

G2 URBAN PLANNING

PLANNING POLICY ASSESSMENT

D/312/2023

29 Anderson Road, Thornbury

Buildings & Works for Industry

June 2024

G2 Urban Planning
670 Mt Alexander Road Moonee Ponds VIC 3039 (p) 9372 0401 (f) 9375 2862 (e) gap@gattini.com.au

Table of Contents

1. INTRODUCTION	1
2. POLICY OUTLINE & ASSESSMENT	1
2.1 Clause 02 – Municipal Planning Strategy	1
2.2 Clause 10 – Planning Policy Framework	2
2.3 Response to Industrial 3 Zone Clause 33.03.....	2
2.4 Clause 42.01 – Schedule 1 – Environmental Significance Overlay – Merri Creek Environs.	3
3. CONCLUSION	4

1. INTRODUCTION

G2 Urban Planning has prepared this written assessment in response to Darebin Council's formal request of 7 February 2024 for additional information pursuant to Section 54 of the Planning & Environment Act 1987.

Specifically, item 3 of Council's letter requires;

"3. A written assessment of the development against relevant policies in the Darebin Planning Scheme, including but not limited to Local and State Planning policies, Industrial 3 Zone, Environmental Significance Overlay – Schedule.

2. POLICY OUTLINE & ASSESSMENT

2.1 Clause 02 – Municipal Planning Strategy

The proposal is consistent with Municipal Planning Strategy as follows;

- The proposed addition to the existing manufacturing business will assist in the ongoing viability of the established business. This in turn supports Council's goal for facilitating a 20-minute city with amenities, community services, vibrant places and accessible, sustainable transport that encourages people to live, work and play locally. (Clause 02.02 – Vision)
- The modest expansion of the existing manufacturing business is consistent with Council's land-use and development goals which includes facilitating business investment and growth in creative industries and the sustainability sector, as well as diverse local businesses and industries. (Clause 02.02 - Vision)
- The subject site is identified in the Strategic Economic Development Plan as located within a "Secondary Industrial Precinct" where the strategic goal is to retain and protect employment. The proposal will contribute to the ongoing viability of the existing manufacturing industry on the site and is in line with Council's goal to retain and protect employment. (Clause 02.04-3)



2.2 Clause 10 – Planning Policy Framework

The proposal is consistent with the Planning Policy Framework as follows;

- Planning is to respond to the needs of existing and future communities by contributing to economic viability. The addition to the existing manufacturing industry will contribute to its ongoing viability. (Clause 11)
- The proposed addition is consistent with the local policy objective to strengthen the economic viability and local employment generation capacity of Darebin's core and secondary industrial areas. (Clause 17.03-2L Darebin Industry)
- The General Strategies include to;

Maintain the core industrial areas at East Preston, Reservoir and Fairfield and the secondary industrial area at Anderson Road for the purposes of industrial and employment-based activities.

The addition to the existing manufacturing business will contribute to the realisation of Council's objectives and strategies for the site as part of the Anderson Road industrial precinct.

2.3 Response to Industrial 3 Zone Clause 33.03

The subject site is within the Industrial 3 Zone. The proposal is consistent with the relevant objectives and decision guidelines in the Zone relating to land use as follows;

- The proposal, albeit a modest expansion of the existing manufacturing industry established on the site, is in line with relevant State and Local planning Policy as outlined earlier.
- The proposed use is established on the subject land. The proposal is for a minor expansion to the existing manufacturing activity. The proposal will not result in inter-industry conflicts and will not unreasonably impact on the safety and amenity of adjacent, more sensitive land uses.
- Similarly, it is not expected that nearby industries will have an adverse effect on the manufacturing occurring on the subject site.
- It is understood that all services and drainage is available and connected to the site.

- There is no anticipated increase in traffic to or from the premises as a result of the proposal.

2.4 Clause 42.01 – Schedule 1 – Environmental Significance Overlay – Merri Creek Environs.

The proposal is for a modest, infill building on the subject site. Aerial imagery indicates that this portion of the site has been a paved / sealed area used for storage for at least the past 10 years. (see image below 31/01/2014).



No vegetation has been removed as part of the expansion to the existing manufacturing industry on the site.

The additional floor area of the building is 52sqm and is located between the existing building on the subject site and the immediately abutting building on the neighbouring industrial premises to the east of the site.

As a result, the proposal will not affect the various environmental objectives of the Overlay.

3. CONCLUSION

This proposal has been assessed against the relevant requirements of the Darebin Planning Scheme per Item 3 of Council's further information request.

The proposed use is appropriate and should be supported.

G2 Urban Planning

Copyright: This report is the property of G2 Urban Planning, and is subject to copyright. This report cannot be reproduced, altered or modified, without express approval of G2 Urban Planning.