstrate that they 'achieve best practice in environmentally sustainable development from the design stage through to construction and operation'. This involves not only considerations of energy performance, but also integrated water management, indoor environment quality, transport, waste management (addressing use of durable and reusable materials) and urban ecology. Specified types of development are also required by this policy to produce a Sustainability Management Plan.

Passive design

As the name suggests, passive design enables buildings maintain comfortable indoor temperatures through their design, rather than through 'active' (i.e., electricity or gas-powered) heating and cooling.

Key passive design elements include:

- North-facing living areas and windows
- Use of materials that have the ability to absorb, store and release heat (referred to as 'thermal mass')
- Insulation
- Energy-efficient glazing
- Shading designs and structures
- Reliable ventilation
- Air tightness

The clauses mentioned above have been significant in giving weight to sustainability considerations, yet there is still scope for improved outcomes. Planning policy can be championed through active leadership and encouragement of individual development proposals (refer to call-out box for examples). This Strategy recommends Brimbank explore a range of opportunities and mechanisms to scrutinise and shape sustainable outcomes through design leadership, particularly on larger-scale housing projects.

Design Leadership examples

Melbourne City Council and Casey Council have established Design Excellence Panels of independent experts who review and advise on significant development proposals, under an agreed terms of reference or set of guidelines. Experts are drawn from a variety of fields in private industry, academia and public service. Private and academic panel members are usually paid a nominal fee for their participation.

The panel review is a voluntary process for applicants and recommendations are not binding. Benefits include improved design outcomes, enhanced communication and collaboration with proponents, and elevation of the skills and capabilities of Council officers who observe the panel process.

Objectives

To encourage new development to demonstrate passive design principles (e.g., orientation of dwellings, internal arrangement of rooms/windows, use of eaves, etc.), to achieve ESD targets.

To encourage use of high quality, durable materials and finishes that can be easily maintained and repaired.

Actions

Amend local policy, schedule objectives and decision guidelines to encourage the use of high quality, durable materials and finishes and passive design outcomes.

Explore opportunities to shape and champion better and more sustainable design outcomes via a design excellence review panel (or similar), with ESD experts providing independent design advice.

Car Parking

In residential areas located far from activity centres and public transport, and that have not benefited from significant infrastructure investment, it is a reality that many people will continue to rely on cars for their daily transport needs. However, alternatives to private car ownership should be encouraged where there is walkable access to good quality public transport. Clause 52.06-5, of the Brimbank Planning Scheme establishes the minimum number of car parking spaces required for new dwellings. This minimum rate applies across Victoria and does not have regard to local conditions, including the quality or frequency of active and public transport options.⁷⁰

The *Brimbank Parking Strategy 2019-2029*, acknowledges issues associated with standardised minimum rates. These include added development costs and impacts on affordability. Minimum parking rates can incentivise car ownership and use, which impedes sustainable transport objectives.

The Parking Strategy seeks to ensure that on-site parking in new development meets the diverse needs of residents. This also means that where sustainable travel options are available, on-site parking could be reduced to offer residents greater choice. A Parking Overlay (PO) is the appropriate planning tool to set car parking rates that respond to the transport and land use context. Some municipalities in Melbourne that use POs in public transport rich locations⁷¹ have opted for a maximum of one parking space per dwelling (often regardless of number of bedrooms).

In 2023, Brimbank applied POs the Sunshine and St Albans Activity Centres via amendment C216. As part of this amendment, parking minimums were reduced to reflect actual generated demand. The strategic work undertaken for the amendment suggested that applying a maximum rate in these areas would be premature. This Strategy therefore recommends investigating revised minimum rates in other substantial change areas.

Reduced parking rates may also be suitable for diverse housing typologies where residents are demonstrated to have a reduced levels of individual car ownership, such as young adults living out of home and older age groups.⁷² In circumstances where reduced parking rates are recommended, this should be accompanied by other statutory and non-statutory mechanisms to encourage sustainable transport choices including car share schemes, increased bicycle parking requirements, and on-street parking restrictions, as appropriate.

Further strategic work is needed to identify appropriate parking rates for each substantial change area. This should take into consideration the likely car parking demand generated by various dwelling typologies, the quality and accessibility (by walking and cycling) of the public transport in the areas and the availability of car parking in the area.

Development should also be located to take advantage of proximity to public transport and active transport routes (as per the RDF).

Objectives

To encourage and incentivise the use of sustainable transport options in public-transport-rich areas.

Actions

Investigate applying the Parking Overlay to set a reduced requirement for car parking in appropriate substantial change areas.

⁷⁰ A permit can be obtained to vary this minimum requirement, but this requires justification by the applicant to support the variation. A permit may allow more than the maximum. Decision-makers should take into consideration the particular characteristics of the development, the typical residents and likely car parking demands generated, the availability of car parking in the locality and whether the development includes bicycle and motorcycle parking.

⁷¹ Melbourne City Council inner city areas, Moonee Valley's Moonee Ponds Activity Centre area, and Maribyrnong's Footscray Metro Activity Centre outer Parking Precinct specify a maximum and a minimum, with a maximum of 1 space per 1-2 bedroom dwellings, and 1.5 for 3 bedrooms or more.

⁷² Loader C 2021, 'How has motor vehicle ownership changed in Australian cities for different age groups?' Charting Transport blog, <https://chartingtransport.com/>.



Attachment 12.7.4

DOMINANT PARKING AREA, WILLATON STREET, ST ALBANS

Implementation

The objectives and actions of the Strategy will be implemented through a range of actions. The Implementation Plan and the associated Action Plan include many actions that can be implemented via the Brimbank Planning Scheme.

Council, as the planning authority, will lead preparation of a Planning Scheme Amendment (PSA). Planning Scheme changes must be strategically justified. This Strategy (along with the supporting background documents) provide much of this strategic justification for the PSA. In some instances, further investigation will be required before new policy can be strategically

justified. Where further investigation is required, it is identified in the Action Plan.

Other actions, such as advocacy actions, are identified in the Action Plan, but their implementation will require further consideration. Council will take a lead role in these advocacy actions; however, partnerships with government, agencies and the community will also be important.



Planning Policy Framework

Brimbank's PPF sets out Brimbank's Municipal Strategic Statement (MSS) and provides State, regional and local policies relating matters relevant to housing and neighbourhood character.

Clause 21 is the MSS. It sets the context for planning and development in Brimbank, including Brimbank's vision and strategic directions. Strategic directions related to the built environment (Clause 21.06) and housing (Clause 21.07) and the Residential Framework (Clause 21.07-5) are most relevant to this Strategy.

These clauses and associated plans of the PPF will be updated to better reflect the vision and themes of the Housing and Neighbourhood Character Strategy.

Policy within the planning scheme directs decision-makers and permit applicants to give weight to certain matters when considering how to use or develop land. It is important that local policy does not simply duplicate or restate State policy.⁷³ As such, policy changes are only recommended in the Action Plan where they will provide more locally specific guidance to decision-making.

New and amended policy will be prepared following consultation on this Strategy, and the new PPF will be exhibited as part of the formal PSA process.

Brimbank's Planning Scheme structure is due to be updated to the new format PPF. Currently, a PSA to update Brimbank's Planning Scheme is under consideration by State government.

Residential Zones and Schedules

Residential zones and schedules are proposed to implement the change settings identified in the RDF and the preferred character of each neighbourhood precinct described in this Strategy.

Multiple zone schedules are required to reflect the different development outcomes expected when change and preferred

character objectives are brought together.

Individual zone schedules that set out objectives, ResCode variations and other requirements and guidelines will be prepared following consultation on this Strategy. The proposed schedules will be exhibited as part of the formal PSA process.

⁷³ Brimbank's Planning Scheme translation to the PPF format is still pending approval by the Minister for Planning. The exhibited version of the PPF is used as the basis for this Implementation Plan. Delivered across Brimbank.

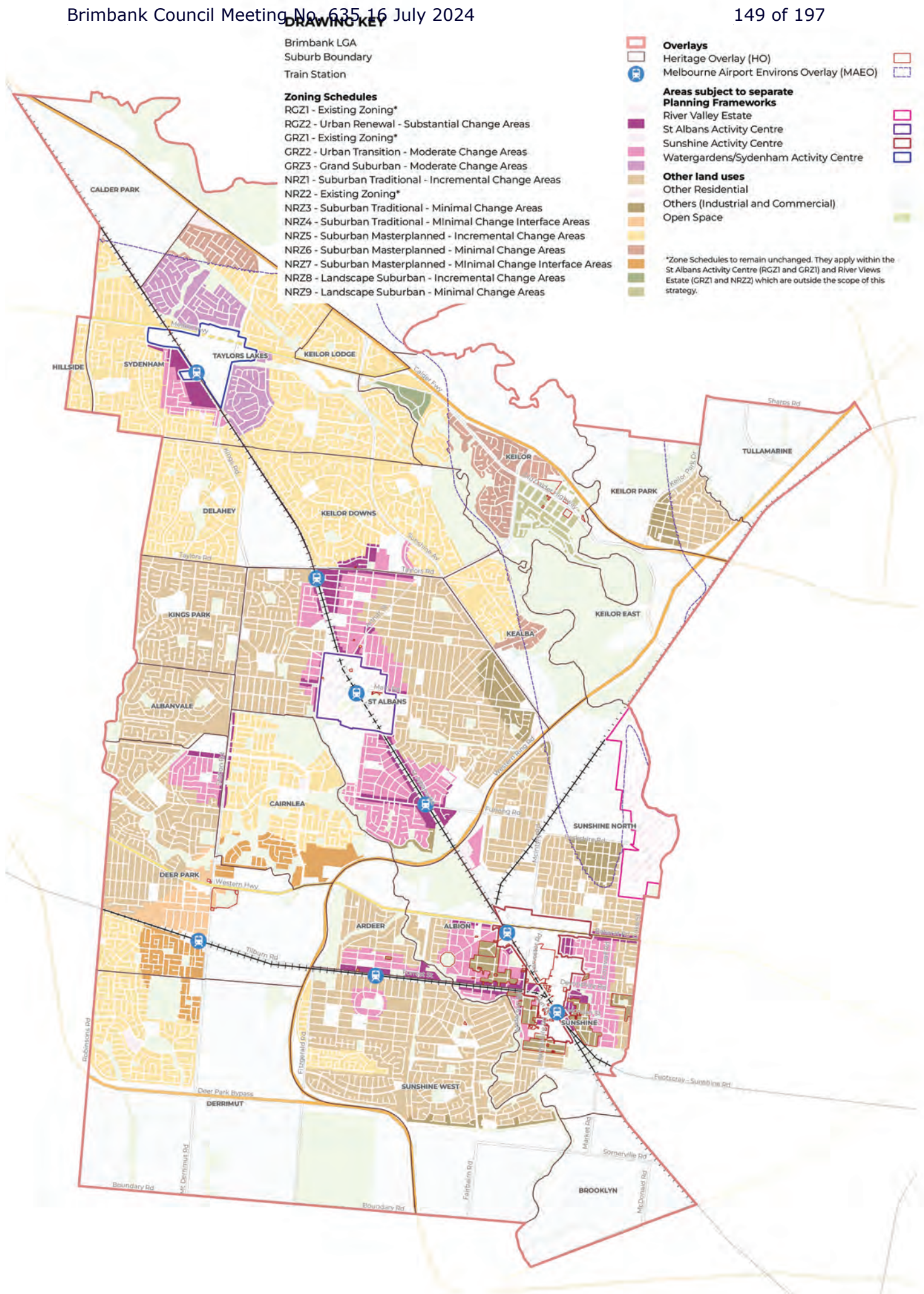


FIGURE 21. RESIDENTIAL DEVELOPMENT FRAMEWORK

Attachment 12.7.4

Summary of Proposed Zones and Schedules

RG22 Urban Renewal Substantial Change Areas	GR22 Urban Transition Moderate Change Areas	GR23 Grand Suburban Moderate Change Areas
• Areas rich in amenity—immediately surrounding train stations and activity centres and along key road and rail interfaces. • Low-scale housing will give way to relatively dense, urban forms (up to 4 storeys) that enable more people to easily access goods, services and transport.	• Areas of transition outside the immediate surrounds of train stations and activity centres, but often still within the walkable catchments. • Low-scale housing will gradually change to units, townhouses and low-scale apartments, enabling more residents to live in relatively close proximity to amenities.	• Recently developed areas of grand dwellings, with less access to activity centres and public transport. • Expected to change slowly. May be renovated or replaced by newer homes or units, and may accommodate small second dwellings.
NRZ1 Suburban Traditional Incremental Change Areas	NRZ3 Suburban Traditional Minimal Change Areas	NRZ4 Suburban Traditional Minimal Change Interface Areas
• Areas outside of the walkable catchments of activity centres and train stations. • The traditional character will change gradually, likely accommodating low-scale replacement dwellings, additional dwellings, dual-occupancies, villa units and some townhouses.	• Areas with Suburban Traditional characteristics affected by the HO, MAEO or around industrial land where some growth is appropriate. • Dwellings may be replaced by similar low-scale dwellings, but growth will be limited.	• Areas with Suburban Traditional characteristics within the surrounds of industrial land, where further growth is not appropriate. • Dwellings may be replaced by similar low-scale dwellings, but growth and subdivision will be limited.
NRZ5 Suburban Masterplanned Incremental Change Areas	NRZ6 Suburban Masterplanned Minimal Change Areas	NRZ7 Suburban Masterplanned Minimal Change Interface Areas
• Recently developed areas of detached and semi-detached homes, generally far from activity centres not well served by public transport. • Expected to change slowly, but may see development in the form of newer homes and low-scale units (up to two storeys) and small second dwellings.	• Areas with Suburban Masterplanned characteristics affected by the MAEO or around industrial land where some growth is appropriate. • Dwellings may be replaced by similar low-scale dwellings, but growth will be limited.	• Areas with Suburban Masterplanned characteristics within the surrounds of industrial land, where further growth is not appropriate. • Dwellings may be replaced by similar low-scale dwellings, but growth and subdivision will be limited.
NRZ8 Landscape Suburban Incremental Change Areas	NRZ9 Landscape Suburban Minimal Change Areas	
• Areas of grand homes in a variety of architectural styles with predominant landscaping and tree coverage. • Expected to change slowly. Existing homes may be renovated or replaced by newer homes or low-scale units (up to two storeys). May accommodate small second dwellings. New development will seek to retain existing mature trees.	• Areas with Landscape Suburban Characteristics affected by the MAEO. • Dwellings may be replaced by similar low-scale dwellings, but growth and subdivision will be limited.	

