

22.10 BELL STREET LAND USE15/10/2015
C138

This policy applies to land in Bell Street between:

- James Street and Jessie Street on the north side of Bell Street
- the Merri Creek and Austral Avenue on the south side of Bell Street
- Patterson Street and the Darebin Creek on the north side of Bell Street
- Harold Street and the Darebin Creek on the south side of Bell Street

illustrated by Maps 1 and 2 of this Clause.

22.10-1 Policy Basis15/10/2015
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This policy:

- Applies the State Planning Policy Framework ‘metropolitan development’ and ‘Economic Development’ objectives
- Builds on the Municipal Strategic Statement objectives in Clause 21.05 for housing, urban design, economic development and activity centres
- Applies the land use objectives and strategies of the Bell Street Strategy 2006.

22.10-2 Objectives15/10/2015
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- To maintain the residential character of parts of Bell Street
- To encourage the consolidation of Restricted Retail uses west of Albert Street
- To maintain land east of Albert Street for industry.

22.10-3 Policy15/10/2015
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It is policy to discourage commercial and industrial uses and encourage a mix of housing types in the General Residential Zone between:

- James Street and Jessie Street on the north side of Bell Street (Map 1, Area A)
- the Merri Creek and Austral Avenue on the south side of Bell Street (Map 1, Area A)
- Patterson Street and O’Keefe Street on the north side of Bell Street (Map 2, Area B)
- Harold Street and Victoria Street on the south side of Bell Street (Map 2, Area B).

It is policy to encourage restricted retail uses to locate between:

- O’Keefe Street and Albert Street on the north side of Bell Street (Map 2, Area C)
- Victoria Street and Albert Street on the south side of Bell Street (Map 2, Area C)

and to consolidate that part of Bell Street as a bulky goods precinct by encouraging more intensive development of key sites.

For the properties along Bell Street depicted in Map 2, Area D, it is policy to:

- Encourage the wholesale and distribution, transport and storage and property services sectors
- Encourage the redevelopment of vacant and under-utilised sites

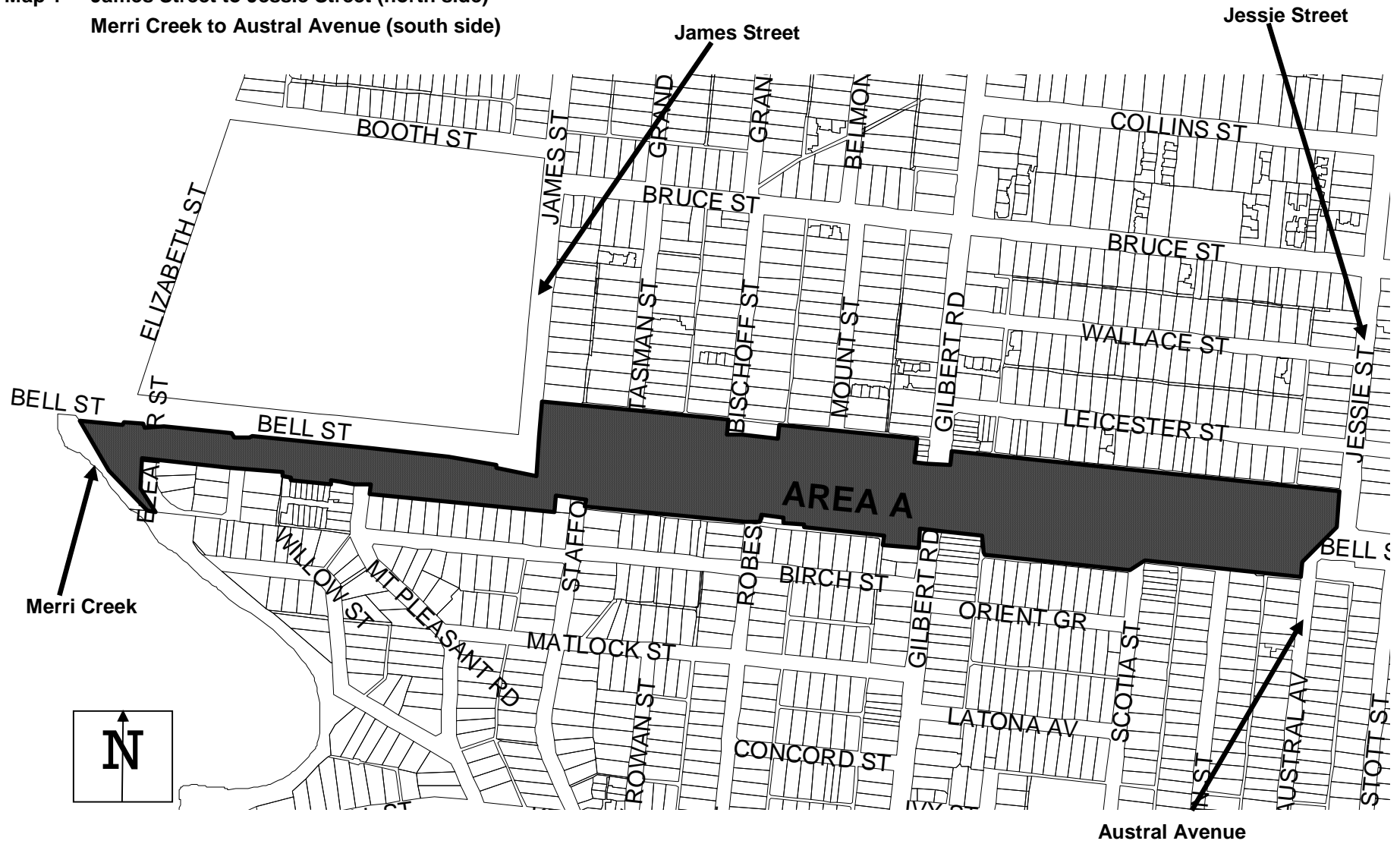
Policy reference

Bell Street Strategy, Hansen Partnership, 2006

Industrial Land Use Strategy, City of Darebin, November 2001

Retail Activity Centres Strategy, Essential Economics Pty Ltd, Planning by Design & David Lock and Associates, 2005

Map 1 – James Street to Jessie Street (north side)
Merri Creek to Austral Avenue (south side)



Map 2 – Patterson Street to Darebin Creek (north side)
Harold Street to Darebin Creek (south side)