Overlays

Overlays provide further control and guidance on specific matters. The HO and the MAEO are existing overlays that play an important role in the implementation of the Strategy.

Additional overlays applied to industrial land are not recommended at this time, but the Strategy recommends investigating the application of further policy and controls to prevent housing growth

within a certain distance of industrial areas, landfills and MHFs. Residential zone schedules are also proposed to be used to manage potential land use incompatibility in the advisory areas of MHFs.

In relation to car parking, this Strategy recommends investigating revised minimum rates in substantial change areas not already covered by POs.

Other Actions

Other actions that are not implemented via the planning scheme, such as advocacy, education, investment and demonstration actions are important.

These are identified generally in the Action Plan, but their implementation will require further consideration by Council.

Action Plan

The Action Plan identifies the following types of actions:

- **Action:** Can be actioned immediately, as part of the initial PSA to implement the housing and neighbourhood character objectives. The Strategy will provide the necessary level of strategic justification to support the PSA.
- **Investigate:** Requires further investigation to provide the necessary strategic justification to support a PSA.
- **Explore:** Non-planning-scheme-related actions that would contribute to the housing and neighbourhood character vision but that require further exploration and consideration.

Actions that are considered substantial (i.e., key actions that will implement the Strategy) are highlighted. All actions will be subject to obtaining budget and resourcing.

Please note that references to clause numbers use the current VPPF framework. Should the amendment to translate the VPPF to the PPF be approved before the implementation of this Strategy, the changes will be implemented according to the new format.

Action	Type
Planning Policy Framework	
Update Clause 21.01 to include updated demographic and forecast housing needs from the Urban Enterprise Background Analysis.	Action
Update the Strategic Directions relating to housing and built form at Clause 21.03, Clause 21.06 and Clause 21.07 to reflect the general themes and directions from the Strategy.	Action
Replace the Residential Framework at Clause 21.07 (Strategic Framework Plans) with the RDF.	Action
Update Clause 21.07 to include noise attenuation for residential development along major roads and rail interfaces.	Action
Update Clause 21.06 to ensure that redevelopment sites that interface with open space provide an active frontage.	Action
Update Clause 21.06 and 21.07 to provide strengthened guidance regarding high quality, durable building material and design features.	Action
Update Clause 21.07 to reflect the themes and high-level objectives of the Neighbourhood Character Strategy and to list the Strategy as a policy document.	Action
Update Clause 21.07 with new policy that reflects the relevant directions and objectives of the Growth and Diversity themes of the Strategy and to list the Strategy and Mesh Background Report as a policy document. Policy will provide direction on preferred locations for diverse housing types and policy to discourage underdevelopment of land in substantial change areas.	Action
Update Clause 21.07 to provide guidance regarding the preferred locations for affordable housing.	Action
Prepare new policy at Clause 21.07 relating to residential aged care to provide guidance on preferred locations for aged care facilities (identified as large format specialised housing forms in the Strategy).	Action
Review other Clauses in the Brimbank Planning Scheme to remove any redundant or conflicting policies because of the Strategy.	Action
Investigate appropriate targets for proportions of dwellings designed to universal design principles in multi-unit developments.	Investigate

TABLE 9. ACTION PLAN

Action	Type
Zones / ResCode variations	
Apply zones and schedules to implement the change settings in the RDF and the Preferred Character outcomes in the Strategy	Action
Prepare zone schedules with:	Action
- Design/neighbourhood character objectives that reflect the Preferred Character descriptions in Appendix 2 - ResCode variations to reflect the development outcomes expected under Character. - Minimum subdivision sizes (where required to manage land use compatibility issues identified in the Housing Strategy) - Application Requirements and Decision Guidelines to support objectives and actions in the Strategy	
Review zones schedules once Landscaping Guidelines have been prepared.	Investigate
Overlays	
Investigate the heritage significance of Sunshine West to determine whether a HO would be an appropriate planning control.	Investigate
Investigate additional planning policies or controls (e.g., BAO) in areas within WorkSafe's Inner and Outer Planning Advisory Area to the Deer Park MHFs, EPA buffer to the Kealba open landfill	Investigate
Investigate applying the Parking Overlay to set a reduced requirement for car parking in appropriate substantial change areas.	Investigate
Other planning scheme changes	
Include the Housing and Neighbourhood Character Strategy and the Mesh Background Report and Urban Enterprise Background Analysis as background documents at Clause 72.08.	Action
Prepare specific controls (such as DDO or DPO controls) to guide preferred development outcomes for large scale sites currently used for other purposes but zoned for more intensive development.	Investigate
Investigate use of local Vic Smart provisions at Clause 59.15 to provide for a streamlined permit application pathway for straight forward application types.	Investigate
Review the St Albans Structure Plan and associated planning policies in the context of the Strategy to update the planning framework across the St Albans activity centre area and surrounding neighbourhoods.	Investigate
Investigate undertaking further landscaping analysis to develop a set of Landscaping Guidelines that will refine the landscaping outcomes of the zone schedules.	Investigate
Investigate undertaking a holistic review of MUZ sites and develop a comprehensive strategy for their future planning and capacity to support growth and diverse housing typologies.	Investigate
Attachment 12.7.4	

Action	Type
Non planning scheme-related actions	
Develop an internal policy to provide guidance on negotiating affordable housing contributions as part of new development and rezoning that will result in a significant value uplift to landholders.	Explore
Investigate needs and opportunities for specialised housing.	Explore
Explore other ideas, programs and advocacy actions, through investigation of domestic and international case studies, to encourage diverse housing and more affordable housing. Seek to adopt those that would offer benefits to Brimbank.	Explore
Investigate opportunities for alternative housing options within Brimbank.	Explore
Explore opportunities to strengthen sustainable design outcomes via a design excellence review panel (or similar), with ESD experts as members, to provide expert, independent design advice.	Explore
Monitor development in RGZ areas to inform a 5-year review of the planning policy applying to Urban Renewal Areas (RGZ).	Explore

Monitoring and Review

Implementation of the Action Plan will be subject to available resources, priorities, and any emerging issues or opportunities. Where additional resources are required, these will be subject to Council's annual budget processes and/or external funding opportunities. The Action Plan will be reviewed annually to monitor progress.

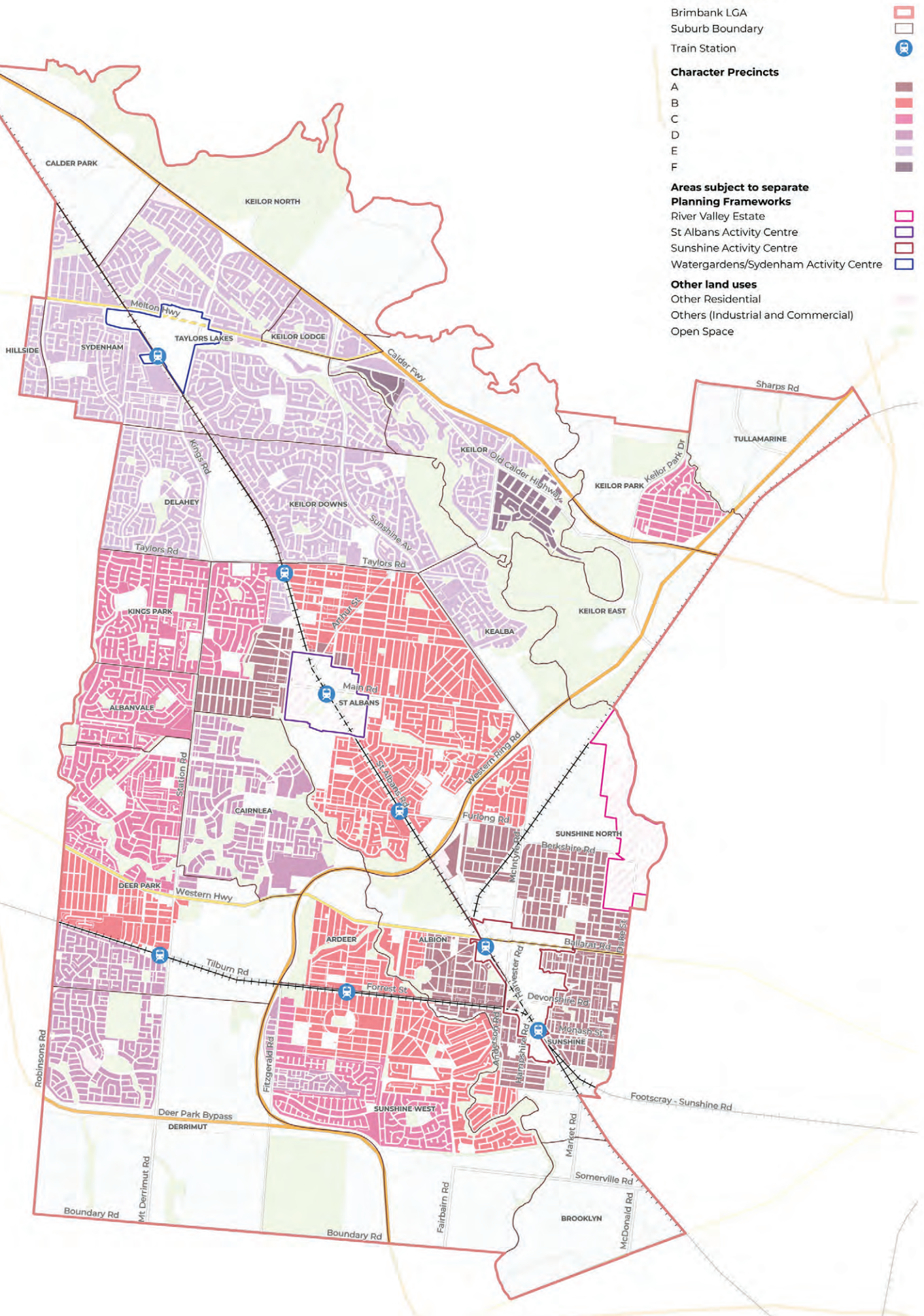
The Strategy will be reviewed within 10 years from the date of Council adoption or if there is a significant shift to the planning policy or legislative landscape, to ensure it takes account of contemporary policy contexts and relevant Council plans, policies and strategies, and is meeting the housing needs of the Brimbank community.



Attachment 12.7.4
TOWNHOUSES, ST ALBANS

Appendix 1

Appendix 1 describes the Existing Character Precincts. The descriptions draw on the Mesh Background Report analysis, site visit observations and analysis of sample sites in each Precinct.



Attachment 12.7.4

Precinct A

Brimbank's most 'traditional' neighbourhoods developed around the Sunshine and St Albans train stations. They are characterised by low-scale housing in closely gridded streets. More than any other Precinct, Precinct A is undergoing change in the form of distributed infill development, resulting in a clear distinction between the character of traditional housing forms and newer development.

Precinct A is characterised by varied, traditional low-scale housing typologies set within the distinctive subdivision pattern of the original industrial worker estates. The traditional housing form is predominantly small to medium single-storey detached homes of brick or weatherboard. Moderate front, side, and rear setbacks provide space for low-scale formal gardens and carports/garages that are usually well recessed behind the front of the house. Precinct A also features homes with distinctive details such as sculptural elements.

Several areas in Sunshine and Albion are protected by a Heritage Overlay (HO) that protects the traditional housing and landscape features. Precinct A also contains areas identified as having special or intact character in the Mesh Background Report, including the area west of Perth Avenue in Albion. This area (and a similarly intact area in Precinct B) comprises streets of dwellings with a consistent architectural style, materiality and detailing.

Precinct A's many liveability advantages have made it an attractive location for redevelopment. This includes proximity to transport and activity

centres, walkable streets, and access to services and open space. Conversion of single lots (and in a few cases, two lots) into single and double storey villa units (often in a gun barrel or courtyard arrangement) and townhouses are common. Three (or more) storey apartments are present in some locations. Front setbacks of contemporary infill development are often consistent with, or slightly reduced, as compared to traditional housing forms. Site coverage is generally higher than traditional housing, with reduced side and rear setbacks. Fencing and garages/accessways tend to be more dominant features of infill development.

Consistent lot sizes and lot frontages within each street are a feature of the traditional workers' estate (the McKay Estate), which has a street pattern that is predominantly a grid or modified grid. This history can be seen in the layout of Precinct A, with a notable exception being the area to the east of Perth Avenue in Albion where the streets radiate out from the eastern half of Selwyn Park. Despite this past, Precinct A displays the greatest diversity of lot sizes across the Brimbank Precincts, primarily due to infill development that is occurring.

Valued Character Attributes

- References to Brimbank's industrial worker history (housing and street patterns).
- Moderate level of consistency within streets of traditional lot sizes and rhythm and spacing of dwellings.
- Generally varied architectural style⁸² and materiality of housing.
- Select areas of consistent architectural style, materiality and detailing (early 20th Century and post-war housing).
- Low-scale formal gardens and landscaping.
- Low-scale fencing, clearly delineating public and private realms.
- Garages not prominent features of the streetscape.



VALUED CHARACTER ATTRIBUTES

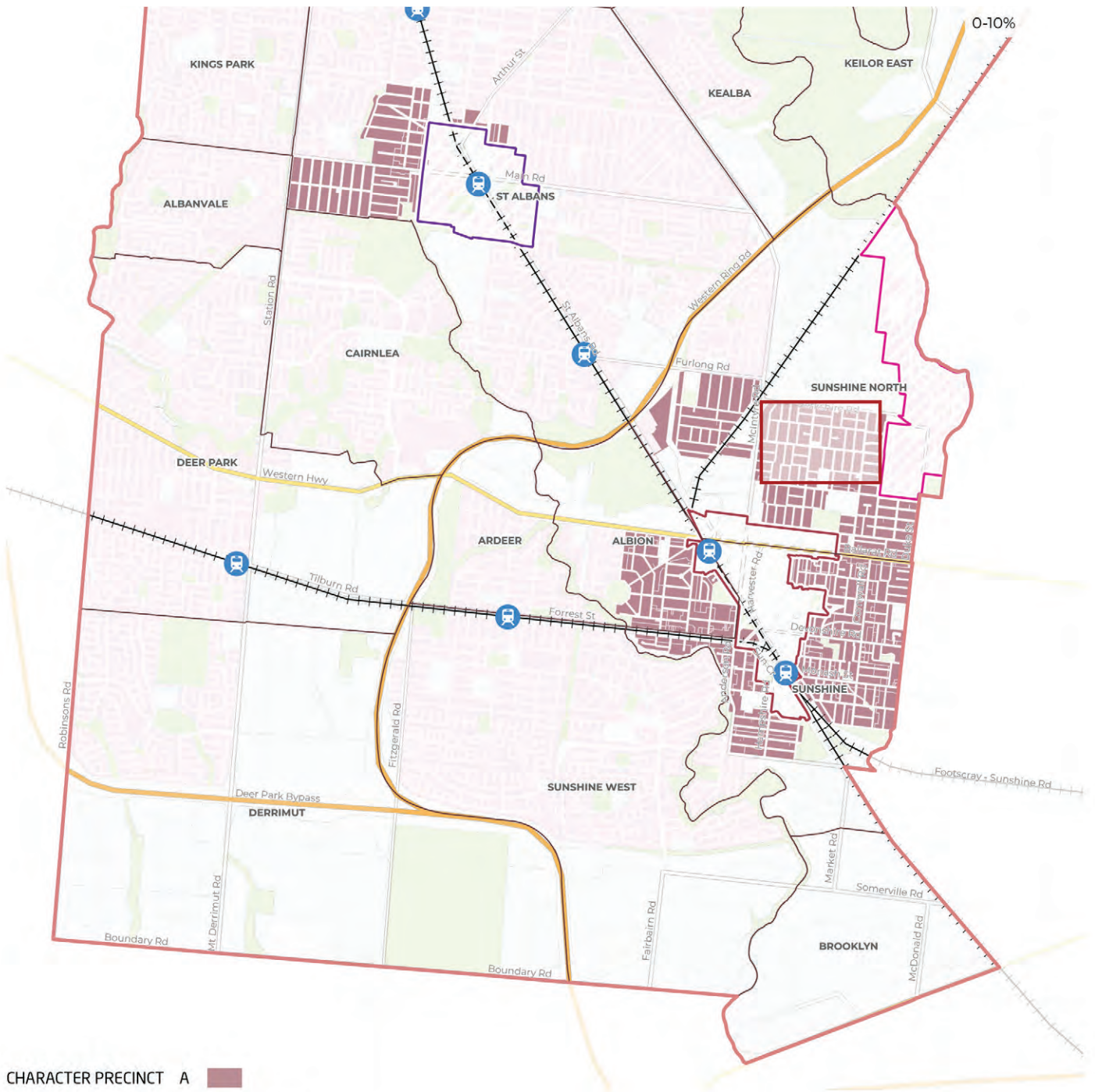
Attachment 12.7.4

Precinct A**Character Summary**

Locations	• Sunshine (part) • Sunshine North (part) • Albion • St Albans (part)
Architectural Style	
Era of development + housing style	• Mix of eras, including heritage homes and post-war era onwards, generally as detached houses. • Pockets of consistent inter-war housing styles reflective of the industrial worker estate history. • Contemporary infill development in unit or townhouse form.
Materials + form	• Mix of brick and weatherboard materials for traditional housing. • Pitched roofs and eaves common for traditional housing. • Infill development in mix of materials including brick, stone, concrete render and steel and mix of roof forms.
Built form scale + character	
Lot size + frontage	• Mixture of lot sizes ranging from under 300sqm to 800sqm. • Smaller lots indicative of recent infill redevelopment.
Height + bulk	• Predominantly single storey for traditional housing. • Infill development predominantly single/double storey.
Setbacks + Site coverage	• Uniform front setbacks of approx. 6-7m for traditional housing • Side setbacks usually larger on one side (approx. 3m) to accommodate a driveway. • Large rear setbacks provide space for large gardens and relatively low site coverage (20-40%). • Infill development often has reduced front, side and rear setbacks⁸³ and higher site coverage (60+%).
Gardens + landscaping	
Garden styles + locations	• Low-scale formal gardens, with lawns, bushes and small-scale trees.
Fence styles	• Low-scale wooden picket or brick/metal fencing. • Fencing provides clear delineation between public + private realms. • Varied fencing, including higher fencing forms, for infill development.
Access + parking	
Access + Parking	• Side driveway to a carport/single garage set well behind house for traditional housing. • Infill development often has more dominant garages at the frontage or gun-barrel vehicle access ways to garages. • Apartments with undercroft parking.
Emerging change	
Redevelopment and infill types	• Evidence of change and infill development occurring in many streets. • Older-style infill development in form of mid to late-century flats and village units (often on consolidated lots/larger sites). • More contemporary infill in form of gun-barrel/courtyard units or attached townhouses.

⁸³ As compared to traditional housing in the Precinct.

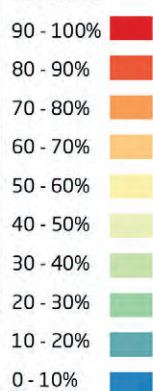
Precinct A



LOT COVERAGE



COVERAGE



LOT FRONTAGE



FRONTAGE (M)

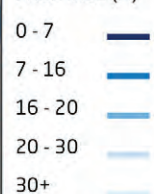


FIGURE 23. CHARACTER PRECINCT A

Attachment 12.7.4



① WESTMORELAND RD, SUNSHINE NORTH



② FERNDAL RD, SUNSHINE NORTH

DETACHED DWELLING, SUNSHINE NORTH



HERITAGE-STYLE DWELLING, ALBION
Attachment 12.7.4



BRICK DWELLING, ST ALBANS

Precinct B

A precinct comprising many intact streetscapes with low-scale housing of consistent architectural style and detailing, interspersed with more contemporary redevelopment.

Precinct B, more than any other precinct in Brimbank, exhibits a high degree of architectural consistency in its traditional housing. Indicative of the inter- and post-war eras, homes often comprise a distinctive double- or triple-fronted, single-storey design with large windows, porches and decorative chimney features and pitched roof forms. Materiality is typically brick, often with detailed pattern work (with a matching low fence), iron detailing and tiled roofs. These homes sit on similar lot sizes, with uniform front and side setbacks creating a consistency of spacing and rhythm in the streetscape.

A special character area in Sunshine West (comprising Kosky Street, Killara Street and parts of Glengala Road), contains streets that are excellent examples of this intact housing form.

Other architectural styles in the precinct are reflective of late 20th century renovation or replacement of traditional housing stock (often larger, double-storey homes), with some contemporary infill development in the form of single- or double-storey units and townhouses—more frequently around northern parts of St Albans and Sunshine North.

Landscaping is low scale, with lawns and defined garden beds of shrubs and small-scale trees. Fencing is low scale, yet clearly delineates the public realm from the private. Garages are not dominant features of traditional housing (they are usually in the form of carports or set well behind the house), but late century and newer infill forms of development have more prominent garages.

Precinct B has not undergone the same level of change as Precinct A, yet it exhibits many characteristics that would support change, including block sizes and frontages that support unit and townhouse redevelopment.

Valued Character Attributes

- Consistent inter and post-war architectural style, materiality and detailing.
- High degree of consistency of lot sizes, rhythm and spacing within streets of traditional housing.
- Low-scale formal gardens and landscaping.
- Low-scale fencing, clearly delineating public and private realms.
- Garages not prominent features of the streetscape.



VALUED CHARACTER ATTRIBUTES

Precinct B

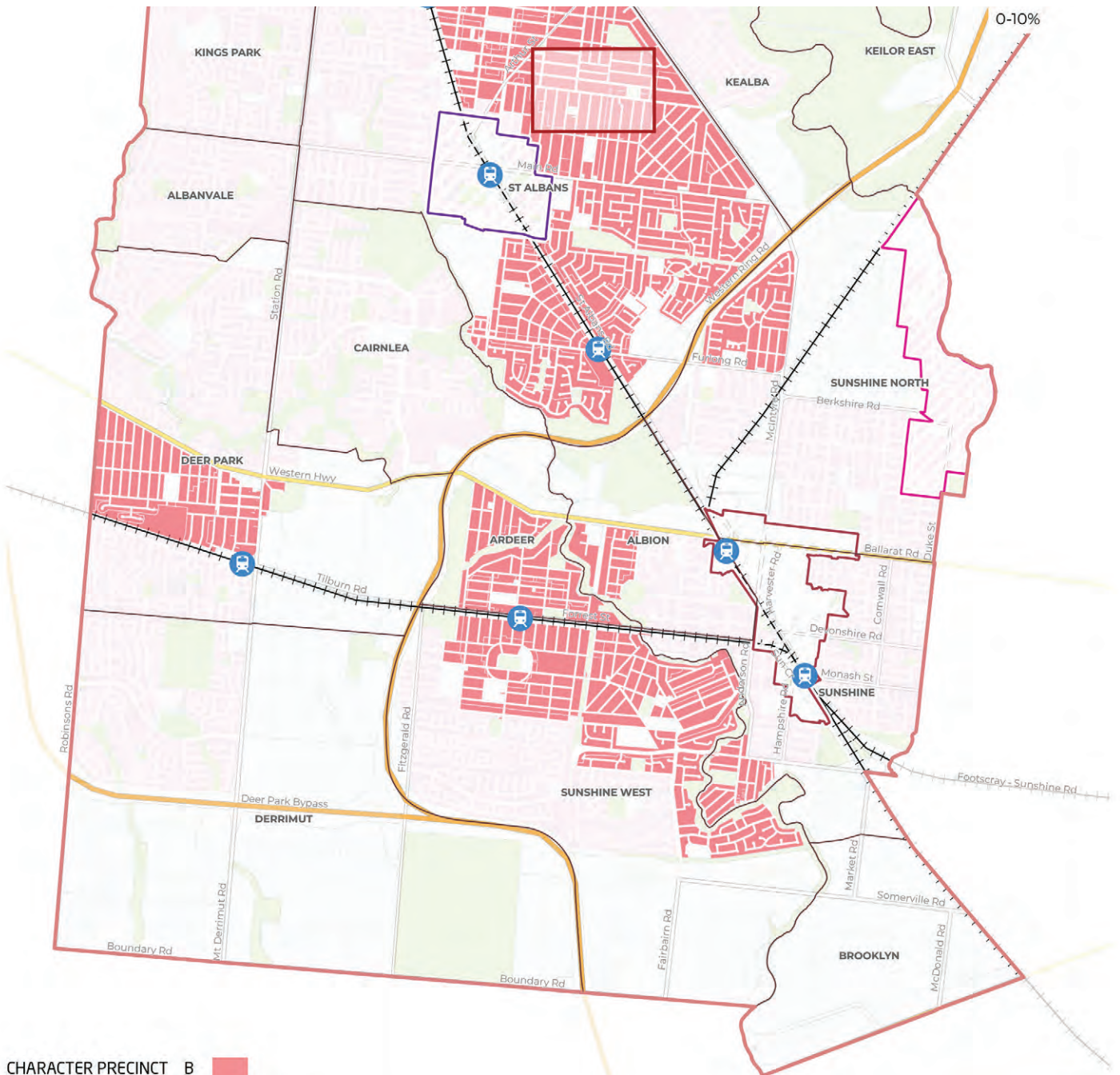
Character Summary

Locations	• St Albans (part) • Deer Park (part) • Ardeer • Sunshine West (part) • Sunshine North (part)
Architectural Style	
Era of development + housing style	• Post-war era houses, with distinctive double- and triple-fronted designs. • Frequent examples of renovations, extensions, or replacement of dwellings in the 80s/90s. • Occasional examples of contemporary infill development in unit or townhouse form—more frequent in northern St Albans and Sunshine North.
Materials + form	• Brick (often with decorative detailing), large front windows, front porch and pitched, hipped tiled roof forms. • Many traditional homes have been rendered/clad and have added decorative features and window dressings (roller blinds/awnings) • Infill development often in a mix of brick and timber cladding.
Built form scale + character	
Lot size + frontage	• Relatively uniform lot sizes within each neighbourhood, ranging from under 500sqm to 800sqm. • Smaller lots indicative of recent infill redevelopment.
Height + bulk	• Predominantly single storey for traditional housing. • Infill development predominantly single/double storey.
Setbacks + Site coverage	• Uniform front setbacks of approx. 7m for traditional housing • Side setbacks are usually larger on one side to accommodate a driveway. • Large rear setbacks provide space for large gardens and low to moderate site coverage of 30-50%. • Infill development often has reduced front, side and rear setbacks⁸⁴ and higher site coverage (60+%).
Gardens + landscaping	
Garden styles + locations	• Low-scale formal gardens, with lawns, bushes and small-scale trees. • Frequent examples of concreted front setbacks.
Fence styles	• Low-scale wooden picket or brick/metal fencing. • Fencing provides clear delineation between public and private realms. • Varied fencing, including higher fencing forms, for infill development.
Access + parking	
Access + Parking	• Side driveway to a carport/single garage set well behind house for traditional housing or low-scale garages with roller doors (often arched). • Infill development often includes gun-barrel driveways and integrated garages.
Emerging change	
Redevelopment and infill types	• Majority of change appears to be renovations/additions to existing housing or replacement of existing dwellings. • Large areas with intact streets of consistent inter and post-war housing styles. • Evidence of contemporary infill development occurring in some streets in form of attached townhouses or battle-axe-style units at rear.

Attachment 12.7.4

⁸⁴ As compared to traditional housing in the Precinct.

Precinct B



CHARACTER PRECINCT B

- | | | |
|-----------------|--|-------------------------|
| BRIMBANK LGA | | OTHER LAND USES |
| SUBURB BOUNDARY | | COMMERCIAL & INDUSTRIAL |
| TRAIN STATION | | OPEN SPACE |

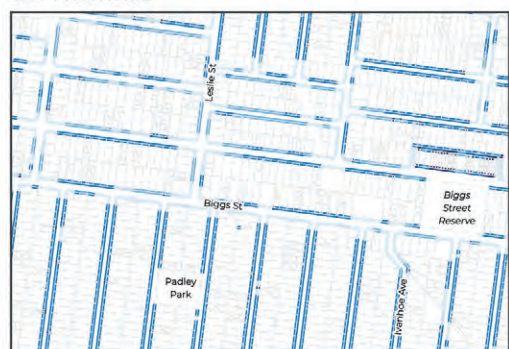
LOT COVERAGE



COVERAGE

- | | |
|-----------|--|
| 90 - 100% | |
| 80 - 90% | |
| 70 - 80% | |
| 60 - 70% | |
| 50 - 60% | |
| 40 - 50% | |
| 30 - 40% | |
| 20 - 30% | |
| 10 - 20% | |
| 0 - 10% | |

LOT FRONTAGE



FRONTAGE (M)

- | | |
|---------|--|
| 0 - 7 | |
| 7 - 16 | |
| 16 - 20 | |
| 20 - 30 | |
| 30+ | |

FIGURE 24. CHARACTER PRECINCT B

Attachment 12.7.4

Precinct B



① BIGGS ST, ST ALBANS



② WILLIAN ST, ST ALBANS



TULLOCH STREET, DEER PARK



RYDER STREET, SUNSHINE WEST



BRICK DWELLING, WESTWOOD WAY, ALBION



WEATHERBOARD DWELLING, NORWOOD STREET, ALBION

Precinct C

Characterised by a sense of spaciousness between predominantly single-storey dwellings. Architectural styles are unassuming, with a diversity of materiality and detailing.

Housing is predominantly late 20th century in design and of a consistent scale. Nonetheless, there is diversity in the look and feel of the Precinct C, generated by the details of the homes. A range of materials and colours are used, including different tones of brick and render and specialised detailing and window treatments (roller blinds/awnings). Landscaping and fencing are extremely varied within the same street—some homes have medium height fencing and formal gardens, whereas others have no fencing and simple lawns.

Carparking arrangements are a mix of carports/ small garages behind the homes and dominant garages forward of the building line.

STREETSCAPE, ALBANVALE



The street network is less uniformly gridded than Precincts A and B, with curved streets creating variation in lot shapes, which in turn has created variation in dwelling siting and interaction with the street. At times, homes present poorly to the street; for example, with garages and air conditioning units prominent or front doors lacking clear definition.

In general, homes within Precinct C are moderately sized on relatively large lots with generous front and rear setbacks, creating a sense of spaciousness. There are very few examples of infill development, with the rare examples generally consisting of single-storey villa units in a gun-barrel or courtyard configuration.

DETACHED DWELLING, KINGS PARK



Valued Character Attributes

- Diverse housing styles, materiality, and fencing.
- Low-scale housing—predominantly single storey.
- Sense of spaciousness generated by generous front and rear yards.



VALUED CHARACTER ATTRIBUTES

Precinct C

Character Summary

Locations

- Keilor Park
- Kings Park
- Albanvale
- Deer Park (part)
- St Albans (part)
- Sunshine West (part)

Architectural Style**Era of development + housing style**

- Late 20th century houses, in a variety of architectural styles.
- Very few examples of contemporary infill development. The few examples are usually single-storey villa units.

Materials + form

- Brick or render in variety of colours.
- Pitched, tiled roofs, in hipped or gabled form.

Built form scale + character**Lot size + frontage**

- Variety of lot sizes, frontages and shapes, reflective of the curved nature of streets.
- Relatively consistent lot sizes of 500–650sqm.

Height + bulk

- Predominantly single storey, with isolated examples of double storey.

Setbacks + Site coverage

- Generally consistent front setbacks, but some homes set at different angles in response to lot shape.
- Side setbacks vary—some have generous setbacks to accommodate a recessed carport/garage; others have garages on boundary walls giving the appearance of zero setbacks when viewed from the street.
- Generally moderate site coverage of 30–50%.

Gardens + landscaping**Garden styles + locations**

- Varied landscaping ranging from simple lawns to formal gardens.
- Few large canopy trees despite space for planting.

Fence styles

- Extremely varied approach to fencing from one house to another.
- Fencing ranges from no fencing to medium height fencing, with an eclectic range of materials and designs.

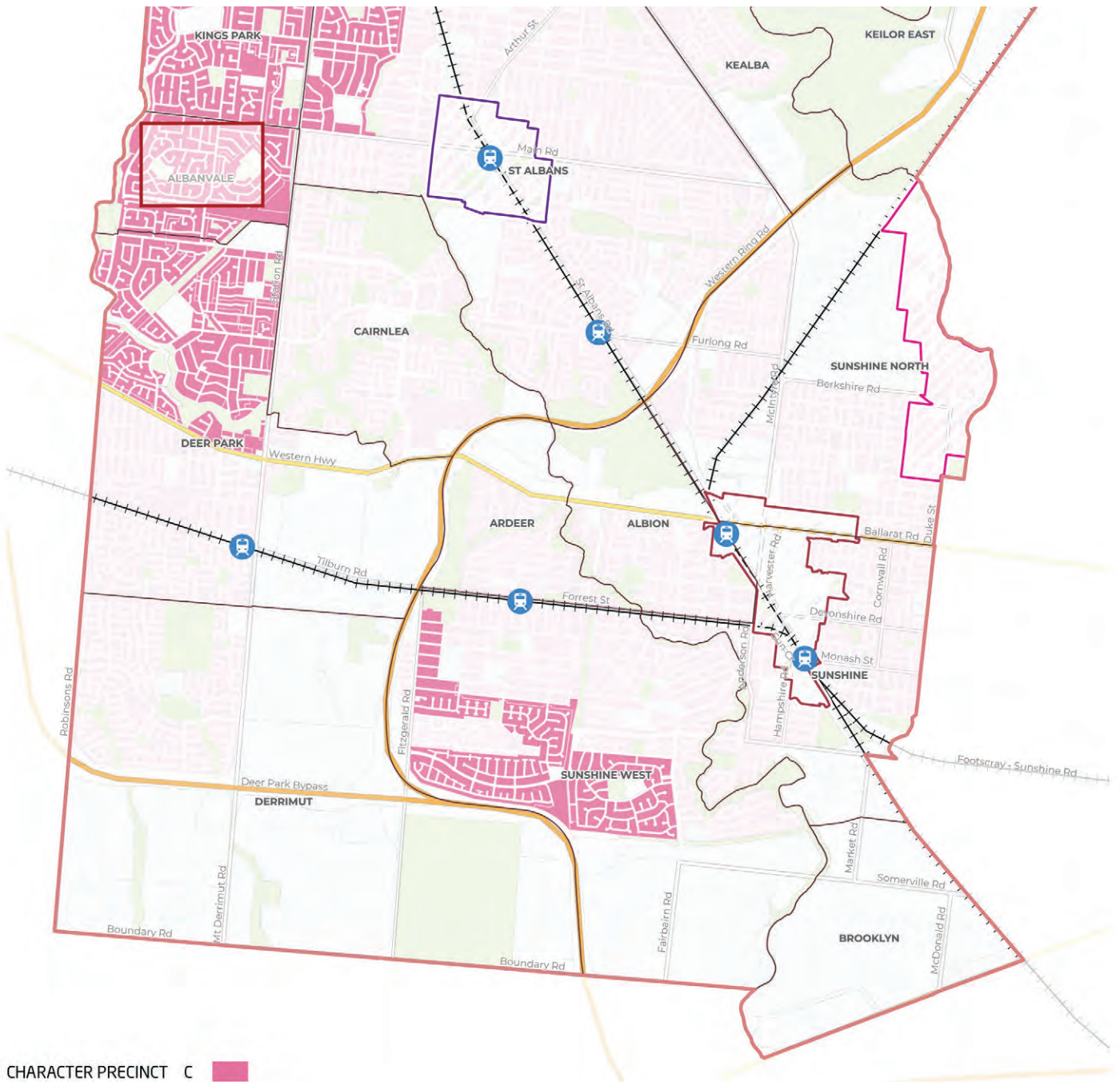
Access + parking

- Mix of carports and more prominent garage doors to the side of houses.

Emerging change**Redevelopment and infill types**

- Majority of change appears to be renovations/additions to existing housing.
- The few unit sites appear to be from the same era as detached housing.
- Limited evidence of infill development.

Precinct C



CHARACTER PRECINCT C

- | | | |
|-----------------|--|-------------------------|
| BRIMBANK LGA | | OTHER LAND USES |
| SUBURB BOUNDARY | | COMMERCIAL & INDUSTRIAL |
| TRAIN STATION | | OPEN SPACE |

LOT COVERAGE



COVERAGE

- | | |
|-----------|--|
| 90 - 100% | |
| 80 - 90% | |
| 70 - 80% | |
| 60 - 70% | |
| 50 - 60% | |
| 40 - 50% | |
| 30 - 40% | |
| 20 - 30% | |
| 10 - 20% | |
| 0 - 10% | |

LOT FRONTAGE



FRONTAGE (M)

- | | |
|---------|--|
| 0 - 7 | |
| 7 - 16 | |
| 16 - 20 | |
| 20 - 30 | |
| 30+ | |

FIGURE 25. CHARACTER PRECINCT C

Attachment 12.7.4

Precinct C



① WILDWOOD CT, ALBANVALE



② MAYTAN WAY, ALBANVALE



DETACHED DWELLING, ALBANVALE



UNITS, KINGS PARK



GRAND DWELLING, KINGS PARK
Attachment 12.7.4



DALTON STREET, SUNSHINE WEST

Precinct D

Contemporary masterplanned estates that offer a diversity of lot sizes, building forms and architectural styles.

Each masterplanned estate generates its own unique character, generally a product of building envelopes and/or design guidelines established by the developer and a modified grid subdivision pattern that responds to landform and site features. Homes are recently built in a variety of architectural styles, ranging from contemporary styles to mock-period styles.

In Derrimut and Cairnlea, lots—while diverse in size—are consistently smaller than the older masterplanned estates of Precincts C and E. These areas feature detached dwellings with frequent pockets of townhouse and unit development.

Building styles, colours and materials in Precinct D are varied and often include integrated garages and dominant driveways. Front setbacks of homes are consistent, yet generally short, and side setbacks are minimal, offering limited space between dwellings and a higher level of site coverage than other parts of Brimbank. Gardens are varied, but generally low scale, and often with no front fencing—yet the distinction between the public and private realm is quite defined.

River Valley Estate is still undergoing development, has an existing planning framework (zones and schedules) and is subject to very detailed design guidelines. As such, it is not included as part of this Strategy.

VELEST STREET, SUNSHINE WEST



CORNER OF CAIRNLEA DRIVE AND EDEN VALLEY ROAD



Valued Character Attributes

- Diverse housing styles, roof forms and materiality.
- Single - and double - storey homes.
- Grander homes along key boulevards and where there are views.
- Low or no front fencing, with formal gardens in a variety of styles.



VALUED CHARACTER ATTRIBUTES

Precinct D

Character Summary

Locations

- Sunshine West (part)
- Derrimut
- Deer Park
- Cairnlea (part)

Architectural Style**Era of development + housing style**

- Recently built homes in a mix of architectural styles, including contemporary and mock-heritage styles.

Materials + form

- Mix of materials, including brick, render and weatherboard cladding.
- Variety of roof forms (pitched, flat, skillion) and materials (tiled, steel); however, tiled, pitched roofs dominate.

Built form scale + character**Lot size + frontage**

- Mixture of lot sizes and frontages.
- Concentrated areas of small lots (below 300sqm) in some areas, developed as medium-density housing.

Height + bulk

- Mixture of single- and double-storey homes, with grander-scale homes concentrated on key boulevards.
- Some medium density housing sites are 3-4 storeys.

Setbacks + Site coverage

- Front setbacks are consistent within each neighbourhood. Relatively short front setbacks in some areas (e.g., Cairnlea), with greater setbacks in others.
- Minimal side and rear setbacks, resulting in a moderate to high level of site coverage (50+%).

Gardens + landscaping**Garden styles + locations**

- Diverse formal landscaping, usually low scale, with small trees.
- Very few canopy trees, other than in the street.

Fence styles

- Generally low or no front fencing.
- Use of retaining walls in some areas to delineate public and private realms.

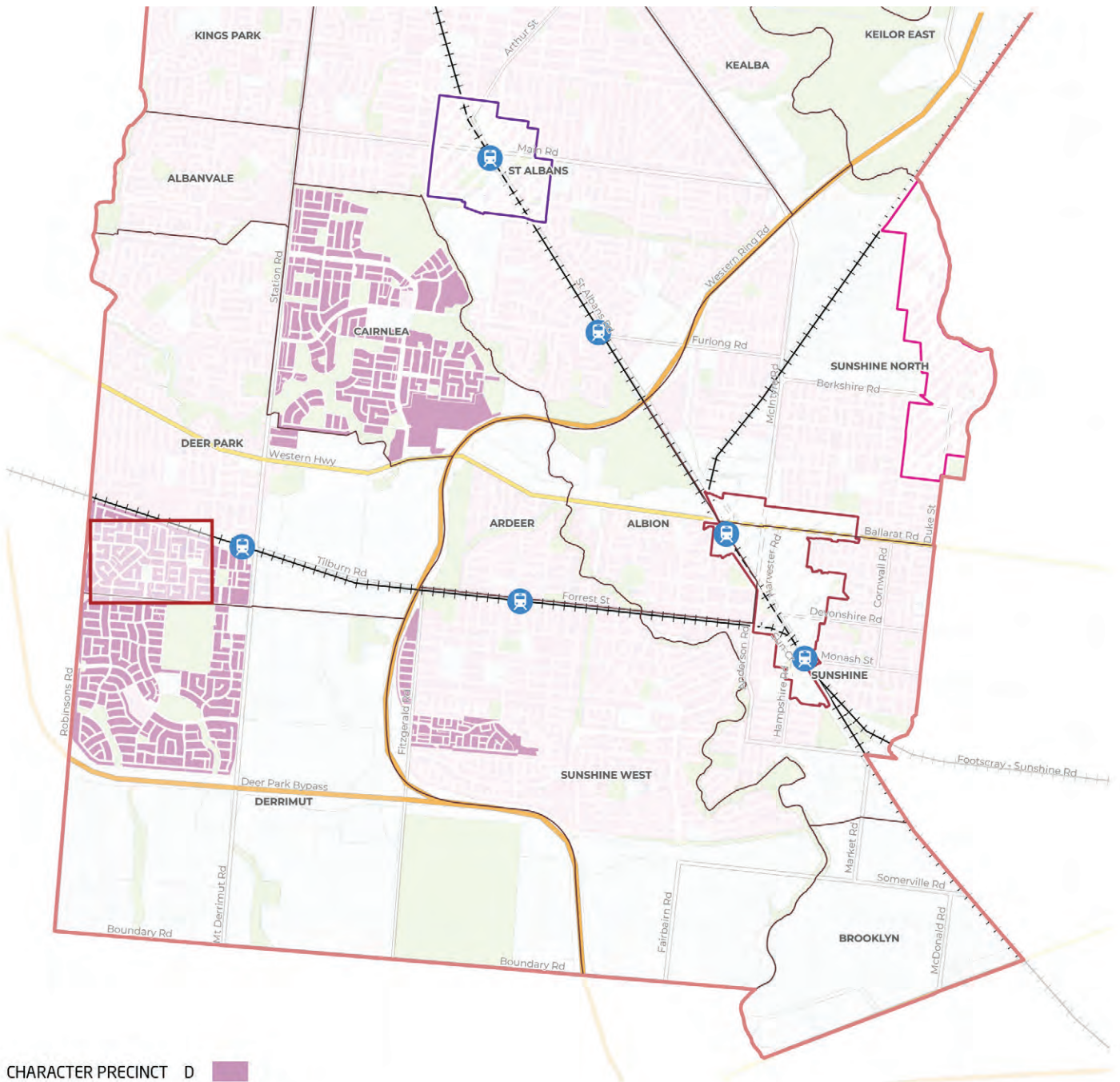
Access + parking

- **Access + Parking** • Garages integrated into housing form.

Emerging change**Redevelopment and infill types**

- Recently developed estates. As such, limited change occurring.
- More contemporary medium-density development in the form of attached townhouses or battle-axe-style units at rear

Precinct D



CHARACTER PRECINCT D

- | | | |
|-----------------|--|-------------------------|
| BRIMBANK LGA | | OTHER LAND USES |
| SUBURB BOUNDARY | | COMMERCIAL & INDUSTRIAL |
| TRAIN STATION | | OPEN SPACE |

LOT COVERAGE



COVERAGE

- | | |
|-----------|--|
| 90 - 100% | |
| 80 - 90% | |
| 70 - 80% | |
| 60 - 70% | |
| 50 - 60% | |
| 40 - 50% | |
| 30 - 40% | |
| 20 - 30% | |
| 10 - 20% | |
| 0 - 10% | |

LOT FRONTAGE



FRONTAGE (M)

- | | |
|---------|--|
| 0 - 7 | |
| 7 - 16 | |
| 16 - 20 | |
| 20 - 30 | |
| 30+ | |

FIGURE 26. CHARACTER PRECINCT D

Attachment 12.7.4

Precinct D



① EDMONDSHAW DR. DEER PARK



② LONGFIELD WAY. DEER PARK



TOWNHOUSES, CAIRNLEA



PARRY DRIVE, SUNSHINE WEST



DUPLEX, DEER PARK



TOWNHOUSES, CAIRNLEA



STREETSCAPE, DEER PARK

Precinct E

Characterised by the curvilinear masterplanned design approach of the late 20th century, neighbourhoods vary in terms of housing scale and design, but generally comprise larger homes on large lots.

Architectural styles vary greatly from house to house within the same street, with examples of contemporary design sitting adjacent to mock-heritage homes. Nonetheless, each neighbourhood exhibits a consistency of character based on the scale and siting of housing, and the general approach to housing form, garage configuration and landscaping.

Garages, generally double and integrated into the housing design, avoid being a dominate feature of the streetscape due to well-articulated built form and formal landscaping in generous front

yards. Decorative features are common, with house façades often featuring varied use of large windows, decorative fenestration, porch/ balcony treatments, arches and multiple roof forms, and landscaping incorporating decorative paving, rock and hedging treatments.

Contemporary townhouse development of two and three storeys is emerging closer to activity centres, particularly to the west of Watergardens. While infill redevelopment remains rare, the scale of homes and generous backyards may support alternative housing forms such as small second dwellings.

DUPLEX, SYDENHAM



STREETSCAPE, TAYLORS LAKES



Valued Character Attributes

- Large-scale homes on generous lots, including streets where double storey predominates.
- Diverse architectural styles, roof forms and materiality.
- Decorative architectural flourishes and features.
- Generous front and rear setbacks contribute to a sense of spaciousness.
- Low or no front fencing, with formal gardens in a variety of styles.



VALUED CHARACTER ATTRIBUTES

Precinct E

Character Summary

Locations

- Taylors Lakes
- Sydenham
- Keilor Lodge
- Keilor Downs
- Kealba
- Hillside
- Delahey
- St Albans (part)
- Keilor (part)

Architectural Style**Era of development + housing style**

- Late 20th century to early 2000s houses, in variety of architectural styles.
- Many grander homes adopt a mock-heritage style.

Materials + form

- Mixture of brick, stone and render in a variety of colours. Timber accents in some designs.
- Variety of roof forms (pitched, flat, skillion); however, tiled, pitched roofs dominate.
- Facades are often well-articulated; use of eaves varies considerably.

Built form scale + character**Lot size + frontage**

- Mixture of lot sizes and frontages; however lots of 500–800sqm dominate.
- Concentrated areas of small lots (below 300sqm) particularly around Watergardens, developed as medium-density housing.
- Larger lots generally north of Melton Highway.

Height + bulk

- Mixture of single- and double-storey homes.
- Many streets feature grand, large-scale double-storey homes, particularly north of Melton Highway.
- Some medium-density housing sites are 2-3 storeys.

Setbacks + Site coverage

- Minimal side setbacks.
- Generous front and rear setbacks create a low to moderate level of site coverage (50-60%).

Gardens + landscaping**Garden styles + locations**

- Diverse formal landscaping, incorporating areas of lawn and medium-sized trees.

Fence styles

- Low or no front fencing.
- Landscaping treatments (hedging, paving) used to delineate public and private realms.

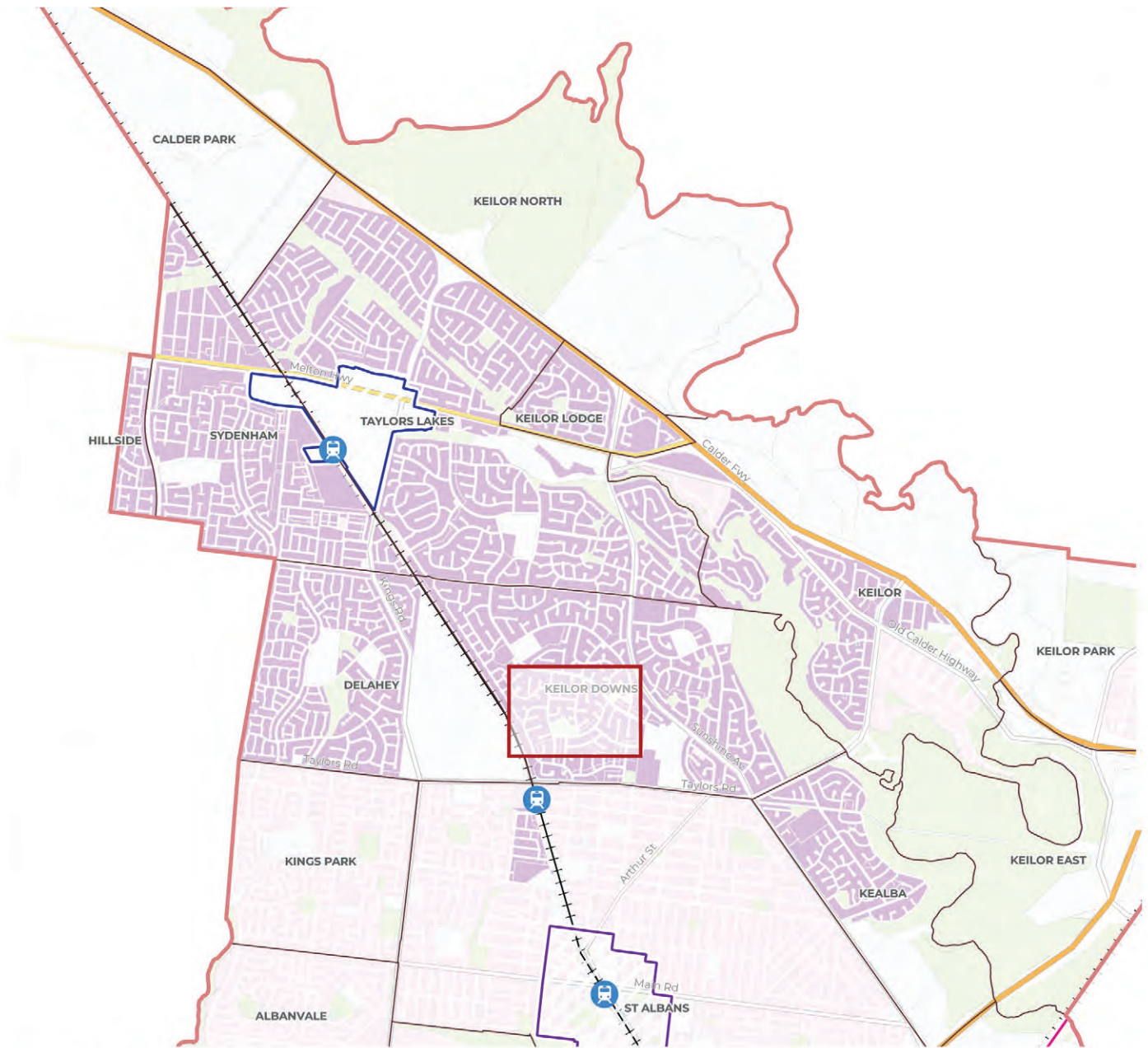
Access + parking

- **Access + Parking** Double garages integrated into housing form.

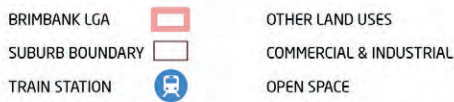
Emerging change**Redevelopment and infill types**

- Limited change occurring in most neighbourhoods. Isolated examples of unit development.
- Medium-density development concentrated around Watergardens area, in a variety of forms, including villa units, attached town houses and three-storey apartments.

Precinct E



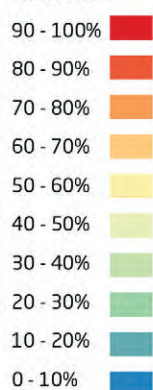
CHARACTER PRECINCT E



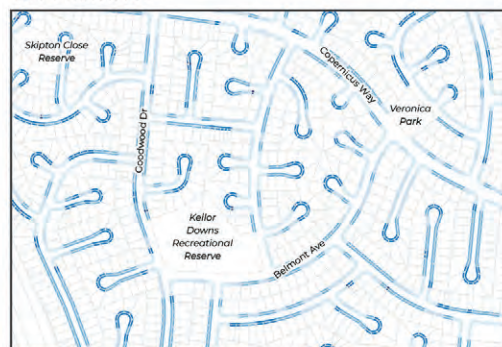
LOT COVERAGE



COVERAGE



LOT FRONTAGE



FRONTAGE (M)

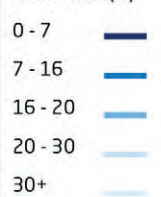


FIGURE 27. CHARACTER PRECINCT E

Attachment 12.7.4



① BELMONT AVE, KEILOR DOWNS



② BELLEVUE DR, KEILOR DOWNS

GRAND DWELLING, SYDENHAM



STREETSCAPE, KEILOR



GRAND BRICK HOUSE, KEALBA
Attachment 12.7.4



DETACHED DWELLING WITH SIGNIFICANT LANDSCAPING, HILLSIDE

Precinct F

Diverse, grand homes situated in a landscaped setting, with the topography often shaping housing design and siting.

Precinct F exhibits varied architectural styles, building eras and materiality, as housing has been renovated and replaced over time. Nonetheless, large-scale, detached homes of single or double storey predominate, with few examples of unit developments. Dwellings generally have articulated façades with large windows to take advantage of views. Garages and driveways are frequently dominant features of the front setback, often due to the slope of land.

The defining characteristic of this small precinct is the slope-responsive built form and highly vegetated streetscapes, consisting of a mixture of well-maintained informal and manicured front gardens with mature vegetation and canopy trees.

In steeply sloping areas, homes on the more elevated side of the road are built up high, with extensive use of retaining walls and stepped housing and garden designs. Homes on the low

side sit below the road level and are often not visible, other than the roof form, from the street.

In flatter areas, landscaping in the generous front and side setbacks includes expanses of lawn, with large canopy trees and vegetation of mixed species. Where side setbacks have been reduced, this has disrupted the spacious and landscaped character of the area.

Petrik Drive in Keilor was identified as a special character area in the Mesh Background Report, given that the area exhibits a high degree of consistency in architectural style, spacing and landscaping. Upon further investigation during preparation of this Strategy,⁸⁵ it was determined that Petrik Drive, while initially nominated as part of Precinct E, exhibits characteristics of Precinct F. As a result, it has been reclassified. Reclassification means that a more suitable set of planning controls will be applied to this area.

Valued Character Attributes

- Landscape-dominated character.
- Grand-scale, slope-responsive, often multi-storey.
- Varied yet generous side and rear setbacks.
- Low or no front fencing, with formal gardens in a variety of styles.



VALUED CHARACTER ATTRIBUTES

Attachment 12.7.4

Precinct F

Character Summary

Locations

- Keilor (part, including Petrik Drive area)

Architectural Style**Era of development + housing style**

- Mix of late 20th century and more recently built homes in a variety of architectural styles, including contemporary and mock-heritage styles.
- Predominantly grand, detached homes on large lots.

Materials + form

- Mix of materials, including brick, render, stone and weatherboard cladding.
- Variety of roof forms (pitched, flat, skillion) and materials (tiled, steel).

Built form scale + character**Lot size + frontage**

- Generally larger lots of 500–800sqm, with examples of up to 2000sqm.

Height + bulk

- Mixture of single- and double-storey homes, with multi-storey homes stepping with the slope.

Setbacks + Site coverage

- Front setbacks are varied in response to topography, yet frequently generous.
- Generous side setbacks.
- Low to moderate site coverage (20-50%).

Gardens + landscaping**Garden styles + locations**

- Diverse formal and informal landscaping, incorporating mature vegetation and canopy trees.
- Gardens are frequently 'stepped' with the topography.

Fence styles

- Generally no or low front fencing.
- Isolated use of higher front fencing forms.
- Use of retaining walls in some areas delineate public and private realms.

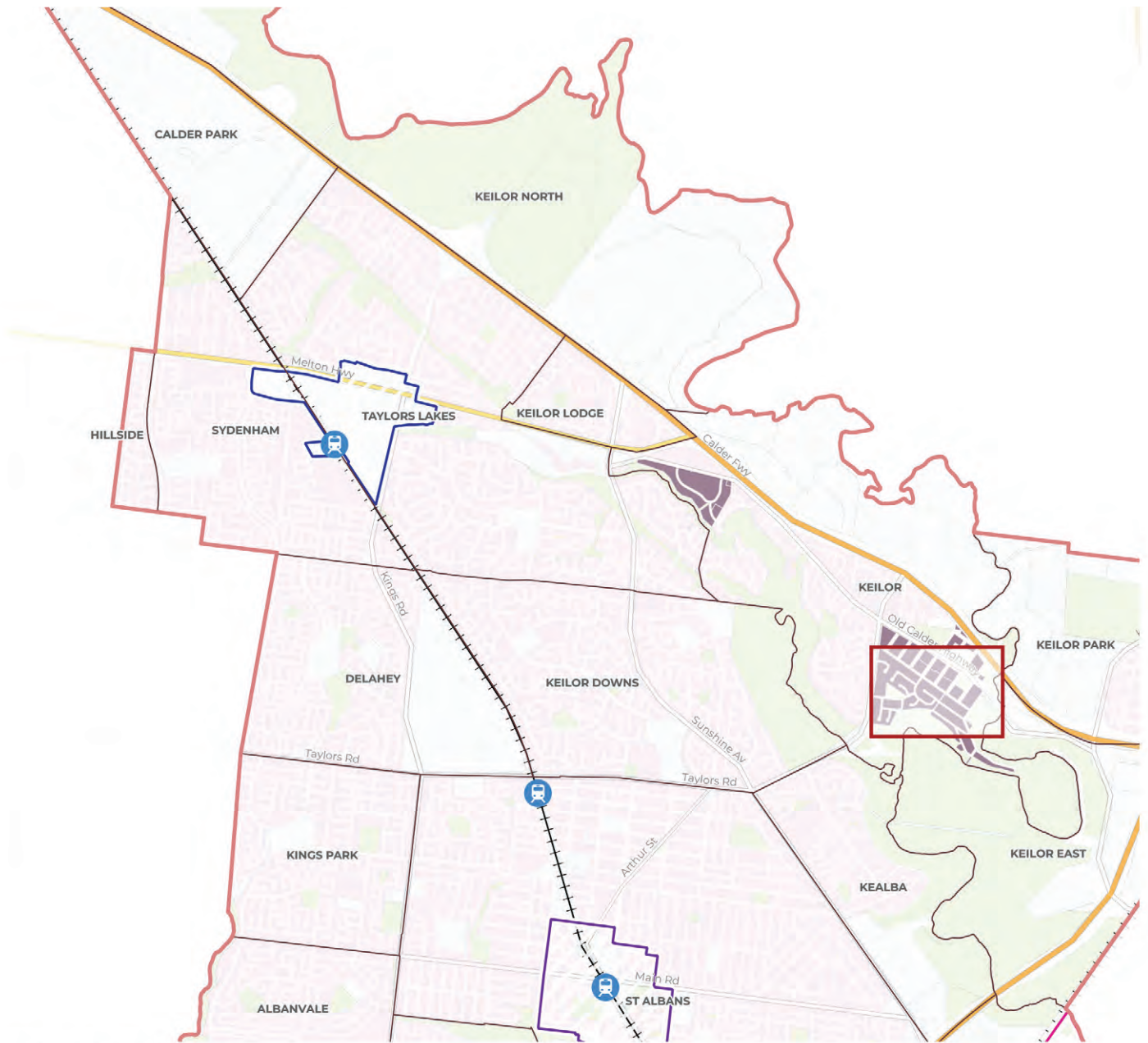
Access + parking**Access + Parking**

- Garages integrated into housing form for more recent development.
- Carports frequently used for older housing styles.

Emerging change**Redevelopment and infill types**

- Replacement and renovation of housing has occurred. Limited infill development.

Precinct F



CHARACTER PRECINCT F

BRIMBANK LGA	OTHER LAND USES
SUBURB BOUNDARY	COMMERCIAL & INDUSTRIAL
TRAIN STATION	OPEN SPACE

LOT COVERAGE



COVERAGE

90 - 100%	
80 - 90%	
70 - 80%	
60 - 70%	
50 - 60%	
40 - 50%	
30 - 40%	
20 - 30%	
10 - 20%	
0 - 10%	

LOT FRONTAGE



FRONTAGE (M)

0 - 7	
7 - 16	
16 - 20	
20 - 30	
30+	

Attachment 12.7.4
FIGURE 28. CHARACTER PRECINCT F



① FLORA ST, KEILOR



② BLAIR CT, KEILOR

CHURCH STREET, KEILOR



FEATHERTOP DRIVE, KEILOR



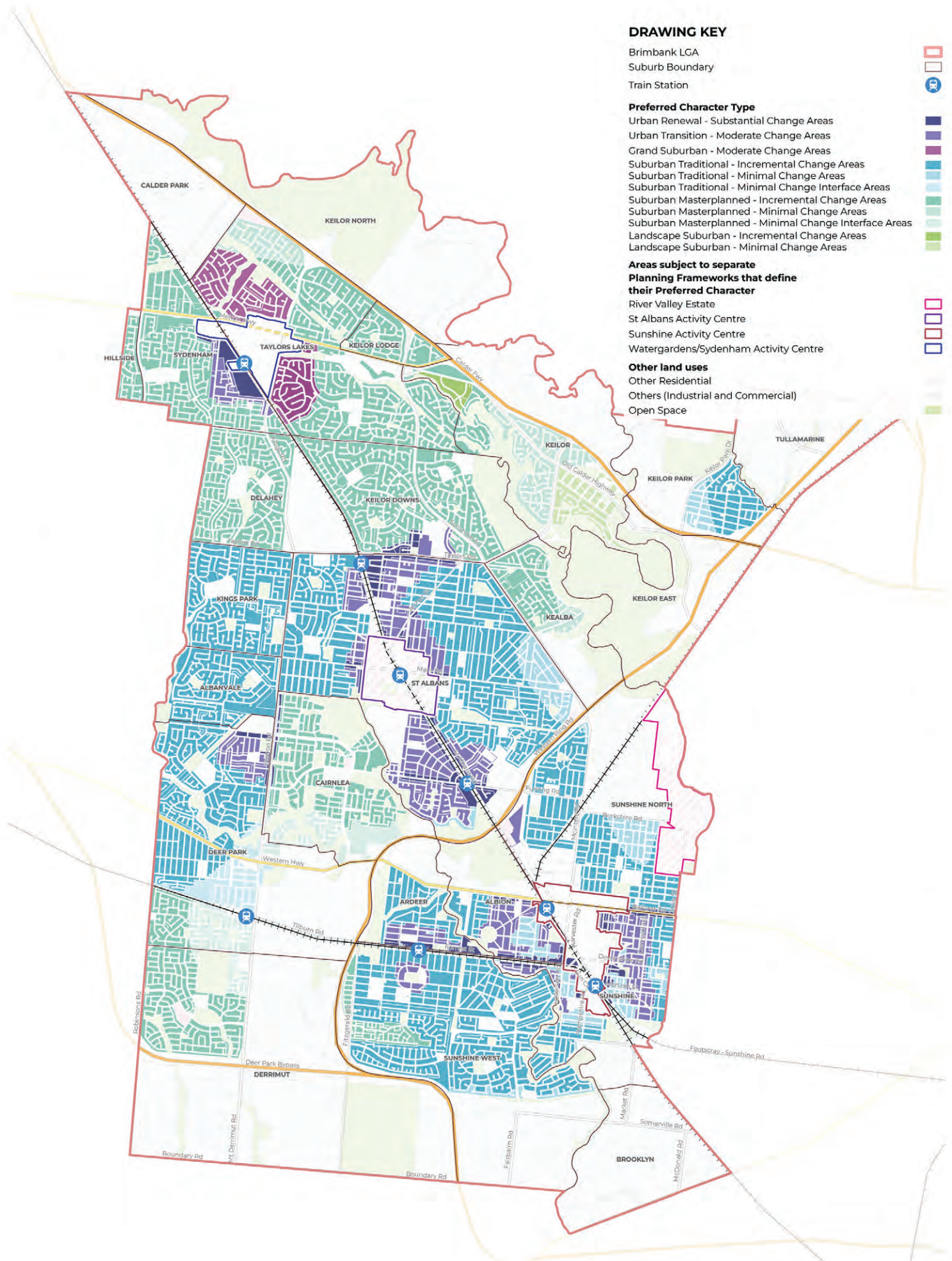
LANDSCAPED DWELLING, KEILOR
Attachment 12.7.4



DWELLING WITH MIXED MATERIALITY, KEILOR

Appendix 2

Appendix 2 describes the Preferred Character Precincts in more detail.



Attachment 12.7.4
FIGURE 23. PREFERRED CHARACTER

Urban Renewal

RGZ2 – Substantial change



Areas immediately surrounding train stations and activity centres, and along key road and rail interfaces, have been identified for substantial change (RGZ) due to locational and liveability advantages, and where the type of interface makes an area suitable for a change in character.

The existing, predominantly low-scale nature of housing in these areas will fundamentally change over time, with infill development of units, apartments and housing forms of up to four storeys on larger consolidated lots. Areas of RGZ around the Sunshine MeAC and other large-scale development will also act as a transition between taller buildings (of up to 9 storeys in the MeAC) and the lower-scale development of surrounding residential neighbourhoods.

Reduced street setbacks in the order of 4 metres will allow for a new streetscape character. Variations to side setbacks will support well designed, efficient apartment buildings and avoid tiered upper storeys. Where suitable, walls on boundaries will be used to manage the impacts to existing residences.

Although neighbourhood character is not a consideration in these areas, Brimbank has a rich history shaped by its industrial heritage and an identity shaped by immigration and multi-culturalism. High quality new development should be encouraged to reference and complement the local context through contemporary design and materiality.

Designs will be innovative, providing a strong, activated sense of address to the street. Garage and vehicle access dominance will be minimised through limiting the number of vehicle crossings to one per site. Building and siting orientation will address the streetscape, reduce overlooking conflicts and provide clearly defined entrances, windows and balcony treatments. Site services such as lifts, bins, mailboxes, utility meters, will be visually integrated with the development. Fencing will be low scale, except along higher order roads and rail interfaces, where higher fencing in the order 1.5 metres will offer amenity protection, balanced with upper storey activation (windows, balconies).

While it is challenging to balance meaningful landscaping with efficient development outcomes on mid-scale development sites, urban-scale landscaping that provides some softening of built form and support a canopy tree will be required. A canopy tree of approximately 6 metres high is encouraged within the site frontage and along shared driveways. Appropriate setbacks will allow for the retention of existing canopy trees and planting of new canopy trees and landscaping.

RGZ land within the St Albans Structure Plan Area will continue to use the existing RGZ1.

Urban Transition

GRZ2 – Moderate change



Outside the immediate area of the stations, and within local streets, areas will progressively change over time, with existing housing added to or replaced by units, townhouses and some low-scale apartments of up to three storeys (GRZ). These areas will offer a transition between the more intensive building forms in the immediate surrounds of the activity centres (RGZ areas) and the incremental and minimal change areas in surrounding residential neighbourhoods.

Development will exhibit consistent front setbacks, albeit slightly reduced from what currently exists in some areas, to support denser housing forms. However, the spacing between dwellings will generally be respected even though the heights and intensity of development may increase. Side setbacks on one side of the lot will be larger than the other, where this rhythm of housing predominates.

Architectural styles will be varied, yet contemporary, avoiding mock-heritage allusions. However, new development in intact areas of consistent architectural style will be encouraged to provide contemporary references to traditional architectural styles such as windows, porches, materiality and detailing.

Space for landscaping, including canopy trees in front gardens, will be provided to soften built form and to contribute to an enhanced treed streetscape character.

Where new development abuts open space, it should be designed to provide a positive, active interface to that space. Where development currently backs on to open space with rear fences, redevelopment is an opportunity to improve the relationship between development and open space.



Attachment 12.7.4

Grand Suburban

GRZ3 – Moderate change



The preferred character of the Grand Suburban area will be similar to that of the Suburban Masterplanned area, except it will permit higher-scale and bulkier development of up to three storeys, in recognition of the grand scale of many of the existing dwellings in the area.⁸⁷

As above, the recently developed masterplanned character of this area is expected to change very slowly. Existing homes may be renovated or replaced by newer homes or units, and small second dwellings may be added where space permits in larger rear setbacks.

Development will be up to three storeys and will generally maintain the streetscape rhythm of grand detached or semi-detached homes, with street setbacks consistent with the prevailing setbacks of the street. Like the existing pattern of development, recessed upper side setbacks will not be necessary.

Garages will be integrated into the built form and incorporate decorative architectural features to soften the prominence of garage doors. On narrower lots (i.e., where standard lots are subdivided), garages should be recessed.

Built form will occupy a moderate to high portion of the site, reflective of more contemporary patterns of housing development. However, formal landscaping incorporating canopy trees will be encouraged to contribute to an enhanced treed character.

Architectural styles and materials will be diverse, incorporating both contemporary designs and historical references.

Suburban Traditional

NRZ1 – Incremental change areas

NRZ3 – Minimal change areas

NRZ4 – Minimal change interface areas



Between the activity centres and train station walkable catchments⁸⁵ of the southern parts of Brimbank, change to traditional character will be incremental and will generally take the form of replacement dwelling, additional dwellings, dual-occupancies, villa units and some townhouses.

Of the southern parts of Brimbank, change to traditional character will be incremental and will generally take the form of replacement dwelling, additional dwellings, dual-occupancies, villa units and some townhouses. Development will be low scale, up to a maximum of two storeys, and will generally maintain the streetscape rhythm of detached or semi-detached homes, with consistent street setbacks, front gardens with low/no fencing and space for landscaping to at least one side of the dwelling.

Development will present a strong sense of address to the street (including corners), garages and carports will be recessed and services and utilities (e.g., air conditioners) will be discretely located.

Built form will occupy a moderate portion of the site area (which will represent a slight increase on the current average site coverage in some areas), and second storeys will be set back from neighbouring properties to minimise visual bulk. Architectural styles and materials will be varied, but in areas exhibiting a consistent architectural style (such as areas of intact post-war homes), new development will be encouraged to provide contemporary references to traditional architectural styles such as windows, porches, materiality and detailing.

New development will incorporate canopy trees in the front setback, and elsewhere on the site, if possible, to enhance the treed character of the neighbourhood.

The NRZ3 Schedule applies to minimal change areas affected by the MAEO and HO. The preferred character of these areas is the same as the above description; however, the density of any new development is limited by the overlays and a private open space requirement.

The NRZ4 Schedule is the same as the NRZ1, but it incorporates a minimum subdivision size to manage conflicts with the nearby MHFs. Minimum subdivision size will be set to prevent additional dwellings on lots.

Neighbourhoods affected by the HO will undergo minimal change, despite their location primarily near transport and activity centres. In these areas, heritage protection will be the priority.

New development will still occur, but it will need to be very sensitively designed, having regard to the heritage values of the buildings and the surrounding context. As such, development is likely to be limited to forms that can integrate well with the existing housing. Demolition of contributory buildings will be avoided having regard to the Brimbank's Heritage Design Guidelines.

Heritage considerations implemented via the HO, and the guidance contained within the Heritage Design Guidelines will apply in conjunction with other aspects of the Suburban Traditional Preferred Character (albeit in a matter that prioritises heritage requirements for contributory dwellings).

Suburban Masterplanned

NRZ5 – Incremental change areas

NRZ6 – Minimal change areas

NRZ7 – Minimal change interface areas



The recently developed masterplanned character of this area is expected to change very slowly. Existing homes may be renovated, replaced by newer homes or low-scale units. Small second dwellings may be added where space permits in larger rear setbacks.

Development will be up to two storeys and will generally maintain the streetscape rhythm of detached or semi-detached homes, with street setbacks consistent with the prevailing setbacks of the street. Minimal side setbacks at ground level will be balanced with recessed upper storey setbacks.

New housing should be designed carefully to respond to the specific site conditions, including where there is varied topography, and where curved streets create narrow lot frontages and irregularly shaped sites. An active interface to the street and recessive integrated garages will be strongly encouraged, even though the existing pattern of development may set a different precedent.

Built form will occupy a moderate to high portion of the site, reflective of more contemporary patterns of housing development.

Formal landscaping incorporating canopy trees will be encouraged to contribute to an enhanced treed character and will need to be balanced with site coverage.

Architectural styles and materials will be diverse, incorporating both contemporary designs and historical references.

The NRZ6 Schedule applies to areas affected by the MAEO. The preferred character of these areas is the same as the above description; however, the density of any new development is limited by the overlay and a private open space requirement.

The NRZ7 Schedule is the same as the NRZ5, but it incorporates a minimum subdivision size to manage conflicts with nearby MHFs. Minimum subdivision size will be set to prevent additional dwellings on lots.



Attachment 12.7.4

Landscape Suburban

NRZ8 – Incremental change areas

NRZ9 – Minimal change areas



The existing character of the Landscape Suburban area will remain the preferred character. Existing homes may be renovated or replaced by newer homes of up to two storeys (however some wall heights on sloping sites may exceed the maximum height of the NRZ). Low-scale units or small second dwellings may be developed where not constrained by the MAEO.

Grand homes in a variety of architectural styles will be situated in a landscaped setting. The design and siting of homes will respond to the topography, and setbacks (front and side) will be generous, offering ample space for landscaping, including multiple large canopy trees.

Built form will occupy a low portion of the site, leaving space for extensive landscaping. Front fencing will be low or absent. New development will seek to retain existing mature trees as these are a central component of the character of the area.

The NRZ9 Schedule is the same as the NRZ8, but the density of any new development is limited a private open space requirement.



Attachment 12.7.4

DRAWING KEY

Brimbank LGA
Suburb Boundary
Train Station

Zoning Schedules

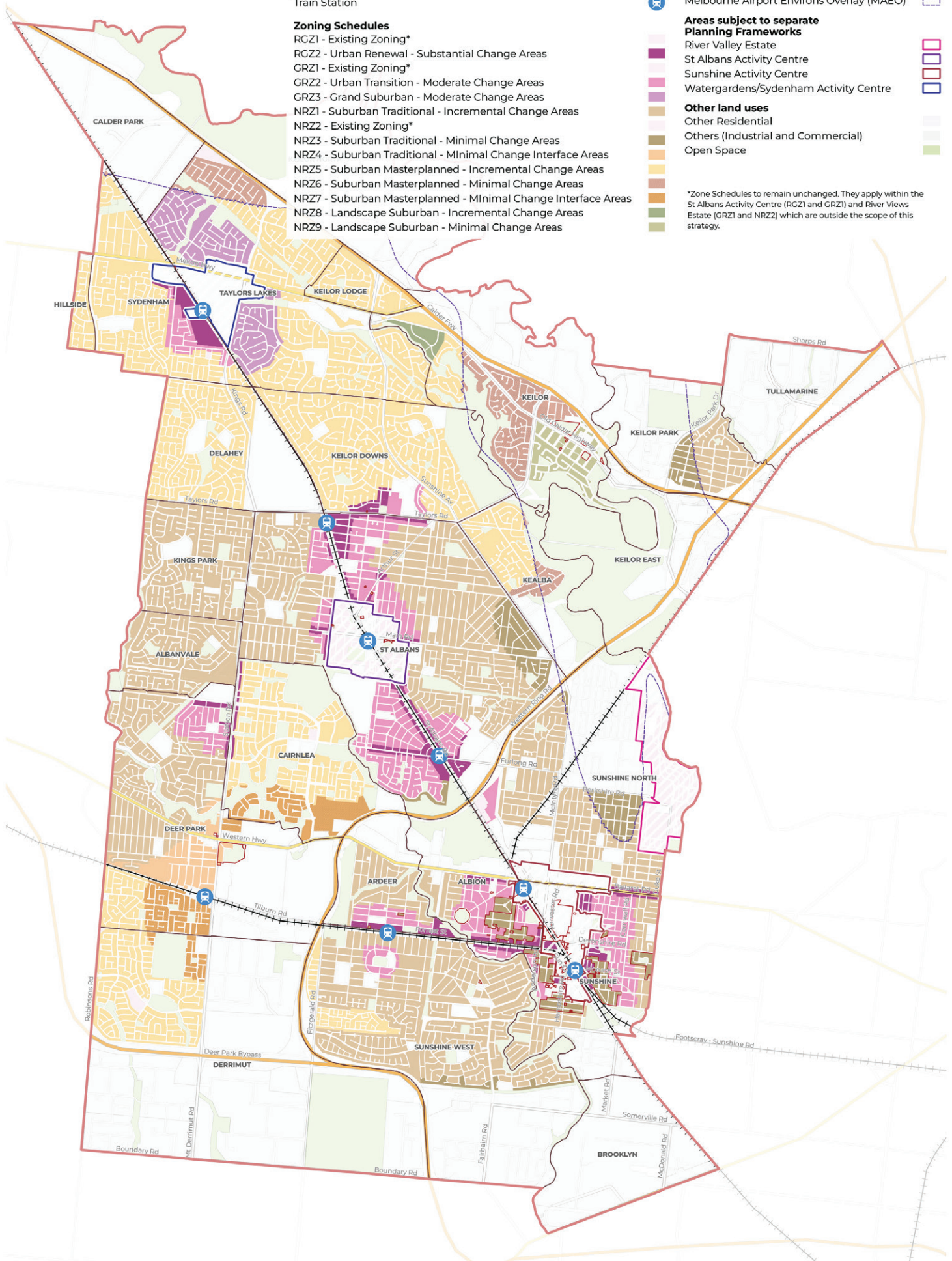
RGZ1 - Existing Zoning*
RGZ2 - Urban Renewal - Substantial Change Areas
GRZ1 - Existing Zoning*
GRZ2 - Urban Transition - Moderate Change Areas
GRZ3 - Grand Suburban - Moderate Change Areas
NRZ1 - Suburban Traditional - Incremental Change Areas
NRZ2 - Existing Zoning*
NRZ3 - Suburban Traditional - Minimal Change Areas
NRZ4 - Suburban Traditional - Minimal Change Interface Areas
NRZ5 - Suburban Masterplanned - Incremental Change Areas
NRZ6 - Suburban Masterplanned - Minimal Change Areas
NRZ7 - Suburban Masterplanned - Minimal Change Interface Areas
NRZ8 - Landscape Suburban - Incremental Change Areas
NRZ9 - Landscape Suburban - Minimal Change Areas

Overlays
Heritage Overlay (HO)
Melbourne Airport Environs Overlay (MAEO)

Areas subject to separate Planning Frameworks
River Valley Estate
St Albans Activity Centre
Sunshine Activity Centre
Watergardens/Sydenham Activity Centre

Other land uses
Other Residential
Others (Industrial and Commercial)
Open Space

*Zone Schedules to remain unchanged. They apply within the St Albans Activity Centre (RGZ1 and GRZ1) and River Views Estate (GRZ1 and NRZ2) which are outside the scope of this strategy.



Attachment 12.7.4
FIGURE 30. RESIDENTIAL DEVELOPMENT FRAMEWORK

Preferred Character Outcomes

RGZ2 Urban Renewal

Substantial Change Areas

Significant change to the density and character of the area.

Apartment developments of up to 4 storeys.

High quality design and form with materials that positively contribute to the public realm.

Internal building layouts that provide elevated amenity for residents whilst respecting the amenity of adjoining neighbours.

Incorporating separation between buildings to allow visual breaks in the streetscape and recognise adjoining development opportunities.

Reduced street setbacks⁷⁴ that promotes higher density development and increases passive surveillance of the street.

Reduced⁷⁵ side setbacks at upper levels to encourage orientation of buildings to the street or rear garden. These setbacks also encourage lot consolidation.

Discourage the dominance of vehicle crossovers and driveways.

Maximise landscaping within developments by retaining mature existing trees and incorporating deep soil areas for new small canopy trees in front and rear gardens (increasing with lot size).

Walls on boundaries supported where good design outcomes can be achieved.

Standard site coverage⁷⁶ to achieve landscaping and permeability outcomes.

Visually permeable front fencing.

GRZ2 Urban Transition

Moderate Change Areas

Respectful and progressive change to the character of the area.

Development of up to 3 storeys, in a variety of architectural styles.

Contemporary design encouraged to reference architectural features of traditional housing (where traditional housing is of a consistent style).

Consistent street setbacks, slightly reduced from existing, but providing space for landscaping.⁷⁷

Side setbacks to respect the rhythm and spacing of traditional development, including larger setbacks on one side (where this pattern predominates).

Reduced upper-level setbacks.⁷⁸

Discourage the dominance of vehicle crossovers, driveways and garages.

Landscaping in front garden, including at least one canopy tree.

Walls on boundaries supported on one side, where good design outcomes can be achieved and impacts on neighbours can be managed.⁷⁹

Increased level of site coverage.⁸⁰

Low front fencing.

GRZ3 Grand Suburban

Moderate Change Areas

Modest growth and change that is respectful of the preferred character, noting that housing stock is relatively new and not expected to change much.

Development of up to 3 storeys.

Varied architectural styles.

Street and side setbacks that are consistent with existing housing (generous front + minimal side setbacks).

Moderate to high site coverage.

Landscaping in front garden and side setbacks, including two trees.

Walls on boundaries supported where good design outcomes can be achieved and impacts on neighbours can be managed.

No or low front fencing.

Landscaping in front garden and side setbacks, including two trees.

Walls on boundaries supported where good design outcomes can be achieved and impacts on neighbours can be managed.

No or low front fencing.

NRZ1 Suburban Traditional

Incremental Change Areas

Modest growth and change that is respectful of the preferred character (except for areas affected by the MAEO, where new development will likely comprise only additions to or replacement of existing dwellings, and some limited additional dwellings where lot size and density requirements are met).

Development of up to 2 storeys.

Contemporary design encouraged to reference architectural features of traditional housing (where traditional housing is of a consistent style).

Street setbacks that are consistent with existing housing.

Side setbacks to respect the rhythm and spacing of traditional development, including larger setbacks on one side (where this pattern predominates).

Moderate site coverage.

Recessed upper levels.

Discourage the dominance of vehicle crossovers, driveways and garages.

Landscaping in front garden and side setbacks, including two trees.

Walls on boundaries supported where good design outcomes can be achieved and impacts on neighbours can be managed.

Low front fencing.

NRZ3 Suburban Traditional

Minimal Change Areas

Preferred character outcomes as per NRZ1 except: Private open space requirements.

NRZ4 Suburban Traditional

Minimal Change Interface Areas

Preferred character outcomes as per NRZ1 except:
Limitation on new dwellings (via minimum subdivision size and private open space requirements).
New development expected to be additions to or replacement of existing dwellings.

NRZ5 Suburban Masterplanned

Incremental Change Areas

Modest growth and change that is respectful of the preferred character, noting that housing stock is relatively new and unlikely to change much.

Development of up to 2 storeys.

Varied architectural styles.

Development that sensitively responds to slope (where relevant).

Street and side setbacks that are consistent with existing housing (minimal side setbacks).

Moderate to high site coverage.

Recessed upper levels.

Vehicles/driveways do not dominate frontage.

Landscaping in front garden and side setbacks, including two trees.

Walls on boundaries supported where good design outcomes can be achieved and impacts on neighbours can be managed.

No or low front fencing.

NRZ6 Suburban Masterplanned

Minimal Change Areas

Preferred character outcomes as per NRZ1 except:
Private open space requirements.

Attachment 12.7.4

⁸¹ Greater than the standard 9m maximum height in the NRZ.

NRZ7 Suburban Masterplanned

Minimal Change Interface Areas

Preferred character outcomes as per NRZ5 except:
Limitation on new dwellings (via minimum subdivision size and private open space requirements).
New development expected to be additions to or replacement of existing dwellings.

NRZ8 Landscape Suburban

Incremental Change Areas

Modest growth and change (except for areas affected by the MAEO, where new development will likely comprise only additions to or replacement of existing dwellings, and some limited additional dwellings where lot size and density requirements are met) In other areas, further intensification will need to be considered in the context of the preferred character (refer to Appendix 2).

Development of up to 2 storeys, but stepped to respond to topography (may result in greater wall heights).⁸¹

Varied architectural styles.

Generous front and side setbacks.

Generous space for landscaping, including multiple large canopy trees (of 12m or more in height) and retained mature vegetation.

Low site coverage.

NRZ9 Landscape Suburban

Minimal Change Areas

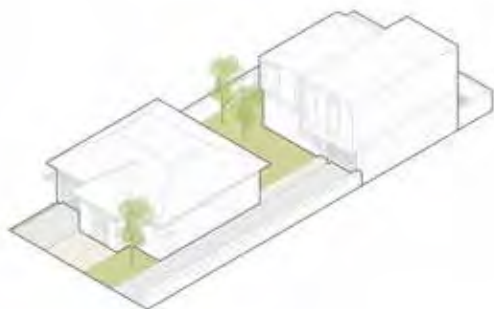
Preferred character outcomes as per NRZ8 except:
Private open space requirements.

Appendix 3

Appendix 3 describes infill development typologies



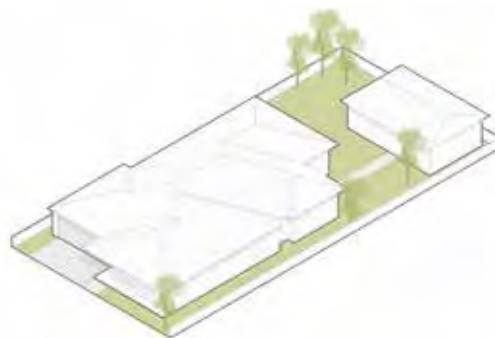
Additional dwelling (original retained)



- **Typical site** - Single lot with small existing dwelling + large backyard
- **Heights** - Original dwelling height + single or double storey addition to rear.
- **Setbacks** - All sides, with original front and side setbacks usually retained.
- **Carparking** - Side driveway.
- **Private open space** - Rear setback + courtyard to side.
- **Location for landscaping** - Front, side and rear.

Very minor change

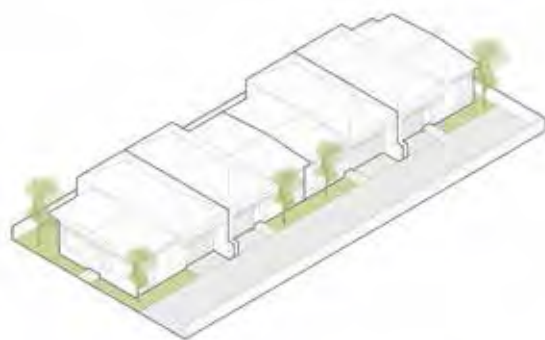
Small second dwelling (original retained)



- **Typical site** - Single lot
- **Heights** Single storey.
- **Setbacks** - As per original dwelling + addition of small unit in rear.
- **Carparking** - As per original dwelling +
- **Private open space** - As per original dwelling + additional private open space for small second dwelling.
- **Location for landscaping** - As per original dwelling.

Very minor change

Villa Units (gun barrel)



- **Typical Site** - Single lot with small existing dwelling + large backyard
- **Heights** - Original dwelling height + single or double storey addition to rear.
- **Setbacks** - All sides, with original front and side setbacks usually retained.
- **Carparking** - Side driveway.
- **Private open space** - Rear setback + courtyard to side.
- **Location for landscaping** - Front, side and rear.

Very minor change

Attachment 12.7.4

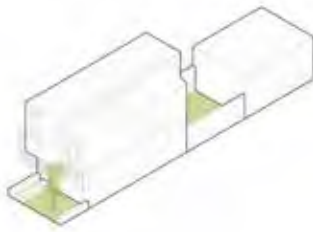
Villa units (courtyard)



- **Typical Site** - Consolidated lot (2+)
- **Heights** - Single or double storey. Double storey usually at front.
- **Setbacks** - Front and rear (usually reduced from original). Side boundary walls.
- **Carparking** - Central driveway. Integrated garages not prominent from street.
- **Private open space** - Rear setback + courtyard.
- **Location for landscaping** - Front, side and rear. Limited space along driveway.

Medium change

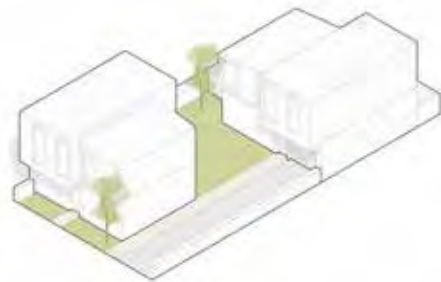
Townhouse (rear carparking)



- **Typical site** - Wide single or consolidated lots with laneway.
- **Heights** - Double storey.
- **Setbacks** - Front and one side (usually reduced from original). Boundary wall between townhouses.
- **Carparking** - Rear garage access from laneway.
- **Private open space** - Courtyard within dwelling or between dwelling and garage. Balcony to upper levels.
- **Location for landscaping** - Front.

Medium change

Dual Occupancy (original replaced)



- **Typical site** - Single lot
- **Heights** - Single or double storey. Double storey usually at front.
- **Setbacks** - All sides, with minor reductions to original front + side setbacks.
- **Carparking** - Side driveway. Integrated garages not prominent from street.
- **Private open space** - Rear setback + courtyard to side.
- **Location for landscaping** - Front, side and rear.

Minor change

Townhouse (front carparking)



- **Typical site** - Wide single, corner or consolidated lots
- **Heights** - Double storey.
- **Setbacks** - Front, one side and rear (usually reduced from original). Boundary wall between townhouses.
- **Carparking** - Integrated garages at front.
- **Private open space** - Courtyard within dwelling or rear. Balcony to upper levels.
- **Location for landscaping** - Front.

Medium change

Apartments)



- **Typical site** - Consolidated lots, large sites
- **Heights** - Three or more.
- **Setbacks** - Varied.
- **Carparking** - Undercroft/ ground level Basements for newer apartments.
- **Private open space** - Balconies/ rooftops Courtyards to ground floor.
- **Location for landscaping** - Front (limited).

Major change

Attachment 12.7.4

*OTHER DIVERSE HOUSING FORMS IDENTIFIED UNDER **DIVERSITY** MAY NOT BE LISTED HERE, AS THEY ARE NOT COMMONLY FOUND IN BRIMBANK YET.



Attachment 12.7.4

Brimbank City Council

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Attachment 12.7.4